



## **Monthly Progress Report No. 5**

Former Tilsdale Lumber and Coal Redevelopment Site

8-01 and 8-51 26<sup>th</sup> Avenue, Queens, New York

Brownfield Cleanup Program Site #: **C241295**

Reporting Period: May 1, 2026 – May 31, 2026

### **1. Introduction**

In accordance with the reporting requirements of the October 22<sup>nd</sup>, 2025 Brownfield Site Cleanup Agreement (BCA) for the Former Tilsdale Lumber and Coal Redevelopment Site, located at 8-01 and 8-51 26<sup>th</sup> 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 May 1, 2026 through May 31, 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 26<sup>th</sup> 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**

No Investigation or Remedial Actions relative to the Site were noted during this reporting period.

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

Anticipated actions for the next reporting period include the draft Remedial Investigation Report (RIR) and draft RAWP entering the public comment period, and submission of a Fish and Wildlife Resource Impact Assessment (FWRIA) as part of the RIR.

### **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 and testing were conducted during this reporting period.

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

No deliverables were submitted during this reporting period.

**7. Information Regarding Percentage of Completion**

The Remedial Investigation phase is 100% 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**

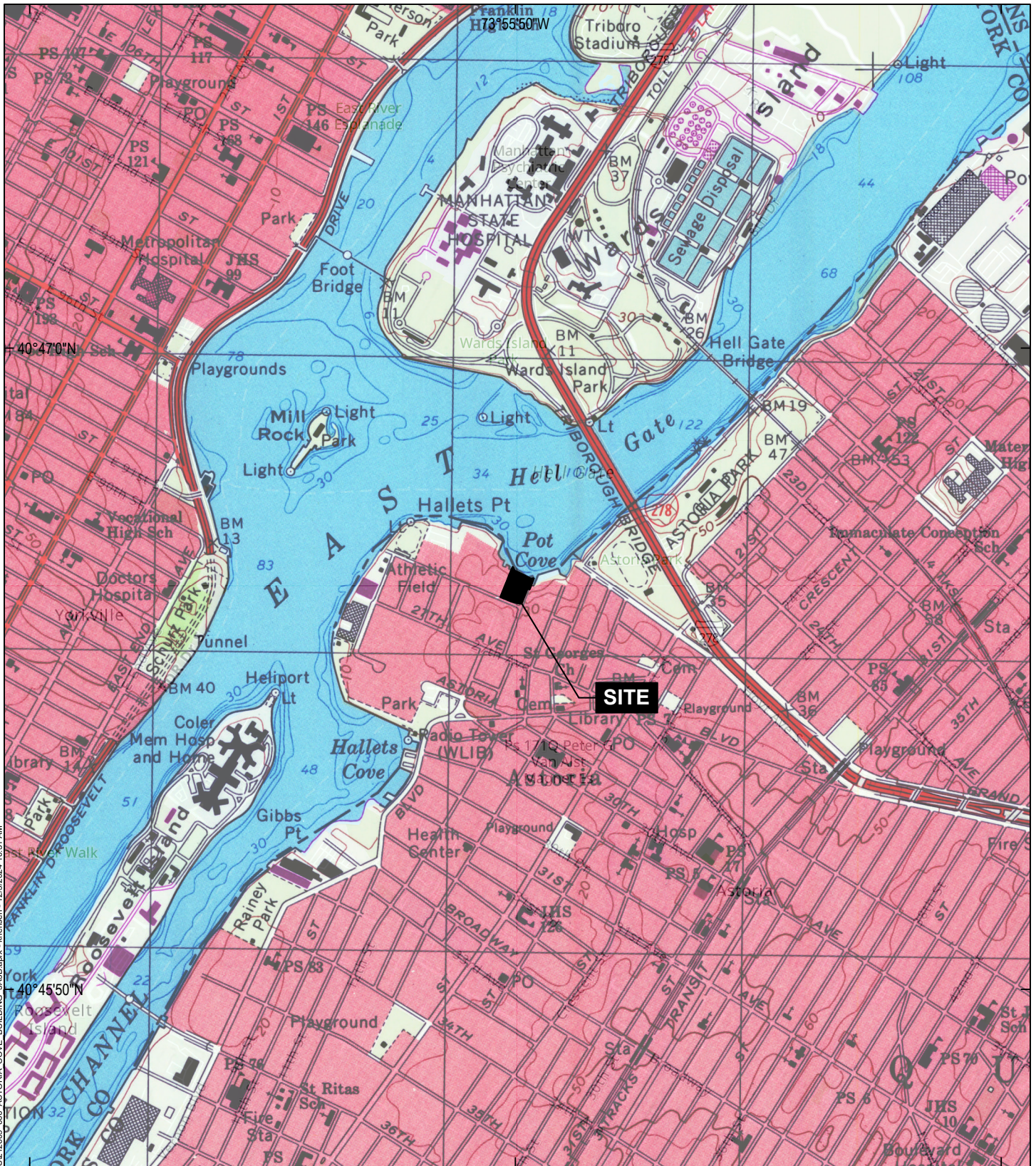
None.

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

The draft RIR and draft RAWP are anticipated to enter the 45-day public comment period during the next reporting period.

**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**