

**Monthly Progress Report No. 59**  
43-40 24<sup>th</sup> Street, Long Island City, New York  
Long Island City Center  
Brownfield Cleanup Program Site #: C241189  
Reporting Period: March 2023

**1. Introduction**

In accordance with the reporting requirements of the 8 December 2016 Brownfield Site Cleanup Agreement (BCA) (as amended) 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 43-40 24<sup>th</sup> Street, Long Island City, New York (the site) from March 1 to 31, 2023.

The site, Long Island City Center, consists of one trapezoidal-shaped lot (Queens Tax Map Block 436, Lot 1) encompassing approximately 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 43<sup>rd</sup> Avenue to the north, 23<sup>rd</sup> Street to the west, 44<sup>th</sup> Road to the south, and 24<sup>th</sup> Street to the east. The elevated New York City Transit Authority (NYCTA) No. 7 subway structure runs along 23<sup>rd</sup> 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 2,460 cubic yards of non-hazardous soil/fill from waste characterization grids COMP A, B, C, E, E2, F, I, J, L, and M. Material was disposed of at Middlesex County Utilities Authority Landfill (MCUA) in East Brunswick, NJ.
- ECD/EE imported approximately 446.8 tons of NYSDEC-approved ASTM#57 Stone from the off-site permitted facility, Tilcon New York, Inc. – Mt. Hope Quarry of Wharton, NJ. Imported material was used to backfill excavations and around formwork as needed.
- Langan collected one documentation endpoint sample and six confirmation endpoint samples (discussed below).

- On March 22, 2023, all soil at the site was covered with either concrete slab or vapor barrier/waterproofing. As such, air monitoring, as previously required by the Community Air Monitoring Plan (CAMP), was discontinued.

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

Foundation construction and implementation of the NYSDEC-approved RAWP (specifically, backfilling of stone above the mat slab and pouring the final portion of the cellar slab) 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 March 2, 2023 (EP10\_-1.9). The sample was submitted to York Analytical Laboratories, Inc. (York) of Stratford, Connecticut for per-and polyfluoroalkyl substances (PFAS, via method EPA 1633) analysis. PFAS were not detected above NYSDEC PFAS Guidance Values.

Two confirmation endpoint samples were collected on March 2, 2023 (EP03\_04 and EP09\_5). The samples were submitted to York for analysis as follows. EP03\_4 was submitted for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (including hexavalent chromium and cyanide), polychlorinated biphenyls (PCBs), 1,4-dioxane, pesticides/herbicides analysis, and PFAS. EP09\_5 was submitted for hexavalent chromium and cyanide analysis only. No analytes were detected above NYSDEC Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives (RRU SCOs), and the PFAS results for EP03 were not detected above NYSDEC PFAS Guidance Values.

One confirmation endpoint sample was collected on March 9, 2023 (EP02\_6). The sample was submitted to York for SVOCs and metals (including hexavalent chromium and cyanide) analysis. No analytes were detected above NYSDEC Part 375 RRU SCOs.

Two confirmation endpoint samples were collected on March 11, 2023 (EP29\_5 and EP01\_10.5). The samples were submitted to York for analysis as follows. EP29\_5 was submitted to York for PFAS analysis. EP01\_10.5 was submitted to York for Part 375 VOCs, SVOCs, metals (including hexavalent chromium and cyanide), PCBs, 1,4-dioxane, and pesticides/herbicides analysis. No analytes were detected above NYSDEC Part 375 RRU SCOs or NYSDEC PFAS Guidance Values.

One confirmation endpoint sample was collected on March 16, 2023 (EP01\_3). The sample was submitted to York for PFAS analysis. PFAS were not detected above NYSDEC PFAS Guidance Values.

### **6. Deliverables Submitted During This Reporting Period**

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

The Site's environmental easement package was submitted to Ms. Cheryl Salem of the Office of General Counsel on March 30, 2023.

**7. Information Regarding Percentage of Completion**

This Brownfield Cleanup Program (BCP) project is 90% complete. ECD will continue to construct the above-grade building elements, backfilling stone above the mat slab, and pouring the final portion of the cellar slab.

**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