

Progress Report No. 50
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: March 2025

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 2025.

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

Milestone progress towards remedial action included:

- Coordinating project financing with lenders and reviewing agency approval statuses.
- Engaging NYC Department of Transportation (DOT) for the private streets and NYC Parks sign off on landscape design for resubmission to the NYC Department of City Planning for technical review.
- Advance the architectural and trade design documents.

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

Langan will continue reviewing development plan updates, project permitting progress, updating the NYSDEC on city agency reviews and permit issuances, financing, or other challenges that affect the ability to begin remediation.

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 and negotiated project financing. The design team continues to progress the development and coordinate with local agencies for approvals and permits that are necessary to begin the remediation phase. Ownership is also coordinating financing agreements for the project.

The project timeline is attached to this report as Attachment A.

9. Citizen Participation Plan Activities during This Reporting Period

None.

10. Activities Anticipated in Support of the CPP for the Next Reporting Period:

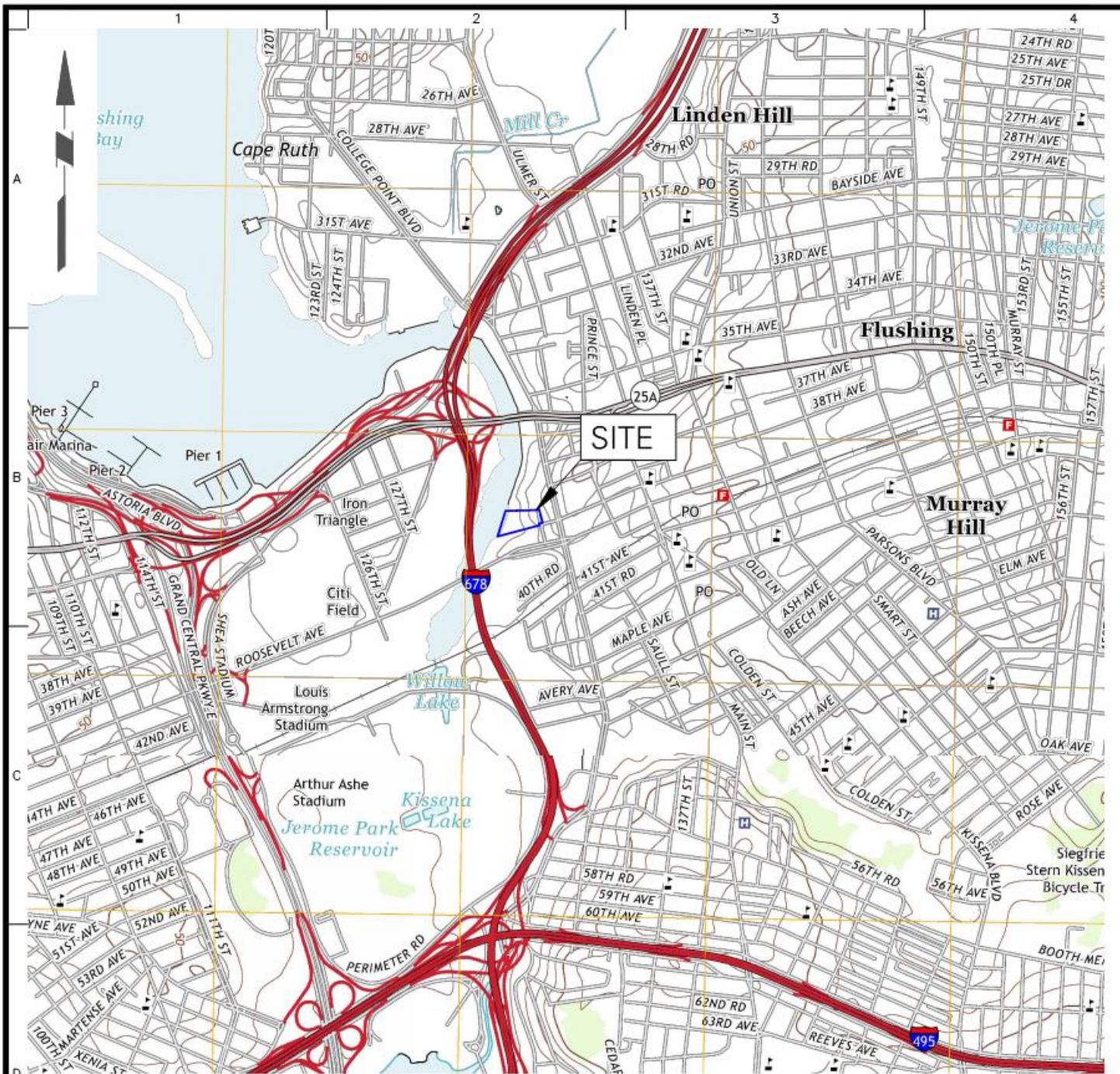
None.

11. Miscellaneous Information

None.

Attachment A – Design and Project Timeline:

Task Description	Start Date	End Date	2025												2026												2027								
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
DOB Approvals and Permits																																			
Architectural DDs	In progress	6/1/2025																																	
Architectural CDs	6/1/2025	12/1/2025																																	
Foundation/SOE Submission	12/1/2025																																		
DOB Review, Comment Revisions, and Approval	12/1/2025	6/30/2026																																	
Waterfront Design																																			
DCP Urban Design Review on Waterfront Public Access and Visual Corridors	6/30/2024	10/1/2025																																	
DCP Technical Review on Waterfront Public Access and Visual Corridors	10/1/2025	4/1/2025																																	
DCP Waterfront Certifications Approval	4/1/2025	5/1/2025																																	
Private Roadway Design																																			
DCP Urban Design Review on Publicly Accessible Private Streets	6/30/2024	10/1/2025																																	
DCP Technical Review on Phased Development of Waterfront Public Access	10/1/2025	4/1/2025																																	
DCP Roadway Certifications Approval	4/1/2025	5/1/2025																																	
Height Certifications																																			
FAA Letter Submission and Approval	7/1/2025	12/31/2025																																	
PA Letter Submission and Approval	1/1/2026	3/31/2026																																	
Certification to Modify Maximum Height of Building or Other Structure	4/1/2025	5/1/2025																																	
Height Certification Approval	5/1/2025																																		
DEC Approval																																			
SWPPP/Tidal Wetlands Initial Design/Updates	4/16/2025	7/31/2025																																	
SWPPP/Tidal Wetlands Initial Submission	8/1/2025																																		
DEC Initial Review	8/1/2025	11/30/2025																																	
Design and Submission Final	12/1/2025	1/31/2026																																	
DEC Final Review and Approval	2/1/2026	6/1/2026																																	
OER Approval																																			
MEP Design & Review	In progress	7/31/2025																																	
Create Remedial Action Plan - Noise & Air Quality	8/1/2025	10/30/2025																																	
OER Submission	11/1/2025																																		
OER Review and Approval	11/1/2025	5/1/2026																																	
Remediation Work																																			
Permitting	6/1/2026	6/30/2026																																	
Permits received	7/1/2026																																		
Excavation/Remediation	7/1/2026	6/30/2027																																	



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

Sheet 1 of 3