

## **Monthly Progress Report No. 101**

ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: March 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 March 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 parts of Lot 5 and Lot 37. 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 No. C241175B), for the school site.

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

Langan previously identified and reported the presence of non-aqueous phase liquid (NAPL) in monitoring well C241175\_MW15S during Remedial Design Investigation (RDI) No. 1 in early February 2026. The NYSDEC requested a work plan to delineate the NAPL found in C241175\_MW15S on February 13, 2026, during a project meeting on the proposed BL27 SCA Parcel site. The RDI No. 2 Work Plan, outlining the delineation scope and methods, was submitted to the NYSDEC on March 20, 2026.

Langan completed a synoptic gauging event of all monitoring wells within the proposed BL27 SCA Parcel site and other selected wells near C241175\_MW15S on March 4, 2026. NAPL was again found in C241175\_MW15S, but was not observed in any of the other gauged wells. Langan collected a NAPL sample from C241175\_MW15S for petroleum hydrocarbon identification on March 11, 2026, to understand the type of NAPL and its potential source. The synoptic gauging

event and NAPL sampling for petroleum hydrocarbon identification analysis were conducted to inform RDI No. 2.

Langan completed a geotechnical investigation (March 11 to March 25, 2026) to inform the design of the support of excavation (SOE) system for remedial excavation.

### **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 No. C241174 submitted on January 8, 2026. The results of the pilot study will inform a forthcoming Interim Remedial Measures Work Plan (IRMWP) for this site.

Langan will conduct RDI No. 2 at the proposed BL27 SCA Parcel site, according to the RDI No. 2 Work Plan approved by the NYSDEC on April 4, 2026. This work is currently scheduled to commence April 13, 2026.

On April 8, 2026, Langan, on behalf of the Participant, submitted a revised BCA Amendment Application in response to the Notice of Incomplete Application (NOIA) received from the NYSDEC on March 3, 2026.

### **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) were submitted to the NYSDEC as an electronic data deliverable (EDD) on March 31, 2026.

A summary table of the March 4, 2026 synoptic gauging event was submitted to the NYSDEC on March 17, 2026.

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

The RDI No. 2 Work Plan was submitted to the NYSDEC on March 20, 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.

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**11. Miscellaneous Information**

None.