

Monthly Progress Report No. 2

Former Tilsdale Lumber and Coal Redevelopment Site

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

Brownfield Cleanup Program Site #: **C241295**

Reporting Period: February 1, 2026 – February 28, 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 February 1, 2026 through February 28, 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:

- In advance of the Remedial Investigation, a geophysical survey was conducted on February 3, 2026.
- Remedial Investigation activities, including the installation of 23 soil borings, 11 groundwater monitoring wells, and 11 soil vapor points and the collection of associated samples in accordance with the approved RIWP, were completed at the Site from February 3, 2026, to February 27, 2026.
- A groundwater monitoring well and soil boring survey were completed on February 27, 2026.

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

Anticipated actions for the next reporting period include the installation of additional soil

borings and collection of additional soil samples for delineation purposes, submission of the draft Remedial Investigation Report (RIR), validation of analytical data and submittal of Electronic Data Deliverables (EDDs) to the NYSDEC EQuIS database, and submission of the draft Remedial Action Work Plan (RAWP).

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

Results of sampling, testing, or other relevant data collected as part of the Remedial Investigation are undergoing validation and will be submitted as part of the RIR.

6. Deliverables Submitted During This Reporting Period

Twelve (12) daily reports were submitted to NYSDEC and New York State Department of Health (NYSDOH) during this reporting period.

7. Information Regarding Percentage of Completion

The remedial investigation phase is 90% 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

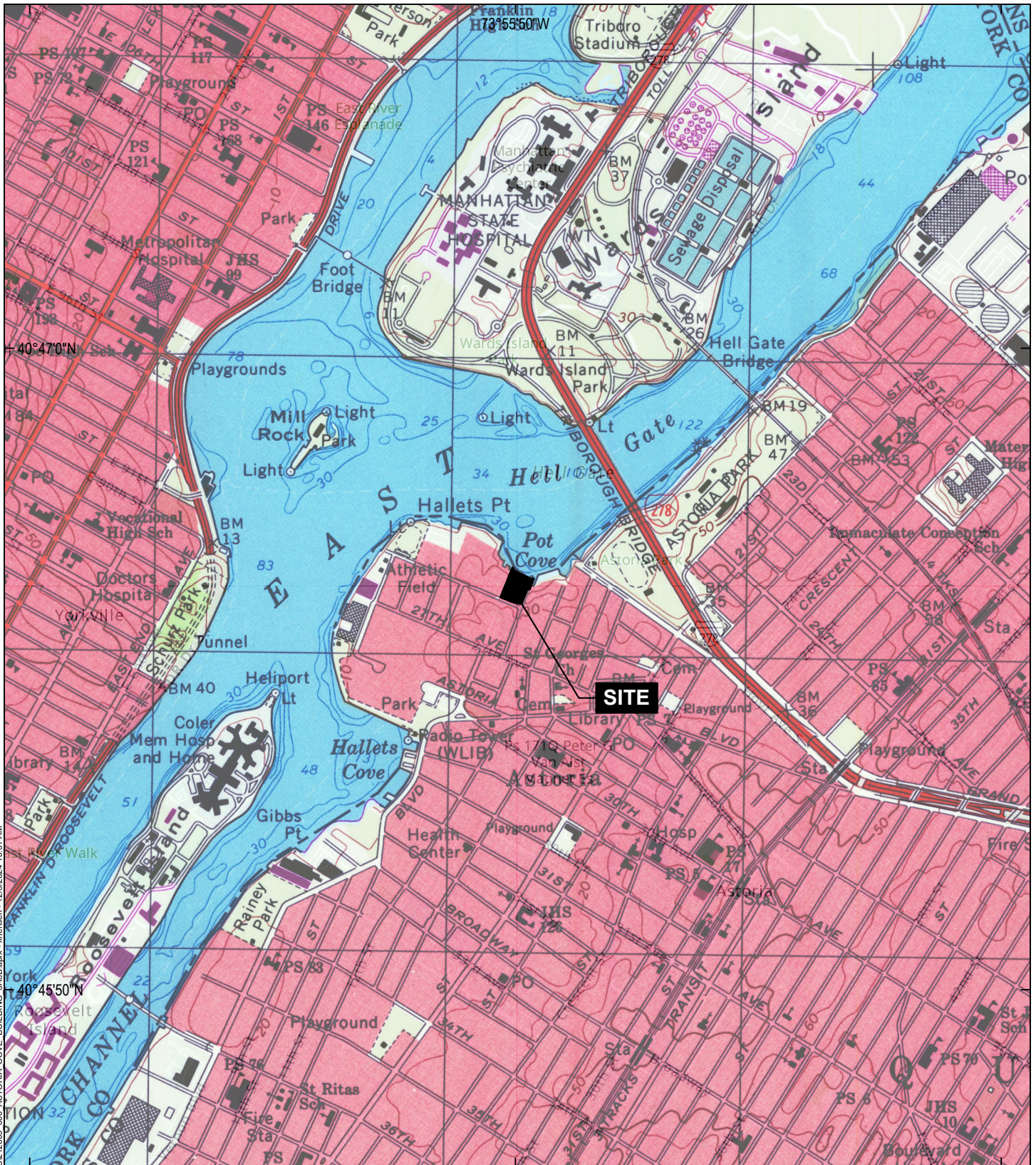
None.

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

None.

11. Miscellaneous Information

None.



GIS: haleyaldrich.com\share\CF\Projects\0211417\GIS\212609_000 ASTORIA COVE BUILDING 3A3B.aprx - hansen - 12/3/2024 10:31 AM



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