

Monthly Progress Report No. 55

43-02 to 43-40 24th Street, Long Island City, New York

Long Island City Center

Brownfield Cleanup Program Site #: C241189

Reporting Period: November 2022

1. Introduction

In accordance with the reporting requirements of the 8 December 2016 Brownfield Site Cleanup Agreement (BCA) (amended 13 May 2022) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of CP VIII LIC Owner, LLC (the Volunteer), to summarize the work performed at 43-02 to 43-40 24th Street, Long Island City, New York (the site) from November 1 to 30, 2022.

The site, Long Island City Center, consists of one trapezoidal-shaped lot (Queens Tax Map Block 436, Lot 1) encompassing about 58,600 square feet (± 1.3 acres). The site was formerly improved by a two-story warehouse building and a one-story parking garage. The parking garage was demolished in August 2016 and the warehouse building was demolished in April 2017. The site is bound by a 5-story office building and a construction site followed by 43rd Avenue to the north, 23rd Street to the west, 44th Road to the south, and 24th Street to the east. The elevated New York City Transit Authority (NYCTA) No. 7 subway structure runs along 23rd Street. Land use within a half mile of the site is urbanized and includes residential, commercial and industrial buildings, cross streets, subway tunnels and elevated railways, government buildings, and school facilities.

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

Langan continued implementing the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) during the reporting period. The following were completed:

- The foundation contractor (ECD) and soil broker (EE) continued installing lagging associated with the support of excavation (SOE) system.
- ECD/EE continued installing caissons associated with foundation construction.
- ECD/EE poured concrete mud slab, pile caps, and grade beams in the northern part of the site.
- ECD/EE continued installing vapor barrier/waterproofing, consisting of GCP Preprufe vapor barrier and GCP Bituthene liquid membrane, in the northern part of the site.
- ECD/EE excavated and disposed of approximately 1,840 cubic yards of hazardous lead-impacted soil/fill from waste characterization grids COMP H, J, and K2. Material was disposed of at Clean Earth of North Jersey in Kearny, NJ.
- ECD/EE excavated and disposed of approximately 560 cubic yards of hazardous lead-impacted soil/fill from waste characterization grids COMP H, K2, and G. Material was disposed of at Cycle Chem, Inc. in Elizabeth, NJ.
- ECD/EE excavated and disposed of approximately 3,700 cubic yards of non-hazardous soil/fill from waste characterization grids COMP B, C, D, F, G, H, J2, and K. Material was

disposed of at Middlesex County Utilities Authority Landfill (MCUA) in East Brunswick, NJ.

- ECD/EE excavated and disposed of approximately 1,520 cubic yards of non-hazardous soil/fill from waste characterization grids COMP B, C, D, F, G, and J2. Material was disposed of at Bayshore Soil Management in Keasbey, NJ.
- ECD/EE imported approximately 71.49 tons of NYSDEC-approved 2"– 4" Tracking Pad Stone from the off-site permitted facility, Braen Aggregates, LLC of Franklin, NJ. Imported material was used to create a tracking pad in the southwestern part of the site.
- Langan collected fifteen confirmation endpoint sample and seven documentation samples (discussed below).

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

Foundation construction and implementation of the NYSDEC-approved RAWP will continue during the next reporting period.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Two confirmation endpoint samples were collected on November 3, 2022 (EP06_4.25 and EP05_4.25). Samples were submitted for analysis to York Analytical Laboratories, Inc. (York) of Stratford, Connecticut for Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (including hexavalent chromium and cyanide), polychlorinated biphenyls (PCBs), per- and polyfluoroalkyls (PFAS), 1,4-dioxane, and pesticides/herbicides in accordance with the discussion with the NYSDEC on October 27, 2022. No analytes were detected above NYSDEC Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives (RRU SCOs).

One confirmation endpoint sample was collected on November 4, 2022 (EP12_4.25). The sample was submitted for analysis to York for the analyses listed above. No analytes were detected above NYSDEC Part 375 RRU SCOs.

One confirmation endpoint sample was collected on November 9, 2022 (EP22_5). The sample was submitted for analysis to York for the analyses listed above. Four metals, cadmium, lead, copper, and zinc, were detected above NYSDEC Part 375 RRU SCOs. The area of EP22 was excavated an additional two feet to 15 feet bgs and a documentation sample was collected on November 21, 2022 (as discussed below).

One confirmation endpoint sample was collected on November 14, 2022 (EP23_4.25). The sample was submitted for analysis to York for the analyses listed above. No analytes were detected above NYSDEC Part 375 RRU SCOs.

One confirmation endpoint sample and one documentation sample were collected on November 18, 2022 (EP13_4.25 and EP36_3, respectively). The samples were submitted for analysis to York for the analyses listed above. No analytes were detected above NYSDEC Part 375 RRU SCOs.

One confirmation endpoint sample was collected on November 21, 2022 (EP22_3). The sample was submitted for analysis to York for the analyses listed above. Three metals, cadmium, lead, and copper, were detected above NYSDEC Part 375 RRU SCOs. Excavation in this area has reached the maximum remedial depth of 15 feet below grade surface.

Four confirmation endpoint samples (including a duplicate) were collected on November 22, 2022 (EP20_4.25, EP19_4.25, EP17_4.25 and DUP01_112222). The samples were submitted for analysis to York for the analyses listed above. One analyte in one sample was detected marginally above NYSDEC Part 375 RRU SCOs (mercury in EP19_4.25 at a concentration of 0.876 milligrams/kilogram [mg/kg] compared to an SCO of 0.81 mg/kg).

Three confirmation endpoint samples were collected on November 30, 2022 (EP11_4.25, EP26_4.25, and EP27_4.25). The samples were submitted for analysis to York for the analyses listed above. Analytical results have not been received as of the generation of this report and are expected during the next reporting period.

6. Deliverables Submitted During This Reporting Period

Site Observation Reports were submitted to summarize activities completed in November 2022.

7. Information Regarding Percentage of Completion

This Brownfield Cleanup Program (BCP) project is about 70% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Effort

There were no delays encountered during this reporting period.

9. Community Participation (CP) Plan Activities during This Reporting Period

There were no CP Plan activities completed during this reporting period.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

Activities supporting the CP Plan are not anticipated during the next reporting period.

11. Miscellaneous Information

None.

Estimated Project Schedule

Long Island City Center Queens, NY

		2022												2023											
Item	Action	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Site Mobilization																								
2	421a Foundation Element Installation																								
3	RAWP Implementation/Construction																								
4	FER, SMP, and COC																								

RAWP: Remedial Action Workplan

FER: Final Engineering Report

SMP: Site Management Plan

COC: Certificate of Completion