

Progress Report No. 29
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: June 2022

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 June 2022.

The site is located at 131-01 39th 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.

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

The site was sold on April 15, 2022. As discussed with the NYSDEC, a Change of Use notice and BCA amendment are being prepared for submission to the NYSDEC to substitute Flushing Waterfront LLC as the new Volunteer. The executed Change of Use notice and BCA amendment are expected to be submitted during the next reporting period.

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

The following actions are anticipated during the next reporting period:

- Langan will begin reviewing the proposed development design to evaluate whether scope modifications to the existing RAWP are needed.
- Submission of the executed Change of Use notice and BCA amendment.
- After NYSDEC-approval of the BCA amendment, the Pre-Design Investigation (PDI) work plan will be submitted on behalf of the new Volunteer, for NYSDEC 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 remedial action has not started.

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

After the BCA amendment is approved by the NYSDEC, and the PDI work plan is submitted, the project schedule will be reevaluated and submitted to the NYSDEC.

9. Citizen Participation Plan Activities during This Reporting Period

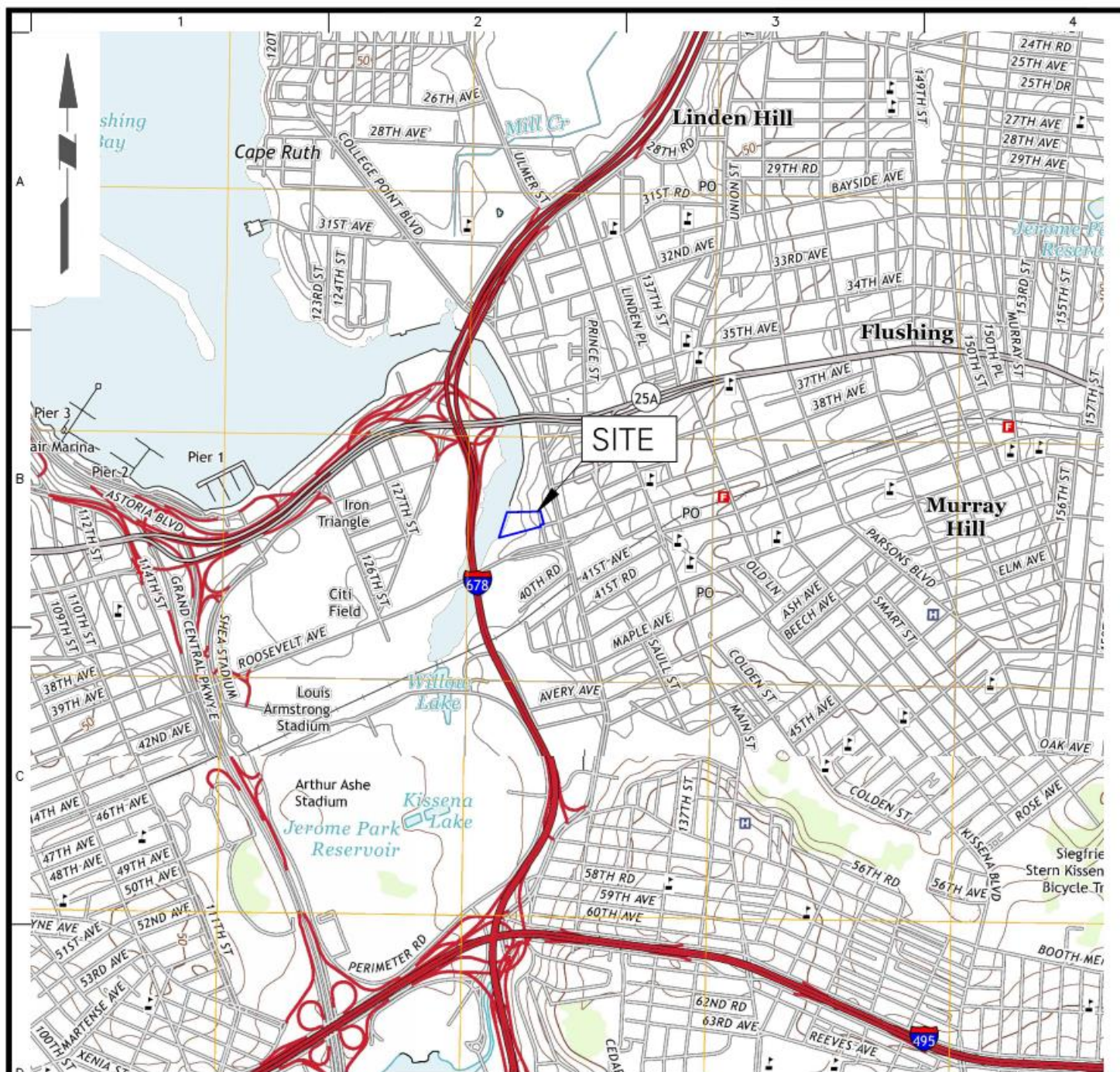
None.

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.



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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.

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