

Monthly Progress Report No. 104
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: June 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 46th Avenue, Long Island City, New York (the site) during June 2026.

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. The proposed amendment 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. Langan received a Letter of Completeness for the BCA Amendment Application for the BL27 SCA Parcel on April 28, 2026. The 30-day public comment period on the BCA Amendment Application for the BL27 SCA Parcel began on May 6, 2026 and concluded on June 5, 2026.

The reduced-size BCP site occupies a total area of about 75,150 square feet (± 1.725 acres) and is identified as Block 27, Lots 2, 4, 15, 17, 23, 25, and part of Lots 5 and 37 on the Queens County Tax Map. The reduced-size Block 27 BCP site is located on the city block bounded by 46th Avenue to the north, the new proposed BCP site C241175B on the remaining parts of Lots 5 and 37 and Vernon Boulevard to the east, 46th Road to the south, and 5th Street to the west. Elevations at the site range from elevation (el.) 7 North American Vertical Datum of 1988 (NAVD88) in the northwestern part of the site near 5th Street to about el. 10 feet in the southeastern part of the site near Vernon Boulevard.

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

Langan and the Participant received approval of the Pilot Study II Results Memo on April 15, 2026 from the NYSDEC and NYSDOH. As part of the Pilot Study II Results Memo approval letter, the NYSDEC requested that a draft Interim Remedial Measure Work Plan (IRMWP) be submitted for the ABC Block 27 site within 60 days of the date when the Pilot Study II Results Memo was approved.

Langan, on behalf of the Participant, submitted a draft IRMWP to the NYSDEC and NYSDOH on June 22, 2026 after receiving an extension granted by the NYSDEC.

Langan and the Participant met with the NYSDEC on June 2, 2026 to review the Participant’s Stormwater Pollution Prevention Plan (SWPPP) proposal for stormwater management via

infiltration on the portion of the ABC Block 27 site that will be demolished in support of the BL27 SCA parcel remediation to comply with NYCDEP's 2022 Unified Stormwater Rule. Based on feedback from NYSDEC, did not accept the Participant's proposed infiltration approach and the Participant agreed to evaluate alternative stormwater management options for this portion of the site.

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

Langan will await comments on the draft IRWMP from the NYSDEC and NYSDOH.

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

The draft IRWMP was submitted to the NYSDEC and NYSDOH on June 22, 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.