Progress Report No. 44
Kissena Center Site
Queens, New York 11355
Brownfield Cleanup Program Site No. C241231
Reporting Period: May 2023

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 May 2023.

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 bordered 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

The project continued evaluating development scenarios, including community support and coordinating with New York City Department of Housing Preservation and Development (HPD) for an affordable housing development. An email was sent to NYSDEC on January 10, 2023 requesting time to evaluate an affordable housing development scenario with a proposed RAWP schedule.

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

The Participant will continue coordinating development scenarios, including an affordable housing development. The viability of this development is expected to be known around the mid-year, which will inform the scope of the draft Remedial Action Work Plan (RAWP).

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

None

5. Results of Sampling, Testing, and Other Relevant Data

None

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

The Participant continued progressing discussions with city agencies, including the New York City (NYC) Department of City Planning (DCP), Queens Community Board 7, and NYC HPD. Discussions will continue around the viability for an affordable housing development.

9. Citizen Participation Plan Activities during This Reporting Period

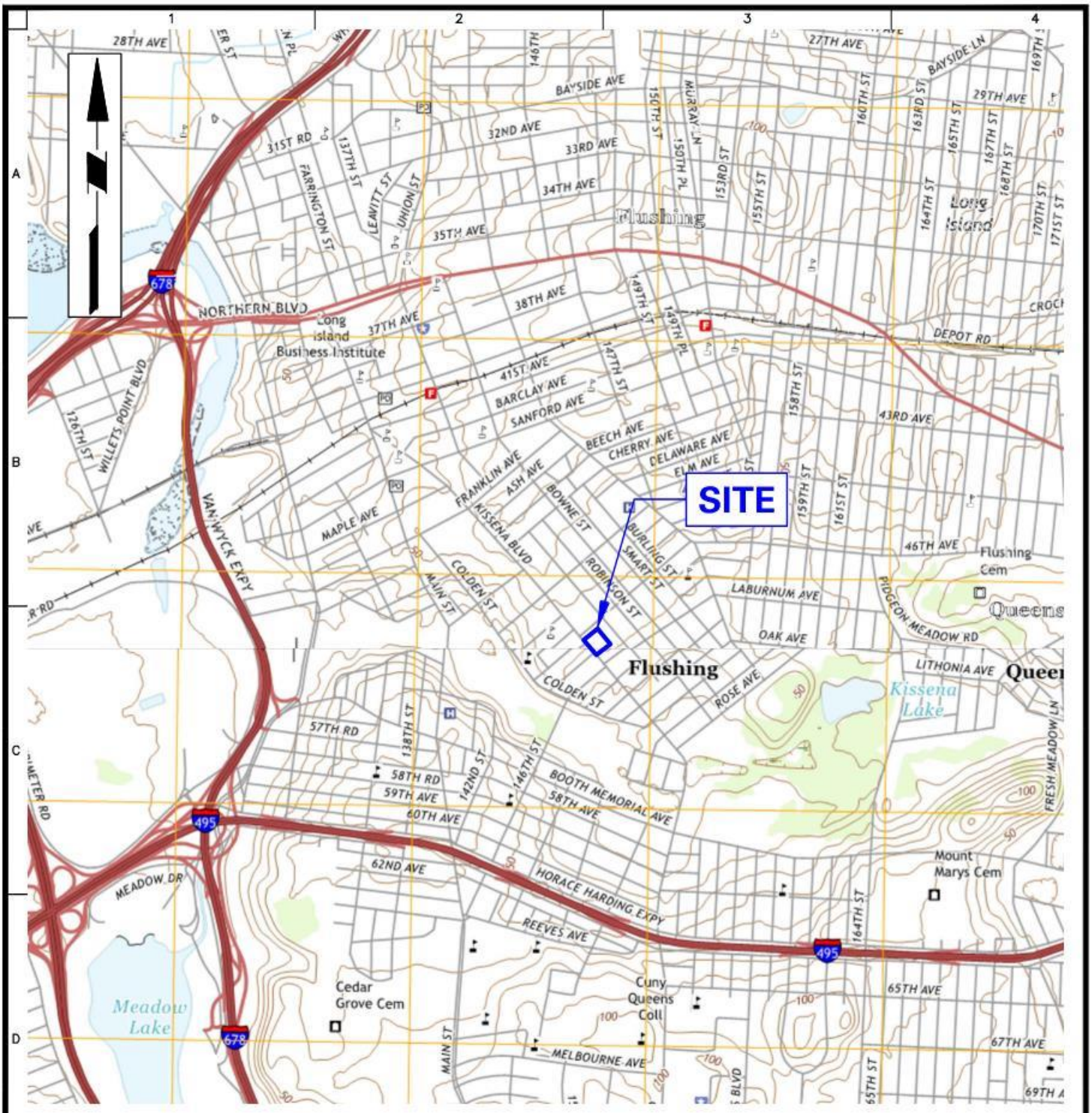
An additional round of soil vapor intrusion sampling request letters were sent to the owners of off-site properties identified in the Off-Site Soil Vapor Intrusion Work Plan, on October 4, 2022; however, responses have not been received. Responses, if received, will be compiled and shared with the NYSDEC to coordinate the off-site sampling schedule.

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

None

11. Miscellaneous Information

None



LEGEND

APPROXIMATE SITE BOUNDARY

2000 0 1000 2000

SCALE IN FEET

NOTE

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

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

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

Filename: \\langan.com\data\NYC\data6\170564601\Project Data\CAD\01\SheetFiles\Environmental\BCP RIWP\Figure 1 - Site Location Map.dwg Date: 11/5/2019 Time: 15:01 User: eadkins Style Table: Langan.stb Layout: ANSIA-BP