

**Monthly Progress Report No. 45**  
ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site # C241173  
Reporting Period: July 2021

**1. Introduction**

In accordance with Article XI – Progress Reports of the 03 February 2016 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report (MPR) on behalf of PLAX B25, LLC (Participant) to summarize the work performed at 4-40 44<sup>th</sup> Drive, Long Island City, New York (the site) during July 2021.

The site (Block 25, Lot 15) is located in the Long Island City neighborhood of Queens, New York and consists of an irregularly-shaped, 202,500-square-foot ( $\pm$ 4.65-acre) lot. The site is located on the city block bordered by 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue to the north, 5<sup>th</sup> Street and Vernon Boulevard on the east, Anable Basin to the south, and the East River to the west. The site is currently occupied by single- and multi-story industrial and manufacturing buildings and a parking lot. Elevations at the site range from elevation (el) 9 feet in the northeast part of the site near 45<sup>th</sup> Avenue to about el 6.5 feet in the southern and western part of the site near the East River and Anable Basin. All elevations presented herein are measured in feet and referenced to the North American Vertical Datum of 1988 (NAVD88). A site location map is attached to this progress report as Figure 1.

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

On July 28, 2021, Langan submitted the draft Supplemental Remedial Investigation Work Plan (SRIWP) No. 4 to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) for review and approval. The SRIWP includes additional groundwater monitoring. The data collected during the Supplemental Remedial Investigation (SRI) will be used to understand current groundwater conditions at the site, update the draft remedial investigation report (RIR), and evaluate remedial alternatives and key assumptions related to groundwater remediation.

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

Langan will await comments and/or approval from the NYSDEC and NYSDOH on SRIWP No. 4. If approval or comments are received within the next reporting period, Langan will revise the work plan, as warranted, and/or potentially begin implementing the work.

**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**

On July 28, 2021, Langan submitted the draft SRIWP No. 4 to the NYSDEC and NYSDOH.

**7. Information Regarding Percentage of Completion**

Site remediation is 20 percent 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.

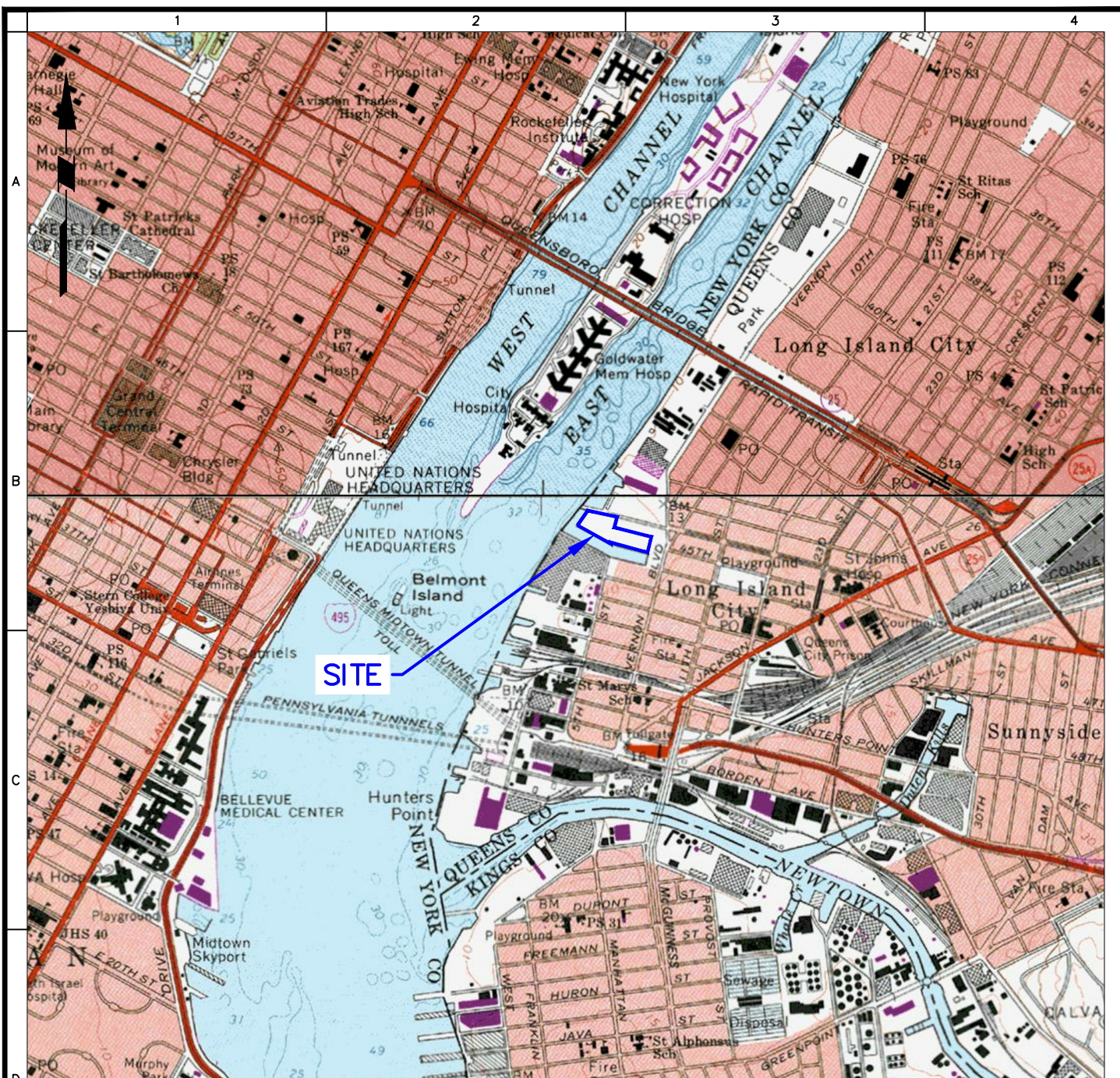
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

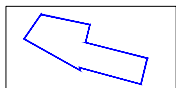
**11. Miscellaneous Information**

None.





# LEGEND



APPROXIMATE SITE BOUNDARY

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP, BROOKLYN (1967) AND CENTRAL PARK (1966)

**LANGAN**

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Project

**ABC - BLOCK 25**

BLOCK No. 25, LOT No. 15  
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

**SITE  
LOCATION  
MAP**

Project No.  
170340202

Date  
3/28/2017

Scale  
NTS

Drawn By JL Checked By GCW

Submission Date

Figure No.

**1**