

Monthly Progress Report No. 90
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: April 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 April 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

On April 7, 2025, Langan received NYSDEC and NYSDOH's approval of the Pilot Study Results Memo (for the ABC Block 26 BCP site), 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.

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

Langan, on behalf of the Participant, plans to submit the Pilot Study II 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

Validated sub-slab air, indoor air, and ambient air sampling results from the biannual soil vapor sampling event in March will be submitted to the NYSDEC as an electronic data deliverable (EDD). The EDDs are anticipated to be submitted during the May reporting period.

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

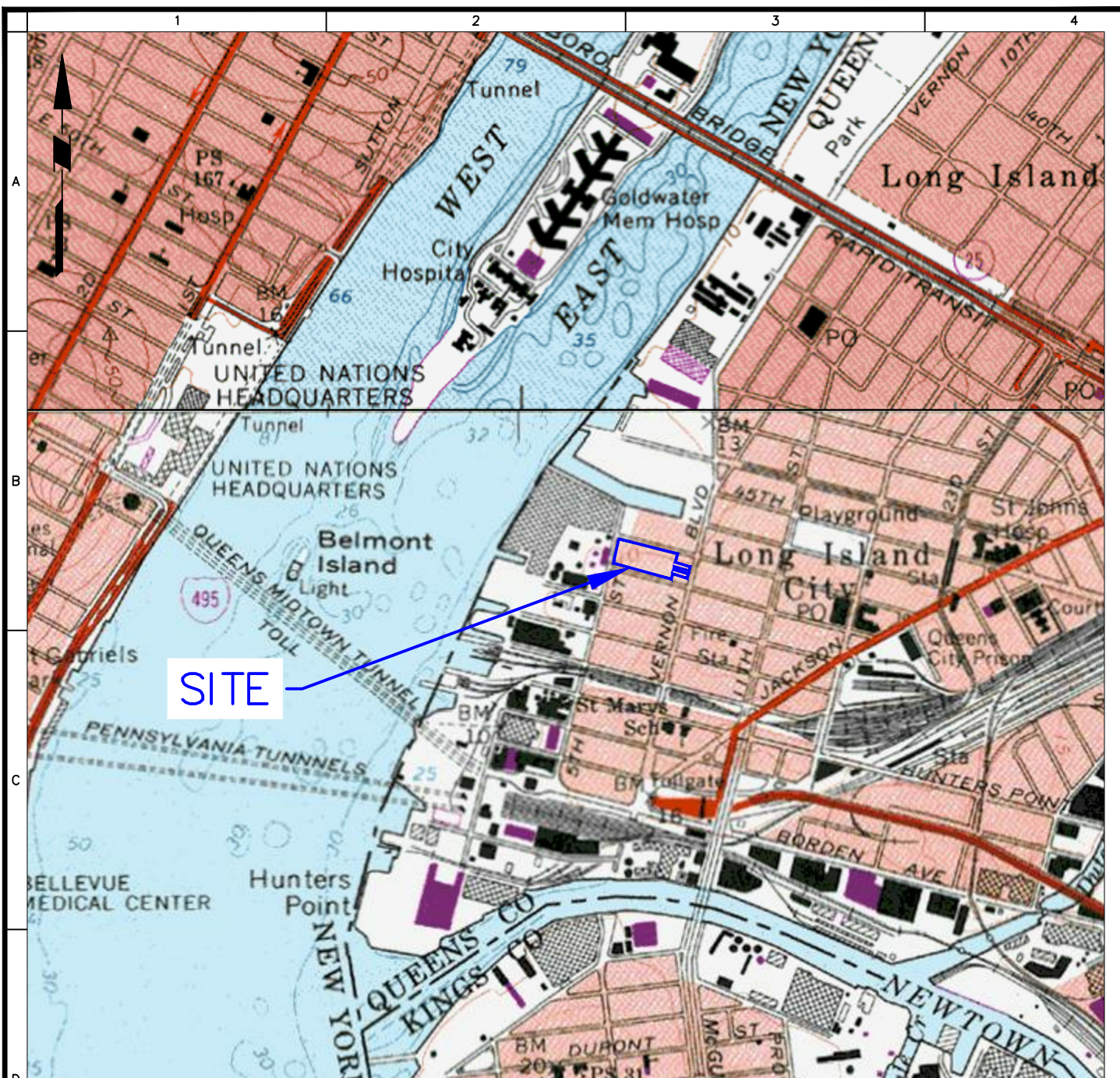
None.

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

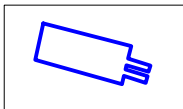
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

LANGAN

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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.

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