Progress Report No. 67
Former Assi Market
131-01 39th Avenue, Flushing, NY 11354
Brownfield Cleanup Program Site No. C241232
Reporting Period: August 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 August 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

Langan performed a site visit to document on-site conditions on August 19, 2026. During the visit, Langan did not observe current uses to be impacting the site. Most of the site is covered by concrete/asphalt pavement, except for small infrequent potholes. Portable generators, empty 55-gallon drums containing motor oil or unknown contents, 1,050-L plastic totes of unknown contents, and small-volume-containers of gasoline and diesel oil were observed in the northern, eastern, southern, and western parts of the site. Localized minor 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 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:

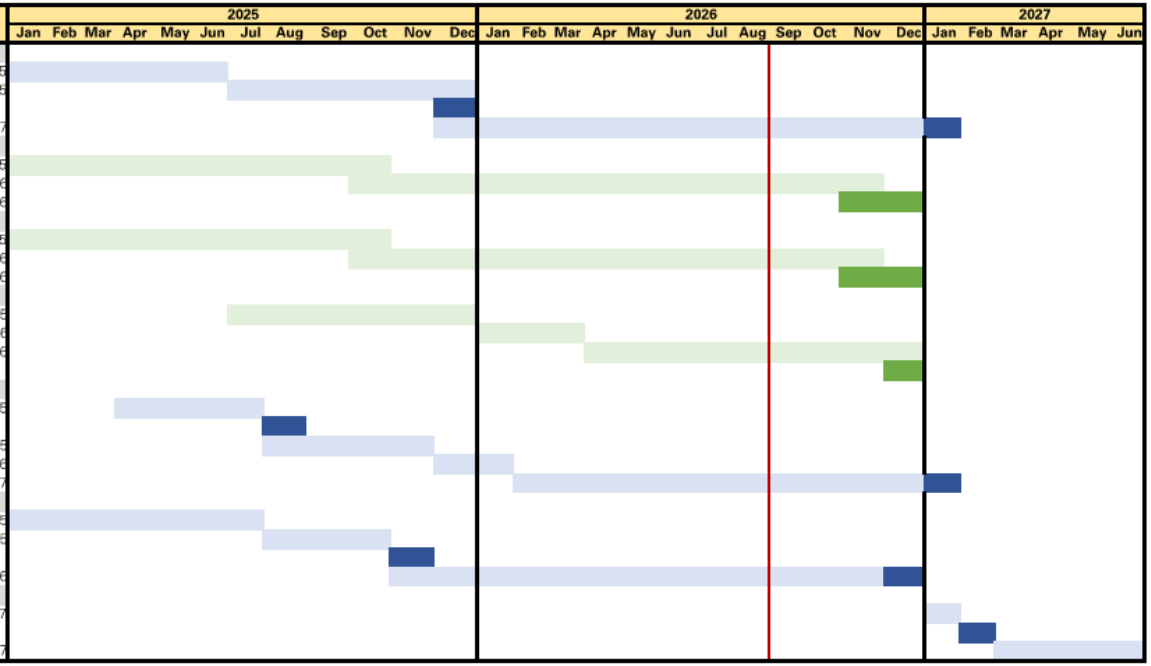
None.

