

Monthly Progress Report No. 89
ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: March 2025

1. Introduction

In accordance with Article XI – Progress Reports of the 03 February 2016 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report on behalf of PLAX B26, LLC (Participant) to summarize the work performed at 5-25 46th Avenue, Long Island City, New York (the site) during March 2025.

The site (Block 26, Lots 17 and 21) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 92,940 square-feet (\pm 2.13-acre) lot. The site is located on the city block bordered by Anable Basin to the north, Vernon Boulevard on the east, 46th Avenue to the south, and 5th Street to the west. The site is currently occupied by single- and multi-story manufacturing and residential buildings and a parking lot. Elevations at the site range from elevation (el.) 9 feet in the southeast part of the site near 46th Avenue to about el. 5.5 feet in the northwest part of the site near Anable Basin. All elevations presented herein are measured in feet and referenced to the North American Vertical Datum of 1988 (NAVD88). A site location map is attached to this progress report as Figure 1.

2. Remedial Actions Relative to the Site Completed during this Reporting Period

Langan, on behalf of the Participant, submitted the Construction Completion Report (CCR) for bulkhead stabilization work under the Soil/Materials Management Plan (SMMP) to NYSDEC and NYSDOH on March 7, 2025.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

On April 7, 2025, Langan received NYSDEC and NYSDOH's approval of the Pilot Study Results Memo, submitted on February 25, 2025. NYSDEC requested a submittal of a work plan describing the proposed work to be completed under the second pilot study proposed in the Memo. Langan, on behalf of the Participant, plans to submit the Pilot Study Work Plan in May 2025.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted during this Reporting Period

The CCR for bulkhead stabilization work under the SMMP was submitted to NYSDEC and NYSDOH on March 7, 2025.

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7. Information Regarding Percentage of Completion

Site remediation is about 20 percent complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Community Participation (CP) Plan Activities during this Reporting Period

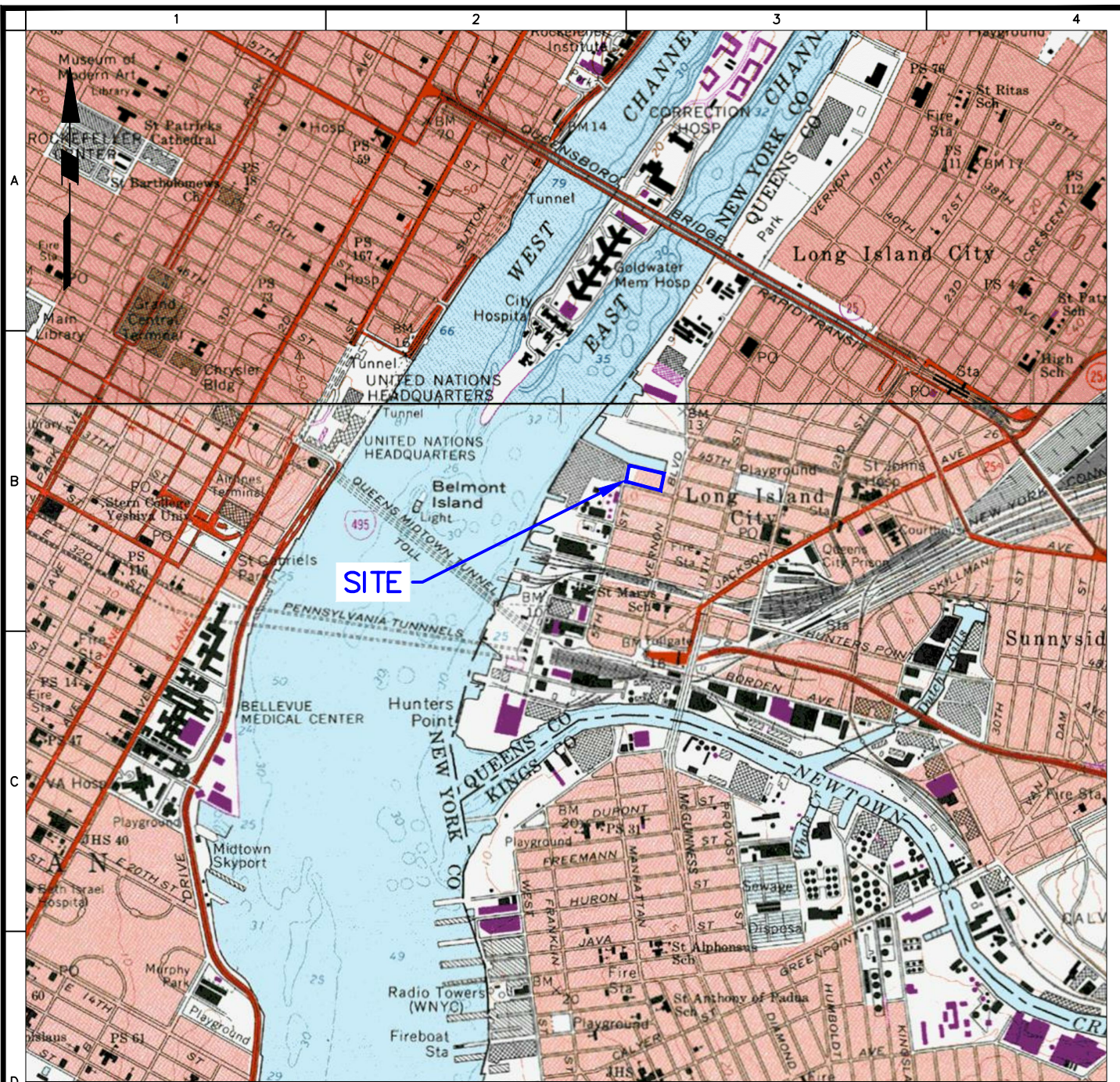
None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

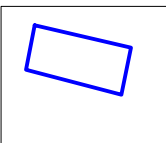
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP, BROOKLYN (1967) AND CENTRAL PARK (1966)

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	ABC - BLOCK 26	SITE LOCATION MAP	170340203	
	BLOCK No. 26, LOT Nos. 17 and 21		Date	
	LONG ISLAND CITY		4/12/2016	
	QUEENS NEW YORK		Scale	
			NTS	
			Drawn By	Checked By
			JL	GCW
			Submission Date	