

Monthly Progress Report No. 92
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: June 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 June 2025.

The site (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37) is 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 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-zoned buildings. Elevations at the site range from elevation (el.) 7 North American Vertical Datum of 1988 (NAVD88) 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.

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

On June 24, 2025, the New York State Department of Environmental Conservation (NYSDEC) approved the Pilot Study II Work Plan submitted for the ABC Block 26 Brownfield Cleanup Program (BCP) site. The results of Pilot Study II at the ABC Block 26 BCP site will be used to refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) for the site.

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

Langan will coordinate the dates of Pilot Study II with the Participant.

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

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.