MONTHLY PROGRESS REPORT NO. 1
Willets Point Northern Outparcels
126-02, 126-12, and 126-16 Northern Boulevard, and 126-17 34th Avenue,
Queens County, New York
Brownfield Cleanup Program (BCP) Site No. C241303
Reporting Period: October 2026

1. Introduction

In accordance with Article XI of Appendix A of the October 5, 2026 Brownfield Site 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 on behalf of Queens Development Group II, LLC (the "Volunteer"). This report summarizes the work performed at the above-referenced site during October 2026.

The site is located at 126-02 (Lot 1), 126-12 (Lot 6), and 126-16 (Lot 108) Northern Boulevard, and 126-17 34th Avenue (Lot 34) in an urban area of the Flushing neighborhood of Queens, New York and is identified as Block 1820 and Lots 1, 6, 34, and 108 on the Queens borough tax map. An RP-602 Application for Mergers and Appointments was submitted to the New York City Department of Finance (NYCDOF) to revise the existing tax lot configuration for Queens Block 1820 on March 12, 2026. After the boundary revisions, Block 1820 will consist of tentative lot "A" (0.33607 acres) for public planned open space and tentative lot "B" (2.22802 acres) for a planned mixed-use affordable housing and commercial use building. The site was previously improved with seven one-story buildings, which were demolished between May and June 2026, and was most recently used for automobile maintenance, repair and storage, used tire shops, and as a wrecking/junk yard.

The site is bound by Northern Boulevard to the north, a vacant lot (Brownfield Cleanup Program [BCP] Site No. C241146G) to the east, 34th Avenue to the south, and Seaver Way to the west.

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

On October 6, 2026, NYSDEC Approved the August 2026 Citizen Participation Plan (CPP).

On October 8, 2026, NYSDEC Approved the September 10, 2026 Interim Remedial Measures Work Plan (IRMWP).

On October 12, 2026, Langan sent a 7-Day notification to NYSDEC via email prior to the start of activities associated with the IRMWP. Mobilization and IRM activities were anticipated to begin on October 26, 2026; however, on October 23, 2026 Langan notified NYSDEC via email that mobilization and IRM activities are now anticipated to begin in November.

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

Implementation of the Interim Remedial Measures Work Plan (IRMWP) is anticipated to begin in November. IRM activities will be documented in Daily Field Reports (DFRs) submitted to NYSDEC.

Langan will submit a draft Pre-design Investigation (PDI) and Treatability Study (TS) Workplan to NYSDEC.

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

None

7. Information Regarding Percentage of Completion

This project is about 1% 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

The CPP and IRMWP were submitted to the public repositories (Queens Community Board 7 and Queens Public Library – Flushing) on October 9, 2026.

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

None

11. Miscellaneous Information

None



NOTE: ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
SOURCE: "QUADRANGLE MAP FLUSHING, NEW YORK - NEW YORK 7.5-MINUTE SERIES", U.S. GEOLOGICAL SURVEY, 2016

LEGEND:

APPROXIMATE SITE BOUNDARY

2000 0 1000 2000

SCALE IN FEET

LANGAN

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Project	WILLETS POINT NORTHERN OUTPARCELS BLOCK No. 1820, LOT Nos. 1, 6, 34, 108 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170197644
Date	03/04/2026
Drawn By	VK
Checked By	EB
Figure	1 Figure 1 of 8

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Filename: \\Langan.com\data\NY\data6\170197670\Project Data\CAD\Sheet Files\Willets Point Northern Parcels - RIR\FG01 - Site Location Map.dwg Date: 3/9/2026 Time: 11:22 User: gdegennaro Style Table: Langan.stb Layout: BCP AP