

**Progress Report No. 03**  
Former Assi Market  
131-01 39<sup>th</sup> Avenue, Flushing, NY 11354  
Brownfield Cleanup Program Site No. C241232  
Reporting Period: February 2020

**1. Introduction**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Young Nian Group LLC (the "Volunteer"), in accordance with the June 12, 2019 Brownfield Cleanup Agreement (BCA). This monthly progress report summarizes remediation progress at the Former Assi Market (the "site") for the month of February 2020.

The site is located at 131-01 39<sup>th</sup> Avenue in the Flushing neighborhood of Queens, New York, and is identified as Block 4963, Lot 65, on the Queens Borough Tax Map. The site also contains an E-Designation for hazardous materials and noise (E-74) as part of the August 1998 Flushing Downtown Flushing Rezoning, pursuant to a City Environmental Quality Review (CEQR No. 95DCP052Q). The about 138,300-square-foot (3.2 acres) site is currently vacant land; the most recent development consisted of a two-story brick building and exterior asphalt parking that operated as a shopping plaza (Former Assi Market). The building was demolished sometime between 2017 and 2018 and the site has since remained vacant. A Site Location Map is attached as Figure 1.

A Decision Document was issued by the NYSDEC and an Alt 2 permit from the NYCDOB has been issued to install the excavation support. The Joint Permit Application for waterfront development, which includes permanent outfalls, is in review by the NYSDEC.

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

The project team is coordinating the Long Island Well and State Pollutant Discharge Elimination System (SPDES) equivalent permits for submission to NYSDEC and progressing with overall building and land development design.

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

- The NYC DCP and Queens Community Board 7 will continue review of the ULURP application.
- The project team will continue progressing the overall building and land development design.
- The project team will continue to coordinate permits needed for construction dewatering approval, such as a Long Island Well and State Pollutant Discharge Elimination System (SPDES) equivalent permits.

**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 remedial action has not started.

**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:

— SITE BOUNDARY

#### NOTES:

1. BASE MAP REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE FLUSHING AND JAMAICA, NY TOPOGRAPHIC QUADRANGLES, DATED 2013.
2. SITE BOUNDARY IS APPROXIMATE

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



**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

**131-01 39th AVENUE**

BLOCK No. 4963, LOT No. 65

QUEENS

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

170551301

Date

11/20/2018

Drawn By

EB

Checked By

AT

Figure No.

**1**

Sheet 1 of 3