

Monthly Progress Report No. 58
43-02 to 43-40 24th Street, Long Island City, New York
Long Island City Center
Brownfield Cleanup Program Site #: C241189
Reporting Period: February 2023

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 February 1 to 28, 2023.

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 throughout the site.
- ECD/EE continued installing vapor barrier/waterproofing, consisting of GCP Preprufe vapor barrier and GCP Bituthene liquid membrane, throughout the site.
- ECD/EE excavated and disposed of approximately 1,380 cubic yards of non-hazardous soil/fill from waste characterization grids COMP A, B, C, D, E2, F, G, I, J, J2, K, L, N, and O. Material was disposed of at Middlesex County Utilities Authority Landfill (MCUA) in East Brunswick, NJ.
- ECD/EE excavated and disposed of approximately 220 cubic yards of non-hazardous soil/fill from waste characterization grids COMP A, E, E2, F, I and J. Material was disposed of at P Park NJ LLC (PPark) in Prospect Park, NJ.

- ECD/EE excavated and disposed of approximately 20 cubic yards of hazardous lead-impacted soil/fill from waste characterization grids COMP H and E. Material was disposed of at Cycle Chem, Inc. in Elizabeth, NJ.
- ECD/EE excavated and disposed of approximately 1,520 cubic yards of non-hazardous soil/fill from waste characterization grids COMP B, E2, F, M, N and O. Material was disposed of at Bayshore Soil Management (Bayshore) in Keasbey, NJ.
- ECD/EE imported approximately 440.88 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, to support the soil mix wall in the central part of the site, and to backfill excavations and around formwork as needed.
- Langan collected two documentation endpoint samples and three confirmation endpoint 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

One documentation endpoint sample was collected on February 8, 2023 (EP18_-5.6). The sample was submitted for analysis to York Analytical Laboratories, Inc. (York) of Stratford, Connecticut for per-and polyfluoroalkyl substances (PFAS, via method EPA 1633) analysis. PFAS was not detected above NYSDEC PFAS Guidance Values.

Two confirmation endpoint samples were collected on February 16, 2023 (EP16_6 and EP30_6). The samples were submitted to York for semi-volatile organic compounds (SVOCs) and metals (including hexavalent chromium and cyanide) analysis. No analytes were detected above NYSDEC Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives (RRU SCOs).

One documentation endpoint sample was collected on February 22, 2023 (EP17_3.9). The sample was submitted for analysis to York for PFAS analysis. PFAS was not detected above NYSDEC PFAS Guidance Values.

One confirmation endpoint sample was collected on February 28, 2023 (EP29_5). The sample was submitted for analysis to York for the Part 375 volatile organic compounds (VOCs), SVOCs, Metals (including hexavalent chromium and cyanide), polychlorinated biphenyls (PCBs), 1,4-dioxane, and Pesticides/Herbicides. No analytes were detected above NYSDEC Part 375 RRU SCOs.

6. Deliverables Submitted During This Reporting Period

Site Observation Reports were submitted to summarize activities completed in February 2023.

7. Information Regarding Percentage of Completion

This Brownfield Cleanup Program (BCP) project is about 90% 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

The environmental easement package is anticipated to be submitted during the next reporting period (March) and by no later than the following reporting period (April).

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