

**Progress Report No. 57**  
Former Assi Market  
131-01 39<sup>th</sup> Avenue, Flushing, NY 11354  
Brownfield Cleanup Program Site No. C241232  
Reporting Period: October 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 October 2025.

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 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 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 to 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:**

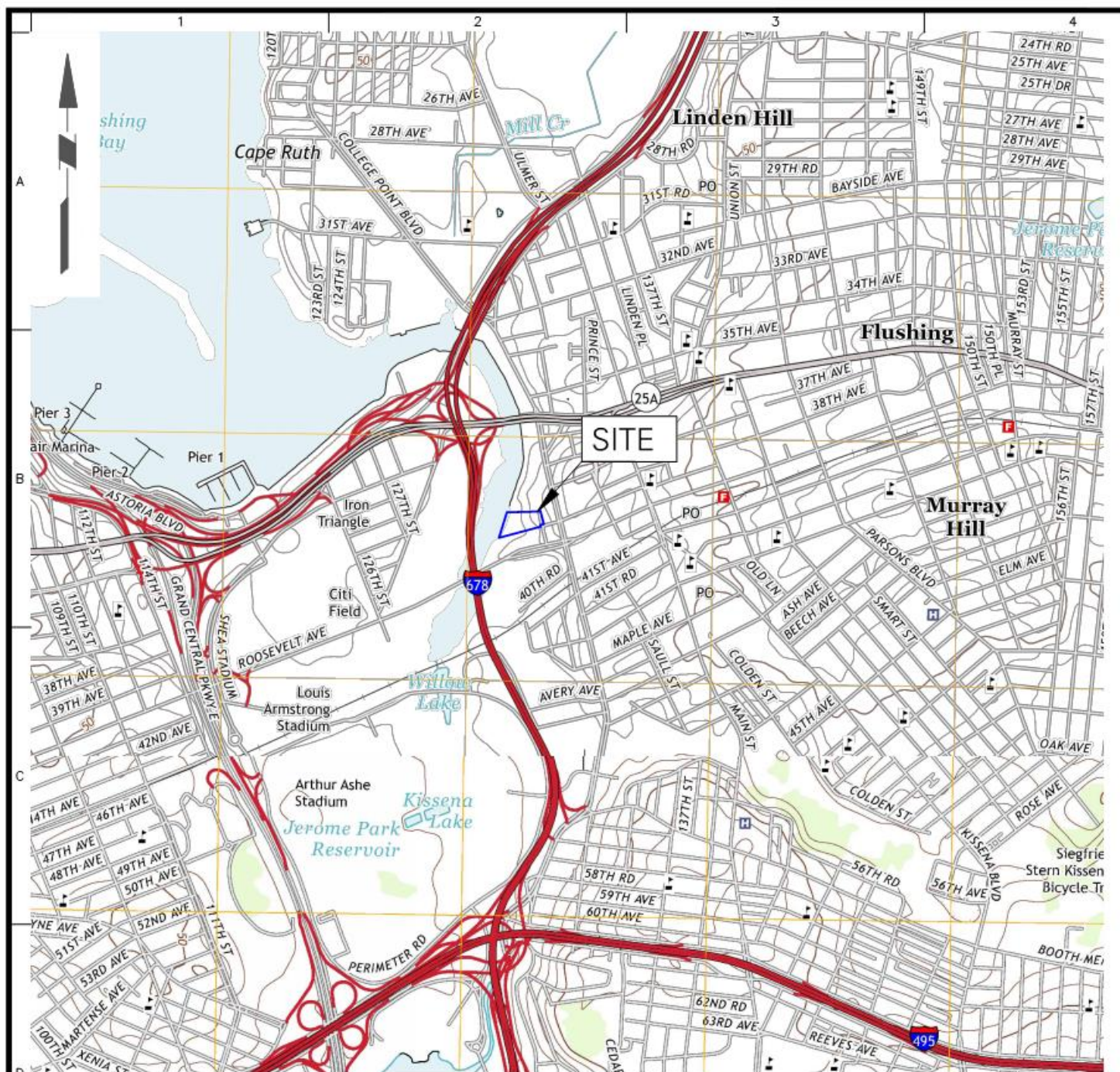
None.

**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 Urbain Design Reivew 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/Remediator                                                    | 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