

**Monthly Progress Report No. 100**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: February 2026

**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 46<sup>th</sup> Avenue, Long Island City, New York (the site) during February 2026.

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 46<sup>th</sup> Avenue to the north, Vernon Boulevard on the east, 46<sup>th</sup> Road to the south, and 5<sup>th</sup> 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 5<sup>th</sup> Street to about el. 10 feet in the southeast part of the site near Vernon Boulevard.

Langan submitted an Application to Amend the Brownfield Cleanup Agreement (BCA) (BCA Amendment) to facilitate the construction of a new school on Lot 37 and portions of Lot 5. The BCA Amendment Application was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on February 9, 2026 as major BCA amendment application using the minor amendment form with a cover letter describing the requested bifurcation, which would remove the proposed school site from the existing ABC Block 27 site and create a new BCP site, “BL27 SCA Parcel” (site ID # C241175B), for the school site.

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

In accordance with the work plan for Remedial Design Investigation (RDI) No. 1 dated January 21, 2026, Langan completed groundwater sampling on February 3, 2026 at three monitoring wells within the proposed BL27 SCA Parcel site to evaluate current groundwater conditions and inform the remedy in the forthcoming Remedial Action Work Plan (RAWP) for the proposed BL27 SCA Parcel site. Langan identified light non-aqueous phase liquid (LNAPL) in monitoring well C241175\_MW15S, and reported the finding to the NYSDEC on February 5, 2026.

The NYSDEC requested a work plan to delineate the LNAPL found in C241175\_MW15S on February 13, 2026, during a project meeting on the BL27 SCA Parcel site.

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

Langan and the Participant await comments from the NYSDEC and NYSDOH on the Pilot Study II Results Memo for the adjoining ABC Block 26 BCP site # C241174 submitted on January 8,

2026, the results of which will inform a forthcoming Interim Remedial Measures Work Plan (IRMWP) for this site.

Langan plans to submit a work plan for RDI No. 2 to the NYSDEC to describe the proposed LNAPL delineation plan in the vicinity of monitoring well, C241175\_MW15S.

On March 4, 2026, Langan submitted a Change of Use (COU) form for a geotechnical investigation of the proposed BL27 SCA Parcel site to inform the design of the support of excavation (SOE) system for the remedy, which NYSDEC acknowledged and approved the proposed scope of work on March 6, 2026. The geotechnical investigation will occur during the next reporting period.

Langan and the Participant will await comments from the NYSDEC on the BCA Amendment Application.

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

None.

#### **5. Results of Sampling, Testing and Other Relevant Data**

Validated indoor air and ambient air sampling results from the biannual soil vapor sampling event (heating season) on 12 January 2026 and 13 January 2026 will be submitted to the NYSDEC as an electronic data deliverable (EDD). The EDDs are anticipated to be submitted during the March reporting period.

Validated groundwater sampling results from the February 3, 2026 groundwater sampling event were submitted to the NYSDEC as an EDD on February 24, 2026.

#### **6. Deliverables Submitted during this Reporting Period**

A BCA Amendment Application was submitted to the NYSDEC on February 9, 2026.

#### **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.