

Monthly Progress Report No. 12
Queensboro Lanes Site
25-01 Queens Plaza North
Long Island City, Queens, New York
Brownfield Cleanup Program Site #: C241257
Reporting Period: November 2022

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at Queensboro Lanes Site (site) from November 1 – November 30, 2022.

The site is located at 25-01 Queens Plaza North in the Long Island City neighborhood of Queens, New York and is referenced as Block 415, Lots 4 and 10 on the Queens Borough Tax Map. The site is about 30,540 square feet or 0.699 acres in area and is currently occupied with a two-story commercial building with a partial cellar level (Lot 4) and an asphalt-paved parking lot (Lot 10). The two-story commercial building is undergoing demolition as of July 2022.

2. Investigation or Remedial Actions Relative to the Site during This Reporting Period

On October 28, 2022, Langan received additional comments from the NYSDEC on the Remedial Action Work Plan (RAWP). On November 2, 2022, Langan submitted the final, PE-signed/sealed RAWP to the NYSDEC.

On November 4, 2022, Langan submitted the Preliminary Waste Characterization Report to ownership and the construction team to coordinate and obtain final disposal facility approvals.

On November 9, 2022, Langan submitted a revised version of Table 1 of the RAWP to the NYSDEC.

On November 18, 2022, NYSDEC approved the RAWP and issued the Decision Document.

Langan began to prepare an addendum to the NYSDEC-approved RAWP to present an alternate remedial approach to addressing the petroleum-impacted soil and groundwater in the northeastern part of the site.

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

On December 5, 2022, Langan conducted a meeting with the NYSDEC, ownership, and the construction team regarding RAWP implementation during remedial construction, which is anticipated for December 2022.

Langan expects to continue to coordinate with the NYSDEC and the New York State Department of Health (NYSDOH) in regards to the start of remedial construction, which is anticipated for December 2022.

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 BCP project is approximately 50% complete.

8. Unresolved Delays Encountered or Anticipated that May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during this Reporting Period

None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.