

Monthly Progress Report No. 16
Queensboro Lanes Site
25-01 Queens Plaza North
Long Island City, Queens, New York
Brownfield Cleanup Program Site #: C241257
Reporting Period: March 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 March 1 – March 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:

- Installation of secant piles and soil mix columns for the support-of-excavation (SOE) and installation of caissons for the new building foundation. Drilling cuttings generated during secant pile installations were exported for off-site disposal.
- Excavation, grading, and removal of areas of the existing demolition debris layer across the site. Langan observed 40 loads of construction and demolition (C&D) debris loaded onto trucks for off-site disposal. Underlying soil was not disturbed during the removal of the C&D debris.
- Installation of soil mix columns in the northeastern corner of the site for remedial purposes in accordance with the February 6, 2023 NYSDEC-approved RAWP Design Modification. A total of 94 soil mix columns were installed using a dual paddle mixer for the containment barrier wall and/or for in-situ stabilization purposes.
- Soil/fill was exported for off-site disposal as follows:
 - 37 loads of soil/fill were exported to the Clinton Quarry facility located in Clinton, New Jersey.
 - 9 loads of soil/fill were exported to the Old Bridge Redevelopment site located in Old Bridge, New Jersey.
 - 2 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.

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

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.

A BCP Amendment was submitted to the NYSDEC on March 23, 2023 modifying the description of the site listed in the existing BCA to reflect the merger of former Block 415 Lots 4 and 10 to Lot 4.

The Environmental Easement package was submitted to the NYSDEC on March 31, 2023.

7. Information Regarding Percentage of Completion

The BCP project is approximately 65% 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.