

Monthly Progress Report No. 88
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: February 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 (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 February 2025.

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

In late October 2024, the NYSDEC requested a brief report summarizing the results of the pilot study completed at the ABC Block 26 Brownfield Cleanup Program (BCP) site for NYSDEC review and approval. Langan, on behalf of the Participant, submitted a pilot study report to NYSDEC and NYSDOH on February 25, 2025.

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

Langan will perform the heating season sub-slab vapor/indoor air sampling and soil vapor intrusion monitoring event on Lots 4 and 17.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Results of the pilot study are provided in the pilot study report.

6. Deliverables Submitted during this Reporting Period

A pilot study report was submitted to NYSDEC and NYSDOH on February 25, 2025.

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

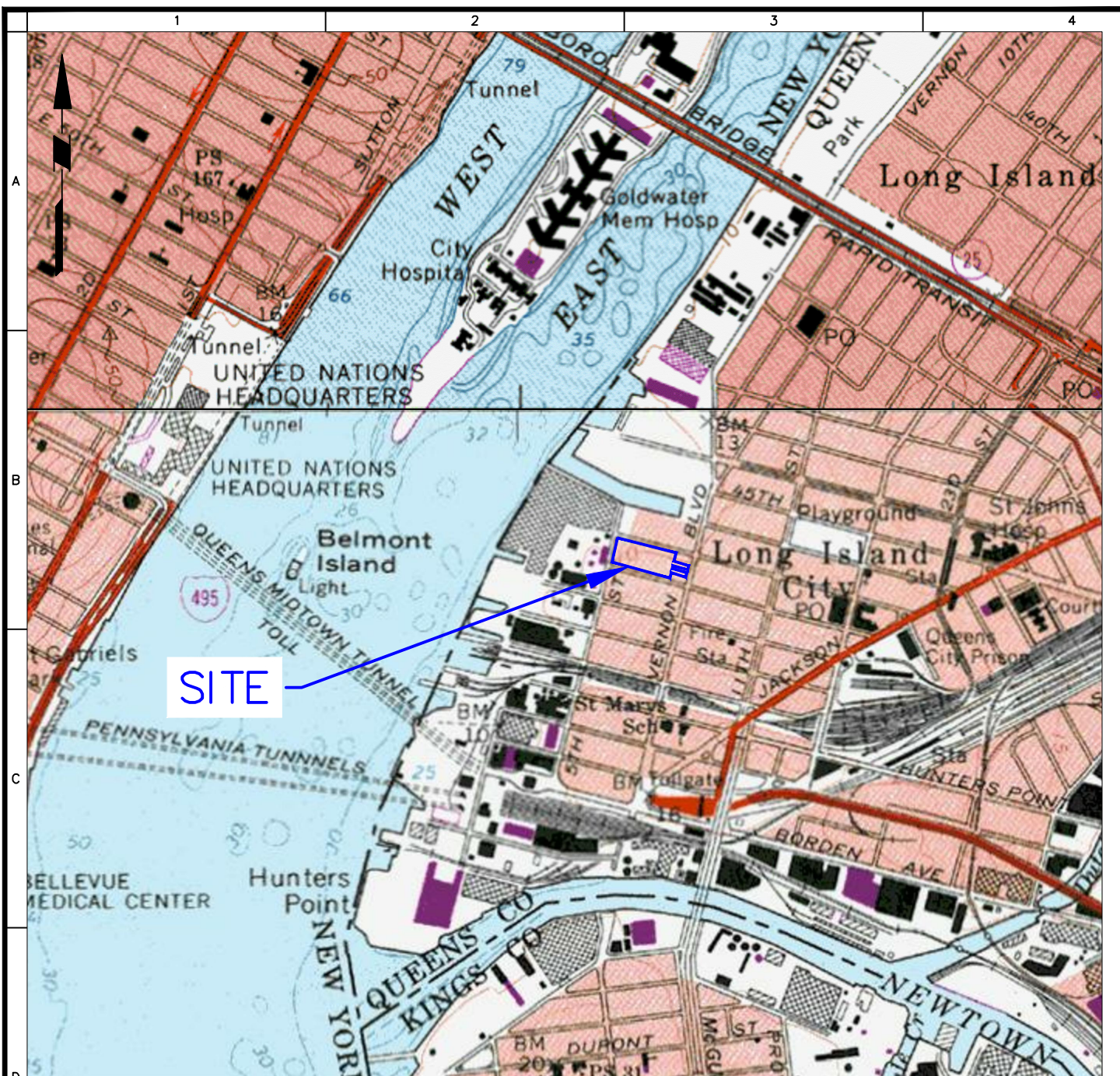
None.

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

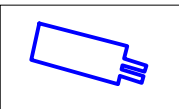
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

ABC - BLOCK 27

BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23,
25, and 37

LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

**SITE
LOCATION
MAP**

Project No.
170340204

Date
2/17/2016

Scale
NTS

Drawn By
JL

Checked By
GCW

Submission Date

Figure No.

1