

Progress Report No. 03
Kissena Center Site
Queens, New York 11355
Brownfield Cleanup Program Site No. C241231
Reporting Period: December 2019

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Kimco Kissena Center, LLC (the Participant), in accordance with the June 25, 2019 Brownfield Cleanup Agreement. This monthly progress report summarizes work performed at the Kissena Center Site (the site) for the month of December 2019.

The site is located at 46-15 to 46-31 Kissena Boulevard in the Flushing neighborhood of Queens, New York and is identified as Tax Block 5208, Lot 45 on the Queens Borough Tax Map. The site encompasses an area of about 68,200 square feet (1.57 acres) and is occupied by an approximately 22,520-square-foot one-story shopping center and an asphalt-paved parking lot. Commercial tenants include Gold City Supermarket, Star Laundromat and Cleaners, Ming Xing Gift Shop, and Fay Da Bakery. The site is bounded by residential homes followed by Union Street and Holly Avenue to the north, an asphalt-paved parking lot and residential homes followed by Laburnum Avenue and Union Street to the east, a two-story restaurant followed by Kissena Boulevard to the south, and a two-story commercial building occupied by multiple restaurants followed by Holly Avenue and Kissena Boulevard to the west. A Site Location Map is attached as Figure 1.

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

Langan implemented the Remedial Investigation (RI) in accordance with the October 25, 2019 NYSDEC-approved Remedial Investigation Work Plan (RIWP) and began preparing the Remedial Investigation Report (RIR).

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

Langan will continue to prepare the RIR for the site. Langan surveyors will survey the groundwater monitoring wells installed during the RI. Investigation-derived waste (IDW) will be disposed off-site at a permitted facility.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Preliminary soil sampling results indicated volatile organic compounds (VOC), semivolatile organic compounds (SVOC), pesticides, and metals were detected in discrete soil samples at concentrations exceeding the Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCO) across the site.

Preliminary groundwater sampling results indicated chlorinated VOCs, SVOCs, and metals were detected in groundwater samples at concentrations exceeding the 6 NYCRR Part 703.5 and the NYSDEC Technical and Operations Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (SGV).

Preliminary soil vapor sampling results indicated tetrachloroethene (PCE) and its daughter products, trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE), were detected in soil vapor and sub-slab soil vapor samples at concentrations exceeding the ambient air sample and the minimum concentrations recommending mitigation as set forth in the New York State Department of Health (NYSDOH) October 2006

Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

The results of the investigation, including tabulated analytical results, will be incorporated into the RIR.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is approximately 10% complete.

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

None.

9. Citizen Participation Plan Activities during This Reporting Period

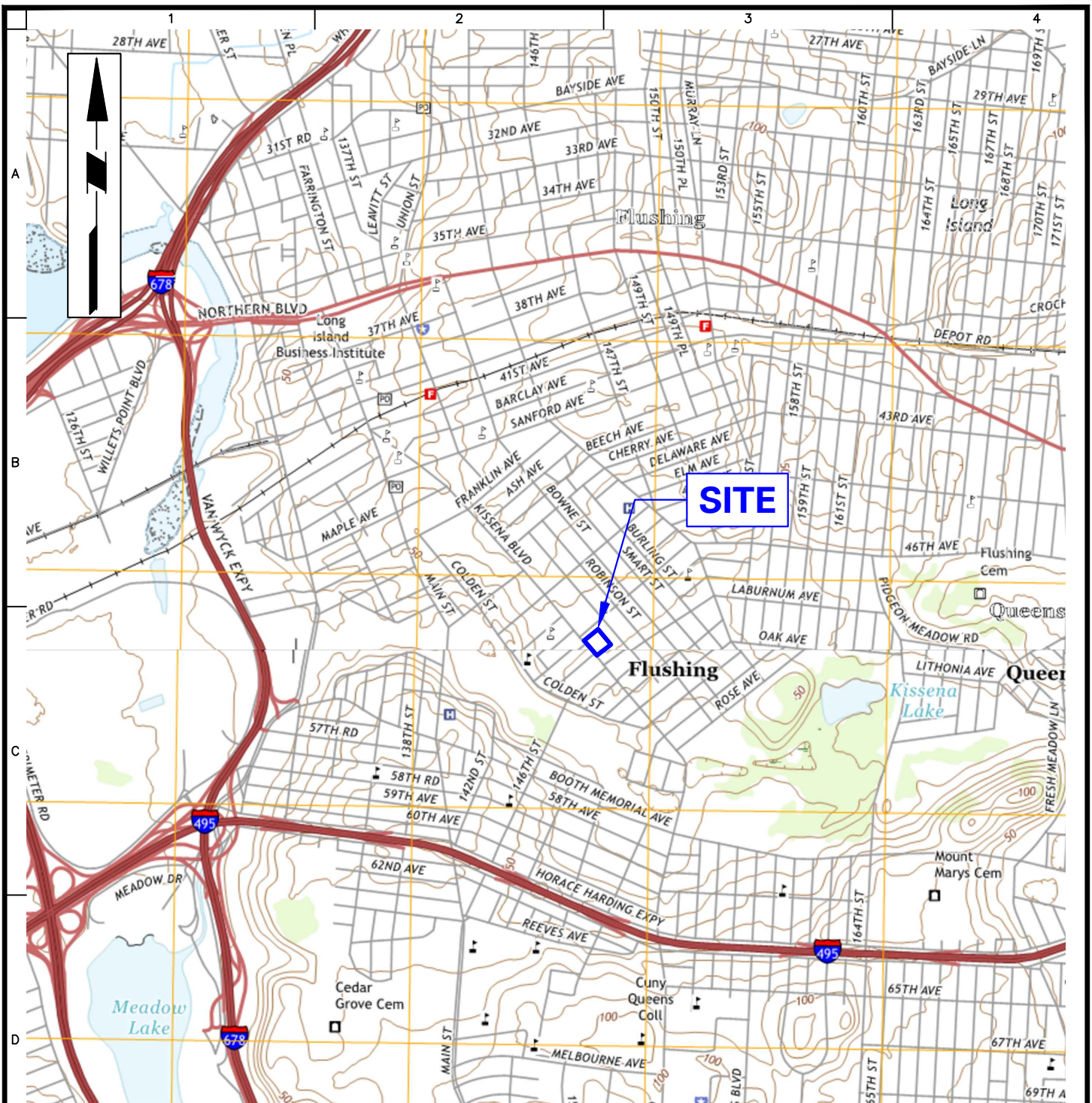
None.

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

None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

NOTE

1. BASEMAP IS REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY 7.5-MINUTE SERIES FLUSHING AND JAMAICA QUADRANGLE MAPS, DATED AUGUST 2016.

LANGAN

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Project

**46-15 TO 46-31
KISSENA BOULEVARD**
BLOCK No. 5208, LOT No. 45

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170564601

Date
12/28/2018

Drawn By
NEK

Checked By
ELS

Figure No.

1

Sheet 1 of 1