

Monthly Progress Report No. 20
Queensboro Lanes Site
25-01 Queens Plaza North
Long Island City, Queens, New York
Brownfield Cleanup Program Site #: C241257
Reporting Period: July 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 July 1 – July 31, 2023.

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:

- Advancement of soil mix cores at the northeastern part of the site as part of the quality control/quality assurance (QA/QC) program established in the NYSDEC-approved RAWP Design Modification. Soil mix core samples could not be submitted to the laboratory for analysis of compressive strength or hydraulic conductivity as planned because of poor recovery and coring issues (also see Section 8).
- Excavation and off-site disposal of soil/fill for foundation elements, utility installations, and the new building cellar. A total of 49 loads of soil/fill were exported to the Hazleton Creek Properties facility located in Hazleton, Pennsylvania. About 12 cubic yards of soil was excavated and exported for remedial purposes to remove an area exhibiting residual petroleum-like impacts.
- Removal of construction-generated debris (scrap metal, concrete from secant wall chipping, etc.) across the site. Langan observed 6 loads of construction and demolition (C&D) debris loaded onto trucks for off-site disposal.
- Installation of vapor barrier membrane components (GCP Preprufe® 300R, GCP Preprufe® 160R) in the new building cellar area at the southeastern part of the site in accordance with design documents.

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

Eight documentation endpoint soil samples were collected during this reporting period. Validated data from the documentation soil samples will be provided to NYSDEC in 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.

7. Information Regarding Percentage of Completion

The BCP project is approximately 90% complete.

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

The results of the QA/QC testing program at the in-situ stabilization (ISS) area at the northeastern corner of the site indicated significant variability in the compressive strength and permeability of the installed soil mix column wall; core specimens of the soil mix columns could not be recovered at multiple test locations for laboratory analysis. A detailed summary of the QA/QC testing program results were provided to NYSDEC in an email on July 26, 2023.

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.