

Progress Report No. 45
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: June 2024

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 May 2024.

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 document on-site conditions on June 25, 2024. During the visit, Langan did not observe current uses to be impacting the site. A majority of the site remains covered by concrete/asphalt pavement, except for small infrequent potholes. Portable generators and small-volume-containers of diesel oil were observed in the eastern part of the site. Localized staining was observed on asphalt/concrete pavement in various locations; however, no large cracks extending through the pavement were observed in the vicinity.

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. The design team continues to progress the development and coordinate with local agencies for approvals and permits that are necessary to begin remediation.

The Volunteer had a meeting on May 2, 2024 with the New York City Department of City Planning (DCP) technical review team to discuss comments and approval pathway. Resubmission of the design drawings to DCP is anticipated by end of July 2024

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	Anticipated Date	2023				2024							
		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Schematic Design	Completed												
Design Development	10/30/2023												
Construction Drawings	1/2/2024												
Project Schedule													
Department of City Planning Certification Submission	9/26/2023												
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												

 DCP approval delayed because of agency review timeframe.



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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