

Monthly Progress Report No. 56
43-02 to 43-40 24th Street, Long Island City, New York
Long Island City Center
Brownfield Cleanup Program Site #: C241189
Reporting Period: December 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 December 1 to 31, 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 (\pm 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 poured concrete mud slab, pile caps, grade beams, foundation walls, and cellar slab in the central, northern and eastern parts of the site.
- ECD/EE continued installing vapor barrier/waterproofing, consisting of GCP Preprufe vapor barrier and GCP Bituthene liquid membrane, in the northern and eastern parts of the site.
- ECD/EE excavated and disposed of approximately 20 cubic yards of hazardous lead-impacted soil/fill from waste characterization grid COMP E. Material was disposed of at Cycle Chem, Inc. in Elizabeth, NJ.
- ECD/EE excavated and disposed of approximately 4,560 cubic yards of non-hazardous soil/fill from waste characterization grids COMP B, C, D, E, F, G, H, J, J2, K, L, M, N, and O. Material was disposed of at Middlesex County Utilities Authority Landfill (MCUA) in East Brunswick, NJ.

- ECD/EE imported approximately 69.30 tons of NYSDEC-approved ASTM#57 Stone from the off-site permitted facility, Tilcon New York, Incl. – Mt. Hope Quarry of Wharton, NJ. Imported material was used to fortify the tracking pads in the southwestern and southeastern parts of the site.
- Langan collected seven confirmation endpoint samples and one documentation sample (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

One confirmation endpoint sample was collected on December 5, 2022 (EP10_4.25). The sample was 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), 1,4-dioxane, and pesticides/herbicides. No analytes were detected above NYSDEC Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives (RRU SCOs).

Three confirmation and one documentation endpoint sample were collected on December 8, 2022 (EP28_2.5, EP31_2.5, EP32_2.5, and 33_2.5). The samples were submitted for analysis to York for the analyses listed above as well as per- and polyfluoroalkyls (PFAS). No analytes were detected above NYSDEC Part 375 RRU SCOs.

Two confirmation endpoint samples were collected on December 14, 2022 (EP25_4.25 and EP04_4.25). The samples were submitted for analysis to York for the analyses listed above as well as PFAS. No analytes were detected above NYSDEC Part 375 RRU SCOs.

One confirmation endpoint sample was collected on December 30, 2022 (EP20_-5.7). The sample was submitted for analysis to York for PFAS analysis. 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 December 2022.

7. Information Regarding Percentage of Completion

This Brownfield Cleanup Program (BCP) project is about 75% 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