

Progress Report No. 35
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: July 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 July 2023.

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 had remained vacant until November 2022, at which time it began temporary use for automobile parking and storage. 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

Langan performed a site visit to documents site conditions on August 2, 2023. During the visit, Langan did not observe the site's current use to be impacting the site. A majority of the site remains covered by concrete/asphalt pavement and stored vehicles were not observed to be leaking or further impacting the subsurface.

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

Langan will continue reviewing updated development plans, updating the NYSDEC on city agency reviews and permit issuances and performing monthly site inspections.

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 is pending.

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

The start of remediation has been delayed by city agency reviews needed obtain work permits for excavation, remediation, and construction. Additionally, a new architect was retained to continue progressing the development design and will require the Design Development and DOB Filing milestones dates to be updated to October 30, 2023. The status of city agency reviews and anticipated permit issuance schedules are summarized in the attached Table 1.

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

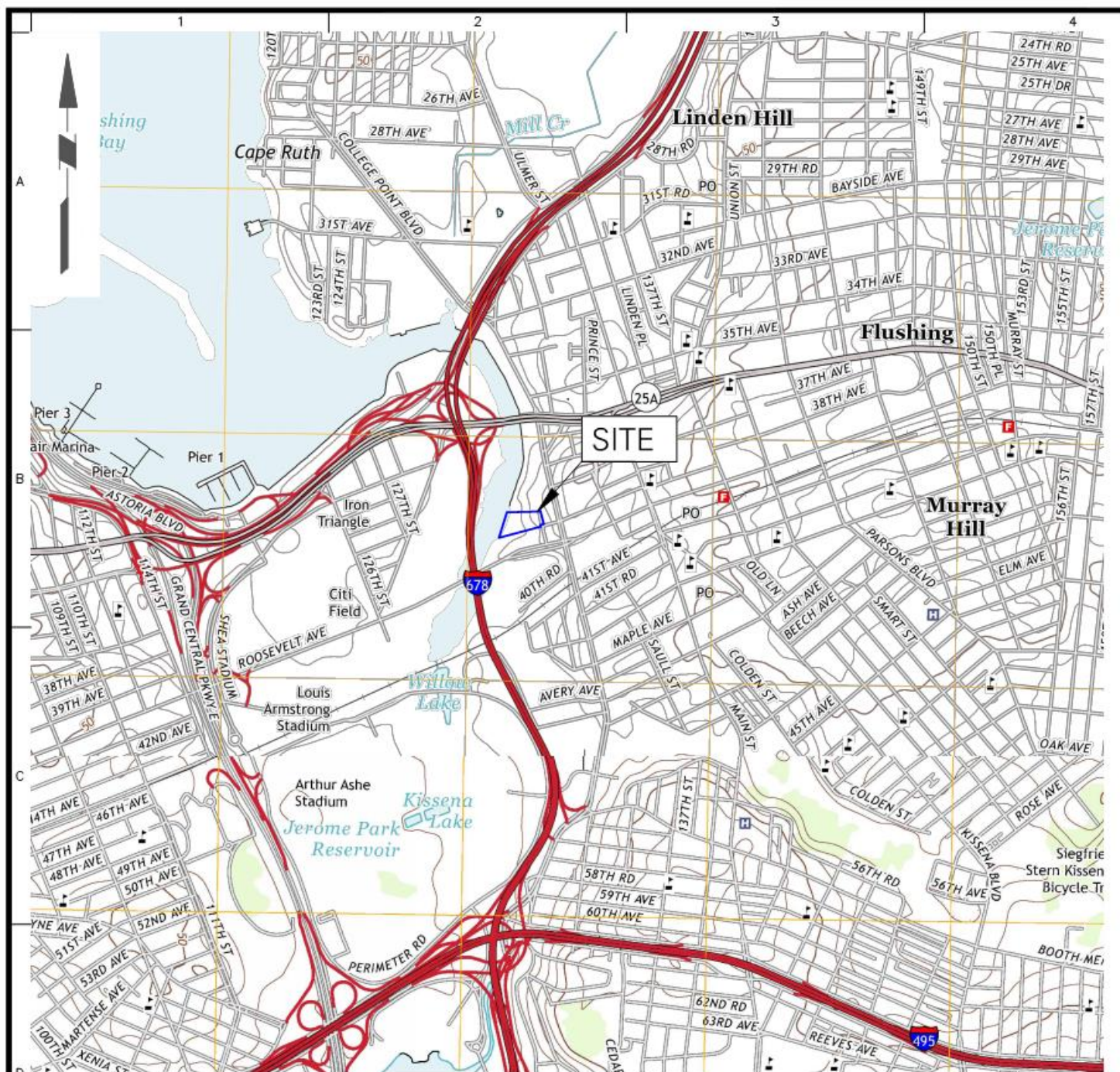
None.

Table 1 – Design and Project Schedule:

Design Schedule	
Schematic Design	Completed
Design Development	10/30/2023
Construction Drawings	1/2/2024

Project Schedule	
Department of City Planning Certification Submission	9/1/2023
DOB Filing	10/30/2023
Department of City Planning TRD Submission	12/1/2023
Department of City Planning Certification Approval	6/3/2024
DOB Foundation Approval	6/17/2024
DOB Foundation Permit	7/1/2024
DOB New Building Approval	8/19/2024

DOB: NYC Department of Buildings
TRD: Technical Review Division



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.

1

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