

Monthly Progress Report No. 94
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: August 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 August 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 (± 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

Langan performed a cover system inspection and the non-heating season sub-slab vapor/indoor air sampling and soil vapor intrusion monitoring event on Lots 4 and 17 in accordance with the Interim Site Management Plan (iSMP), dated June 23, 2023 between August 4 and 5, 2025

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

The report for the 2025 site inspections and biannual soil vapor sampling events on Lots 4 and 17 will be prepared and submitted to the NYSDEC for review and approval.

Langan will implement Pilot Study II at the ABC Block 26 BCP site.

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 2025 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).

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.