

**Monthly Progress Report No. 14**  
Queensboro Lanes Site  
25-01 Queens Plaza North  
Long Island City, Queens, New York  
Brownfield Cleanup Program Site #: C241257  
Reporting Period: January 2023

## **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 January 1 – January 31, 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, Lot 4 on the Queens Borough Tax Map. The site is about 30,540 square feet or 0.699 acres in area and is an active construction site.

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

The Participants continued implementing the New York State Department of Environmental Conservation (NYSDEC)-approved November 1, 2022 Remedial Action Work Plan (RAWP). Activities during this reporting period included:

- Demolition and removal of limited areas of the existing site cover system (former building slab) around the proposed partial cellar and installation of a secant pile guide wall in preparation for secant pile drilling.
  - Langan observed one load of construction and demolition (C&D) debris loaded onto trucks for off-site disposal. Underlying soil was not disturbed as part of the asphalt and concrete surface cover removal.
- Installation of secant piles for the support-of-excavation (SOE) and installation of caissons for the new building foundation. Drill cuttings generated during secant pile installation and the soil stockpile generated during the removal of the 5,000-gallon UST (during the previous reporting period) were exported for off-site disposal.
- Soil/fill was exported for off-site disposal as follows:
  - 42 loads of soil/fill were exported to the Hazleton Creek Properties facility located in Hazleton, Pennsylvania.
  - 19 loads of soil/fill were exported to the Bayshore Soil Management facility located in Keasbey, New Jersey.

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

RAWP implementation will continue during the next reporting period.

Langan intends to submit a revised version of the addendum to the RAWP to address NYSDEC comments (see Section 6 below).

### **4. Approved Activity Modifications (changes of work scope and/or schedule)**

None.

### **5. Results of Sampling, Testing and Other Relevant Data**

Preliminary data tables for the UST documentation endpoint soil samples and water sample collected during the previous reporting period were provided to NYSDEC on January 6 and January 11, 2023. Validated UST sample data will be provided in NYSDEC electronic data deliverable (EDD) format and will be presented and discussed in the Final Engineering Report (FER).

### **6. Deliverables Submitted During This Reporting Period**

Daily reports summarizing site activities, remedial work, Community Air Monitoring Program (CAMP) results, notable site conditions, and anticipated site activities were submitted to the NYSDEC.

On January 9, 2023, an updated Petroleum Bulk Storage (PBS) registration and Tank Closure Notification package was submitted to the NYSDEC to document the closure of the 5,000-gallon UST. The NYSDEC approved the package and updated the facility information report (FIR) on January 20, 2023.

On January 27, 2023, Langan submitted an addendum to the RAWP to the NYSDEC to present an alternate remedial approach to addressing petroleum-impacted soil and groundwater in the northeastern part of the site. In a January 31, 2023 email, the NYSDEC provided comments and requested the submission of a revised version.

### **7. Information Regarding Percentage of Completion**

The BCP project is approximately 60% 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.