

**Monthly Progress Report No. 44**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: June 2021

**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 (MPR) on behalf of PLAX B27, LLC (Participant) to summarize the work performed at 5-46 46<sup>th</sup> Avenue, Long Island City, New York (the site) during June 2021.

The site (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 105,150 square-feet ( $\pm$ 2.42-acre) lot. The site is located on the city block bordered by 46<sup>th</sup> Avenue to the north, Vernon Boulevard on the east, 46<sup>th</sup> Road to the south, and 5<sup>th</sup> Street to the west. The site is currently occupied by single- and multi-story residential, manufacturing, and industrial buildings. Elevations at the site range from elevation (el.) 7 feet in the northwest part of the site near 5<sup>th</sup> Street to about el. 10 feet in the southeast part of the site near Vernon Boulevard. 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**

On June 17, 2021, Langan sampled groundwater monitoring wells MW31S and MW31D, which were previously inaccessible because of tenant operations, to complete the scope of Supplemental Remedial Investigation (SRI) No. 3.

On June 26, 2021, Langan, on behalf of the Participant, and the New York State Department of Environmental Conservation (NYSDEC) agreed that the Participant would implement a SRI to further investigate groundwater conditions at the site based on results of groundwater samples collected during implementation of the Remediation Pilot Test Work Plan at Block 26, which showed substantially lower concentrations of volatile organic compounds (VOC) when compared to the Remedial Investigation (RI) data collected in 2016/2017. The data collected during the SRI will be used to understand current groundwater conditions at the site, update the draft remedial investigation report (RIR), and re-evaluate remedial alternatives and key assumptions for groundwater remediation.

On June 29, 2021, Langan submitted the draft Construction Completion Report (CCR) to the NYSDEC and New York State Department of Health (NYSDOH) for review and approval. The draft CCR details the Interim Remedial Measures (IRM) implemented on Lots 4 and 17.

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

Langan will draft Supplemental Remedial Investigation Work Plan (SRIWP) No. 4. The SRIWP will be sent to the NYSDEC for review and approval.

Langan will await comments and/or approval from the NYSDEC and NYSDOH on the CCR. If comments are received within the next reporting period, Langan will begin revising the draft CCR.

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

None.

**5. Results of Sampling, Testing and Other Relevant Data**

Validated soil vapor and groundwater sampling results from SRI No. 3 will be submitted to the NYSDEC and incorporated in the revised, draft RIR.

**6. Deliverables Submitted during this Reporting Period**

On June 29, 2021, Langan submitted the CCR for the IRMs implemented on Lots 4 and 17.

**7. Information Regarding Percentage of Completion**

Site remediation is 25 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**

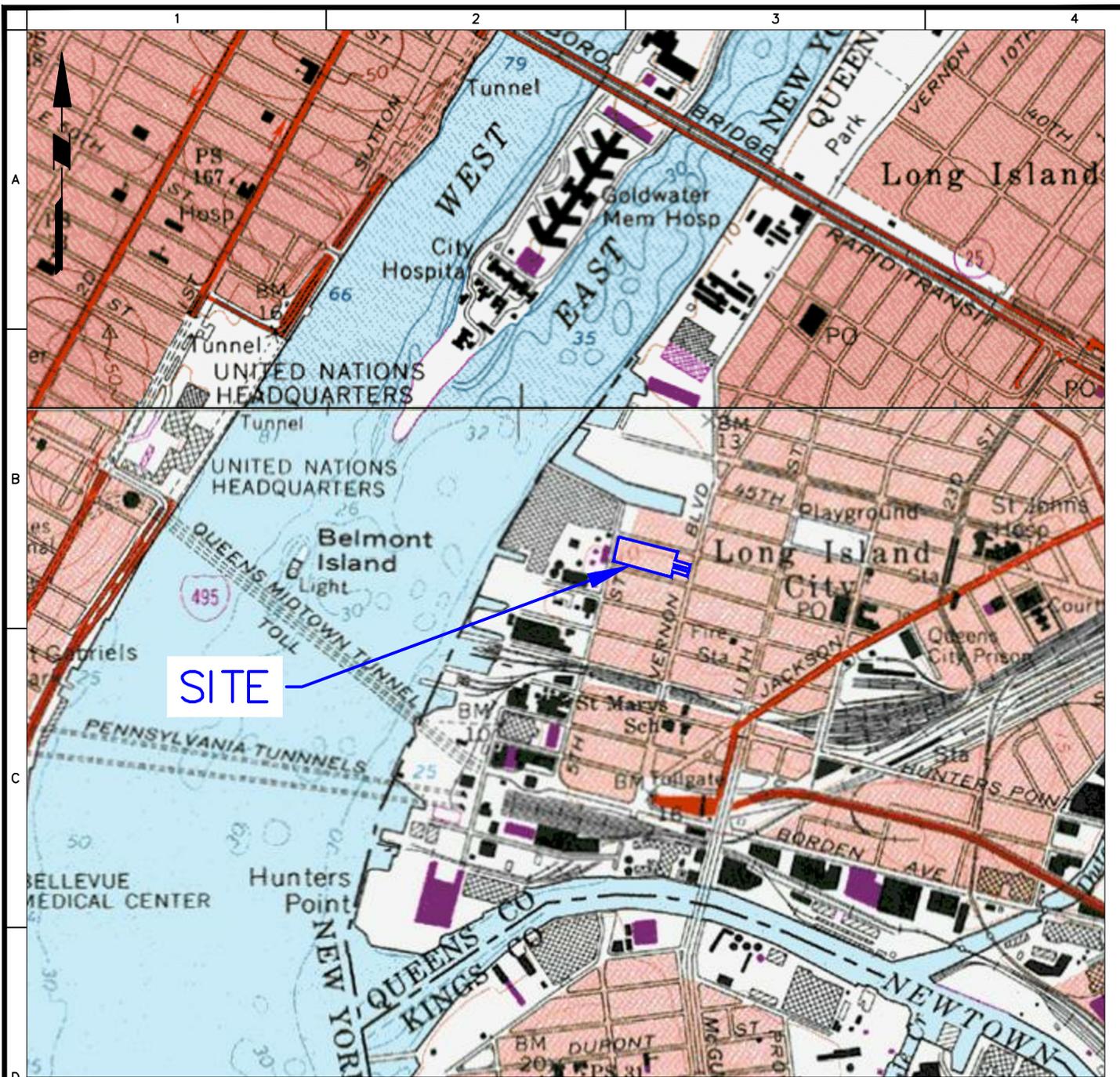
None.

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

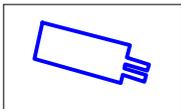
None.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langon Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langon Engineering and Environmental Services, Inc. Langon CT, Inc. Langon International LLC Collectively known as Langon</p>	Project	Figure Title	Project No.	Figure No.	
	<p><b>ABC - BLOCK 27</b></p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37</p> <p>LONG ISLAND CITY</p> <p>QUEENS NEW YORK</p>	<p><b>SITE LOCATION MAP</b></p>	170340204	<p><b>1</b></p>	
			Date		2/17/2016
			Scale		NTS
			Drawn By		Checked By
	JL	GCW	Submission Date		