

Monthly Progress Report No. 95
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: September 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 September 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 completed the work outlined in the Pilot Study II Work Plan submitted for the ABC Block 26 Brownfield Cleanup Program (BCP) site on September 13, 20, and 21, 2025. The results of Pilot Study II 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 2025 biannual site inspections and sub-slab vapor sampling events on Lots 4 and 17 will be prepared and submitted to the NYSDEC for review and approval.

Langan will begin to prepare a Pilot Study II Results Memo that summarizes the findings of Pilot Study II completed at the ABC Block 26 site.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated sub-slab vapor, indoor air, and ambient air sampling results from the August 2025 biannual sub-slab vapor sampling events on Lots 4 and 17 were submitted to the NYSDEC as an electronic data deliverable (EDD) on September 10, 2025.

Validated indoor air and ambient air sampling results from the Pilot Study II will be tabulated and included in the Pilot Study II Results Memo and submitted to the NYSDEC as an 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.