

Progress Report No. 70
Kissena Center Site
Queens, New York 11355
Brownfield Cleanup Program Site No. C241231
Reporting Period: August 2025

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 August 2025.

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

On August 7, 2025, NYSDEC, the Participant, and Langan attended a virtual meeting to propose resampling of select sub-slab soil vapor and indoor air samples due to a potential data bias from an observed field condition during Supplemental Investigation sampling, which included the presence of soapy water in the cellar. NYSDEC requested information pertaining to the layout of the cellar, additional field documentation, and proposed resampling locations for review.

The Participant coordinated with vendors to assess the source of the soapy water observed in the cellar and concluded it was related to a damaged drain pipe. Langan began preparing documents requested by NYSDEC and coordinated with the Participant to schedule a site visit during the next reporting period.

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

The Participant will coordinate with vendors to implement corrective measures to repair the damaged drain pipe and address the water inflation occurring in the cellar. Langan will perform a site visit to document the cellar layout and obtain additional information requested by NYSDEC and NYSDOH during the August 7 meeting. Langan will submit the requested documentation and proposed resampling locations to NYSDEC and NYSDOH for review.

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

Corrective actions and proposed resampling of sub-slab soil vapor and co-located indoor air will extend the schedule for the Supplemental Investigation. Submission of the Supplemental Investigation Report and revised Remedial Action Work Plan are pending the completion of proposed resampling.

9. Citizen Participation Plan Activities during This Reporting Period

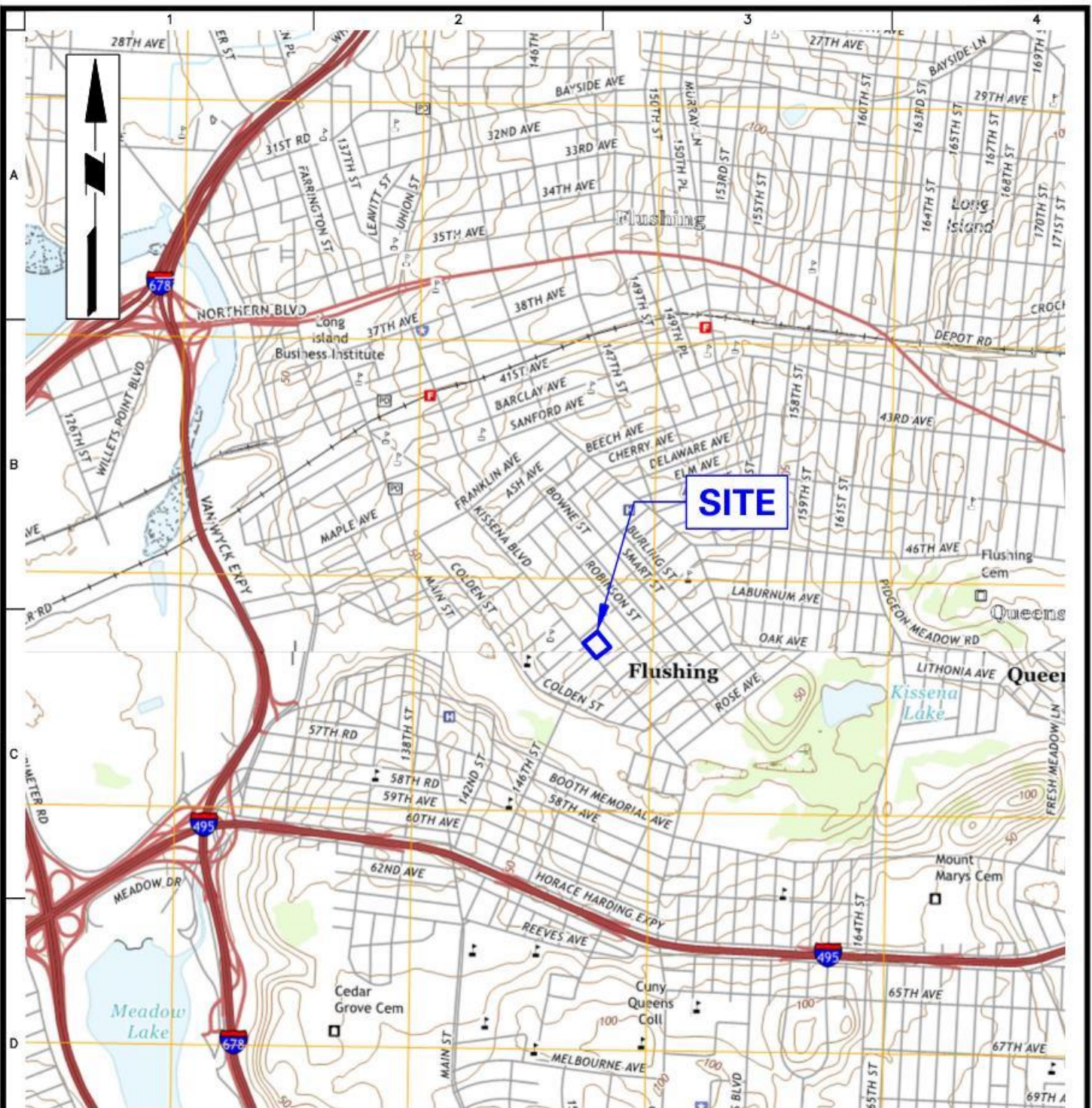
None.

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

None.

11. Miscellaneous Information

None.



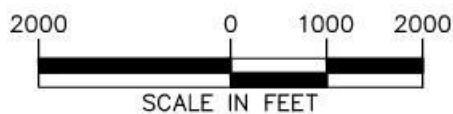
LEGEND



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.



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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.

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Sheet 1 of 1