

Progress Report No. 63
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: April 2026

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 April 2026.

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 New York State Department of Environmental Conservation (NYSDEC) and an Alt 2 permit from the New York City Department of Buildings (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:

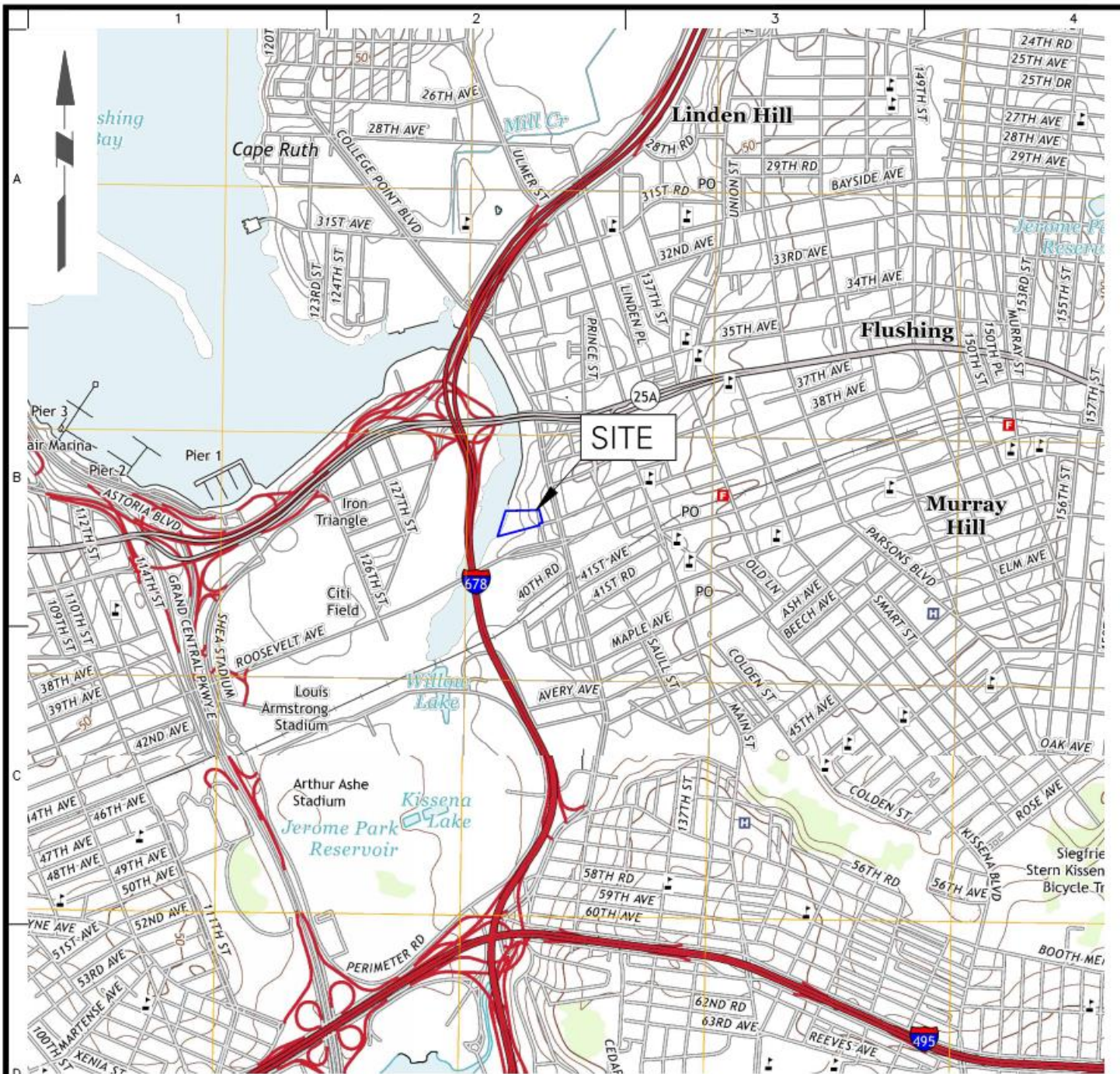
None.

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