

Monthly Progress Report No. 1

Former Tilsdale Lumber and Coal Redevelopment Site

8-01 and 8-51 26th Avenue, Queens, New York

Brownfield Cleanup Program Site #: **C241295**

Reporting Period: January 1st, 2026 – January 31st, 2026

1. Introduction

In accordance with the reporting requirements of the October 22nd, 2025 Brownfield Site Cleanup Agreement (BCA) for the Former Tilsdale Lumber and Coal Redevelopment Site, located at 8-01 and 8-51 26th Avenue in Queens, New York (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of KS Astoria Holdings LLC (the Volunteer), to summarize the work performed at the Site from January 1st, 2026 through January 31st, 2026.

The Site is identified as Block 906, Lots 1 and 5 on the New York City tax map and is located in the Astoria neighborhood of Queens. The Site is approximately 69,616 square feet (sq ft) (1.598 acres) and is currently an open, undeveloped lot used by several contractors for storage of equipment and materials. The Site is bounded by the East River to the north; an unimproved section of 26th Avenue, followed by an active construction site to the south; a 23-story multi-family building and two three-story, one- and two- family residences to the east; and an open, unimproved lot followed by two one-story industrial use buildings to the west. The Site location is shown on Figure 1.

The Site is located within a residential zoning district (R7-3) with a commercial overlay (C2-4) in an urban area characterized by multi-story residential and commercial buildings and, industrial and manufacturing buildings. The Volunteer plans to redevelop the Site for residential purposes, which is consistent with current zoning.

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

The following BCP and Investigation actions were noted during this reporting period:

- NYSDEC approved the January 2026 Remedial Investigation Work Plan (RIWP) on January 15th, 2026.
- Haley & Aldrich mobilized to the Site on January 29th, 2026, to observe Site conditions and mark out boring locations prior to the commencement of the Remedial Investigation (RI).

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

Anticipated actions for the next reporting period include implementation of the RI, including soil boring, permanent groundwater monitoring well, and soil vapor point installation and associated sample collection, and completion of a groundwater monitoring well survey.

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

No activity modifications were noted during this reporting period.

5. Results of Sampling, Testing and Other Relevant Data

No sampling, testing, or other relevant data collection has been completed during this reporting period.

6. Deliverables Submitted During This Reporting Period

No daily reports were submitted to NYSDEC and NYSDOH during this reporting period.

7. Information Regarding Percentage of Completion

The remedial investigation phase is 0% complete.

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

None.

9. Community Participation (CP) Plan Activities during This Reporting Period

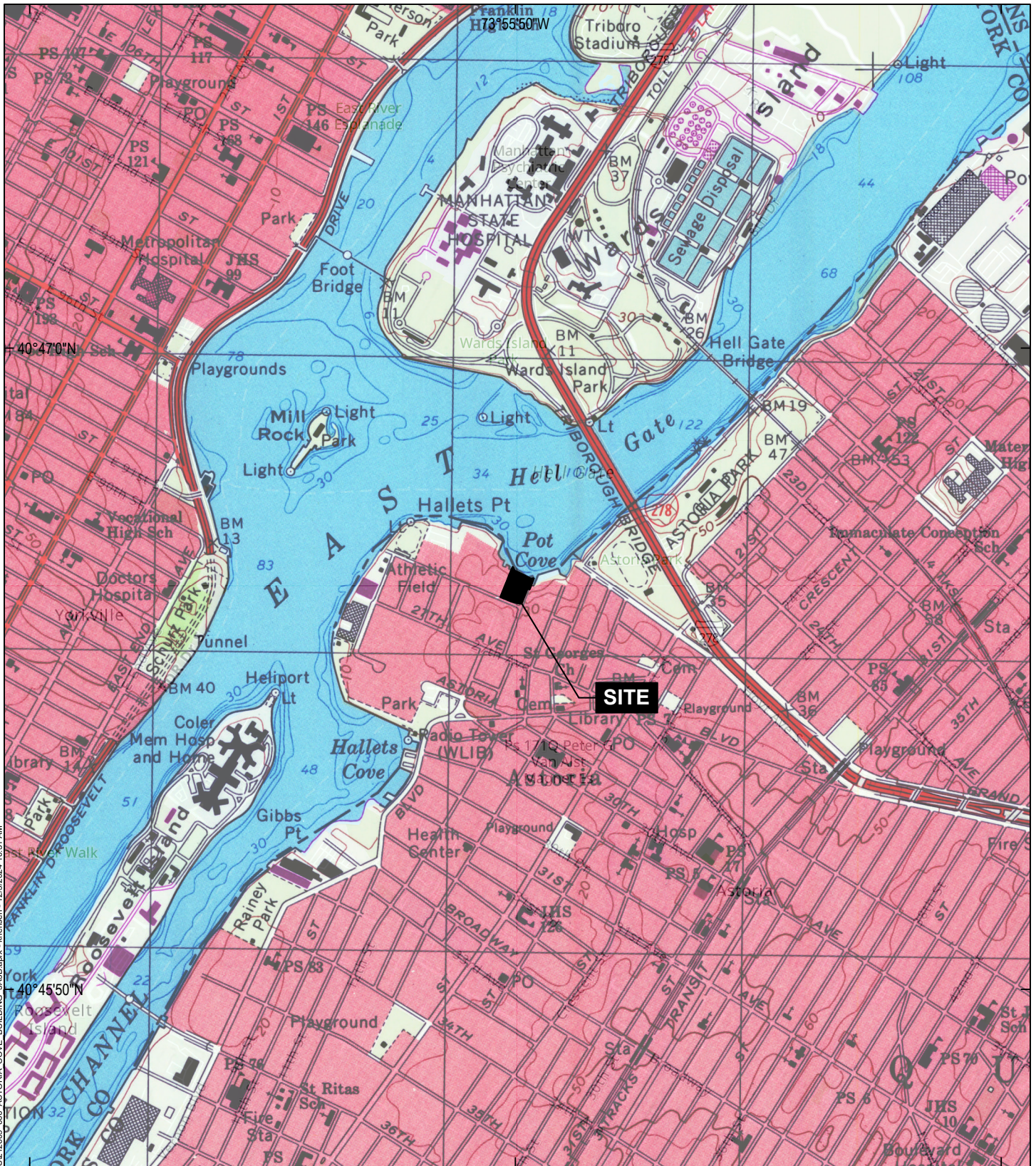
None.

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

None.

11. Miscellaneous Information

None.



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MAP SOURCE: USGS
 SITE COORDINATES: 40°46'34"N, 73°55'50"W

**HALEY
 ALDRICH**

8-01 AND 8-51 26TH AVENUE
 QUEENS, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 DECEMBER 2024

FIGURE 1