

**Progress Report No. 59**  
Former Assi Market  
131-01 39<sup>th</sup> Avenue, Flushing, NY 11354  
Brownfield Cleanup Program Site No. C241232  
Reporting Period: December 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 December 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				
<b>DOB Approvals and Permits</b>																																				
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																																		
<b>Waterfront Design</b>																																				
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	4/1/2026																																		
DCP Waterfront Certifications Approval	4/1/2025	5/1/2025																																		
<b>Private Roadway Design</b>																																				
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	4/1/2026																																		
DCP Roadway Certifications Approval	4/1/2025	5/1/2025																																		
<b>Height Certifications</b>																																				
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																																			
<b>DEC Approval</b>																																				
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																																		
<b>OER Approval</b>																																				
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																																		
<b>Remediation Work</b>																																				
Permitting	6/1/2026	6/30/2026																																		
Permits received	7/1/2026																																			
Excavation/Remediation	7/1/2026	6/30/2027																																		



**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 <b>131-01 39th AVENUE</b> BLOCK No. 4963, LOT No. 65 QUEENS
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Figure Title <b>SITE LOCATION MAP</b>
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Project No. 170551301	Figure No. 1
Date 11/20/2018	
Drawn By EB	
Checked By AT	
Sheet 1 of 3	© 2018 Langan