

Monthly Progress Report No. 70
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: August 2023

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 46th Avenue, Long Island City, New York (the site) during August 2023.

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 (± 2.42 -acre) lot. The site is located on the city block bordered by 46th Avenue to the north, Vernon Boulevard on the east, 46th Road to the south, and 5th 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 5th 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

Langan completed the biannual composite cover inspection and biannual soil vapor sampling event (non-heating season) on Lots 4 and 17 in accordance with the Interim Site Management Plan (iSMP), dated June 23, 2023 between August 15 and 16, 2023.

On August 21, 2023, Langan submitted a Pilot Study Work Plan to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) for the ABC Block 26 Brownfield Clean Program (BCP) site for review and approval. The results of the pilot study at the ABC Block 26 BCP site will refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) to be submitted for the ABC Block 27 BCP site.

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

The report for the 2023 biannual soil vapor sampling events on Lots 4 and 17 will be prepared and submitted to the NYSDEC for review and approval.

The Participant will await comments from the NYSDEC and NYSDOH on the Pilot Study Work Plan.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated soil vapor, indoor air, and ambient air sampling results from the August 2023 biannual soil vapor sampling events on Lots 4 and 17 will be tabulated and included in the biannual report and submitted to the NYSDEC as an electronic data deliverable (EDD). The EDDs will be submitted as soon as the data is validated.

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

Site remediation is about 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

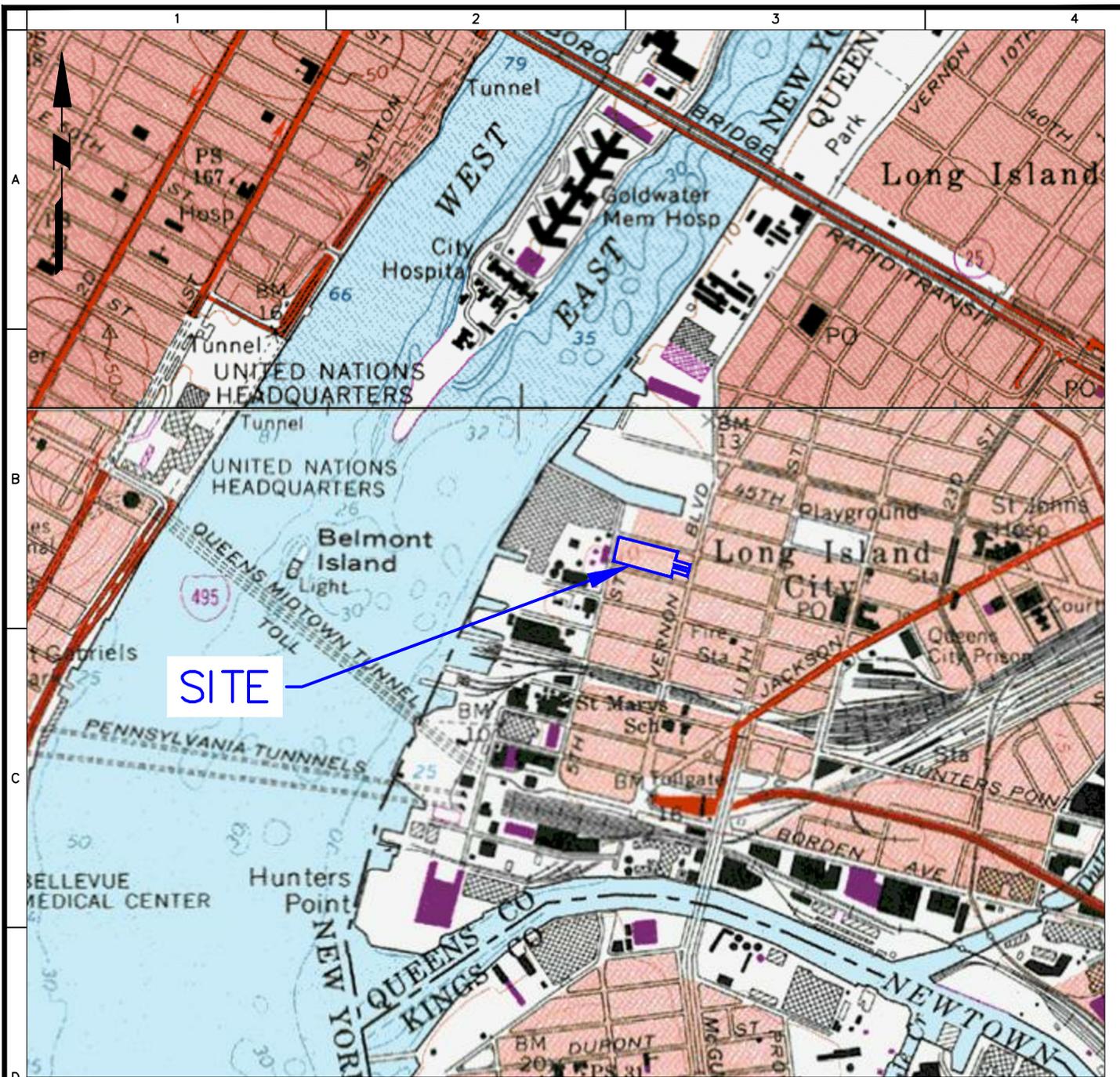
None.

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

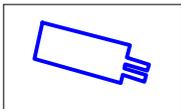
None.

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>	<p>Project</p> <p>ABC - BLOCK 27</p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY QUEENS NEW YORK</p>	<p>Figure Title</p> <p>SITE LOCATION MAP</p>	<p>Project No. 170340204</p> <p>Date 2/17/2016</p> <p>Scale NTS</p> <p>Drawn By JL</p> <p>Checked By GCW</p> <p>Submission Date</p>	<p>Figure No.</p> <p>1</p>
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