

**Progress Report No. 31**  
Former Assi Market  
131-01 39<sup>th</sup> Avenue, Flushing, NY 11354  
Brownfield Cleanup Program Site No. C241232  
Reporting Period: March 2023

**1. Introduction**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Flushing Waterfront LLC (the "Volunteer"), in accordance with the June 12, 2019 Brownfield Cleanup Agreement (BCA) and the October 24, 2022 BCA amendment for a change in site ownership. This monthly progress report summarizes remediation progress at the Former Assi Market (the "site") for the month of March 2023.

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 support of excavation.

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

The project team continued negotiating financing for the project and progressing the development design. A meeting with the NYSDEC, Volunteer, attorney's and Langan was held on March 30, 2023 to discuss the Volunteer's recent project progression and schedule. During the call, it was agreed that a plan or phased-type plan toward starting remediation will be submitted to the NYSDEC by May 1, 2023.

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

A plan toward starting remediation will be submitted to the NYSDEC by May 1, 2023.

**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 development design is being refined to inform the scope of the PDI.

The remedial action is pending.

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

The project team continues to negotiate revised financing arrangements to progress the development design and remediation.

**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**

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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.

**1**

Sheet 1 of 3