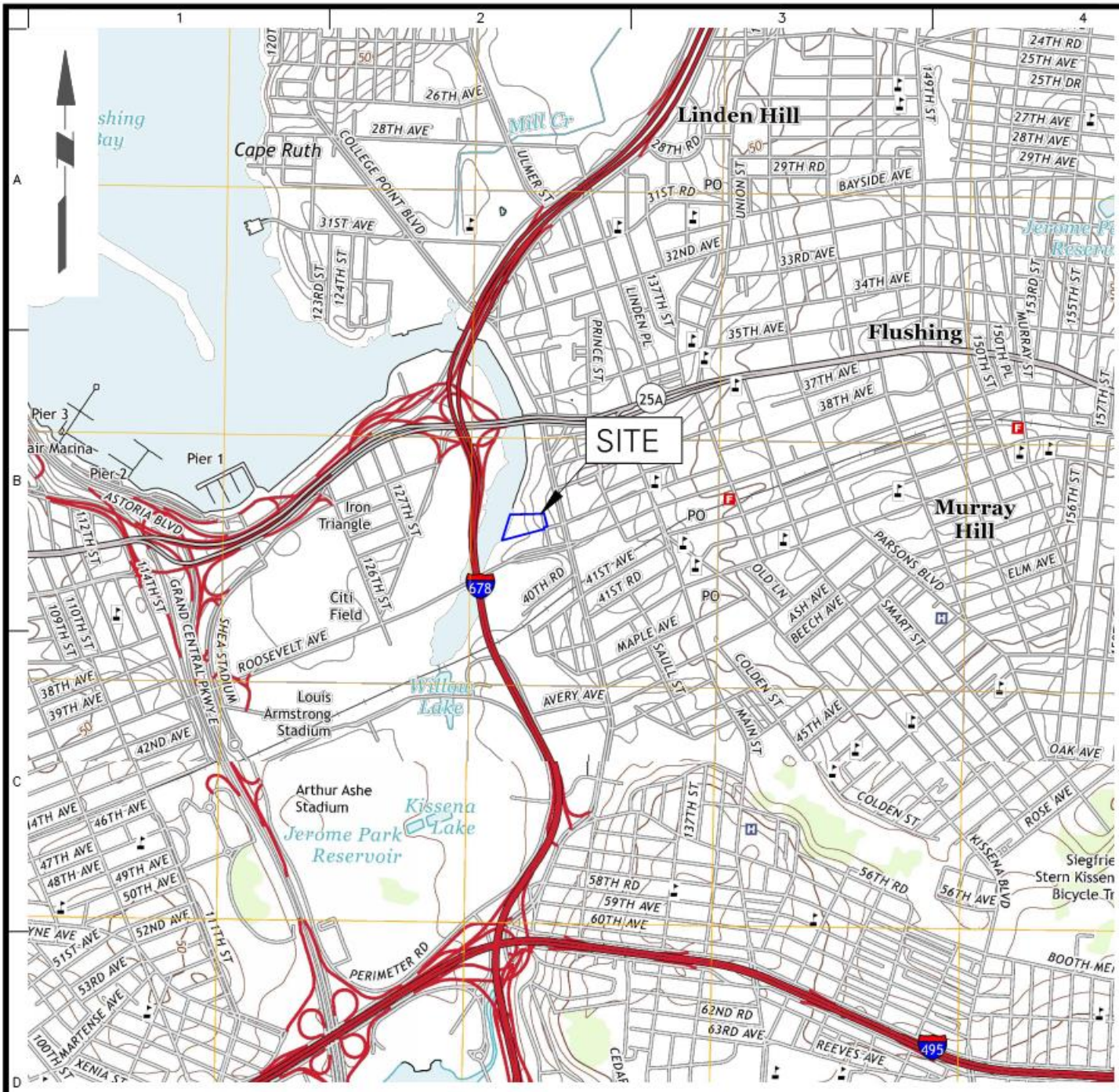
11. Miscellaneous Information

None.

Attachment A – Design and Project Timeline:

Task Description	Start Date	End Date
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	1/31/2027
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	11/30/2026
DCP Waterfront Certifications Approval	11/1/2026	12/31/2026
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	11/30/2026
DCP Roadway Certifications Approval	11/1/2026	12/31/2026
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	4/1/2026	12/30/2026
Height Certification Approval	12/30/2026	
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	1/31/2027
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	12/31/2026
Remediation Work		
Permitting	1/1/2027	2/1/2027
Permits received	2/1/2027	
Excavation/Remediation	3/1/2027	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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SCALE IN FEET

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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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Filename: \\langan.com\data\NY\data3\170551301\Project Data\CAD\01\2D-DesignFiles\Environmental\BCP-RIR\Figure 1 - Site Location Map.dwg Date: 1/21/2019 Time: 12:47 User: vzuluaga Style Table: Langan.stb Layout: ANSIA-BP