

**Monthly Progress Report No. 47**  
ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site # C241173  
Reporting Period: September 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 September 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**

Between September 13 through 20, 2021, Langan implemented the New York State Department of Environmental Conservation (NYSDEC)-approved August 12, 2021 Supplemental Remedial Investigation Work Plan (SRIWP) No. 4.

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

Groundwater sampling results from Supplemental Remedial Investigation (SRI) No. 4 will be used to understand groundwater conditions and evaluate remedial alternatives and key assumptions related to groundwater remediation.

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

None.

**5. Results of Sampling, Testing and Other Relevant Data**

Validated groundwater sampling results generated from SRI No. 4 will be tabulated and included in the updated draft Remedial Investigation Report (RIR). Results will also be submitted to the NYSDEC as an electronic data deliverable (EDD).

**6. Deliverables Submitted during this Reporting Period**

Daily reports summarizing SRI implementation, locations of work, samples collected, notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

**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.

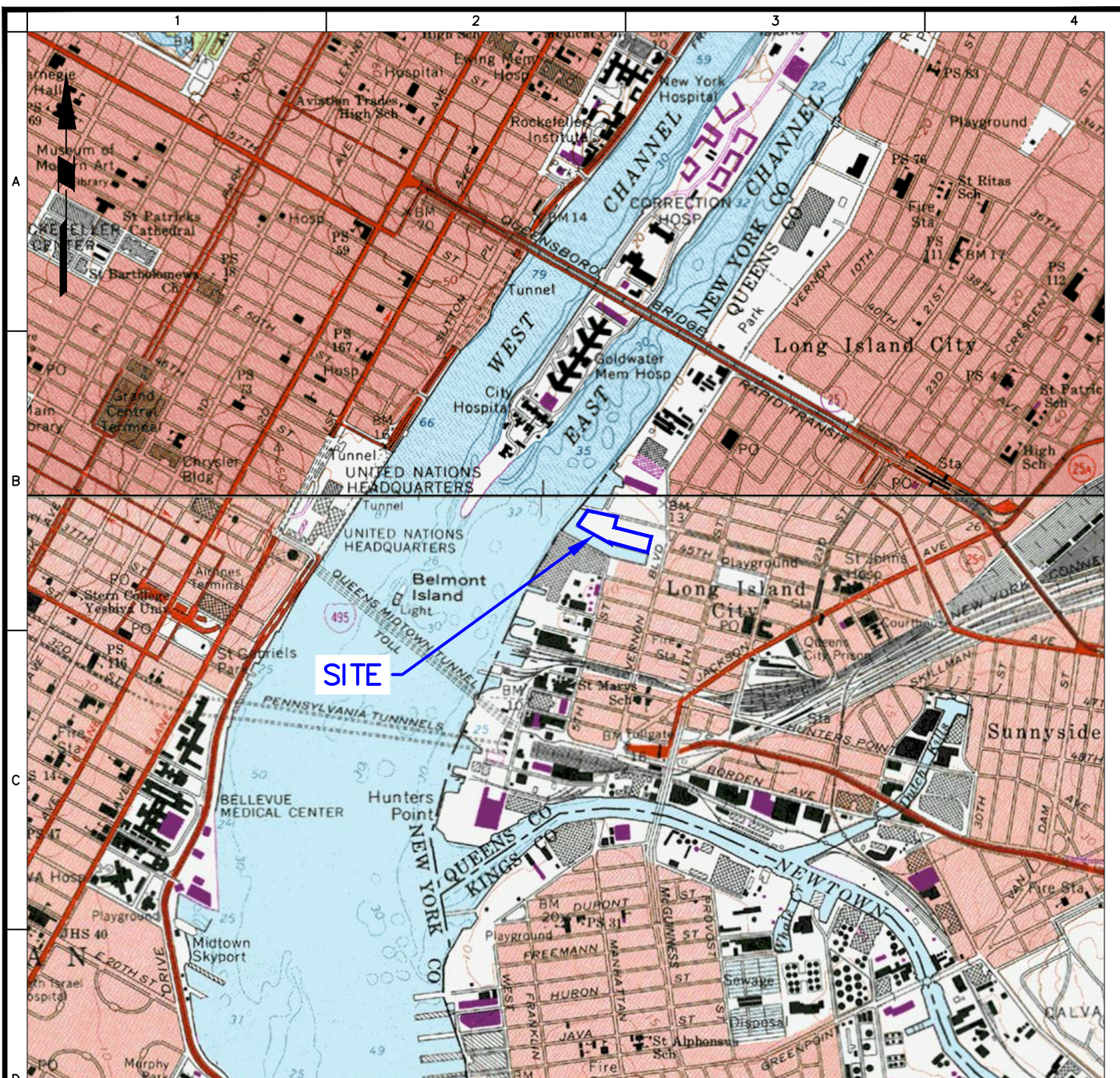
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

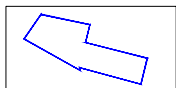
**11. Miscellaneous Information**

None.





# LEGEND



APPROXIMATE SITE BOUNDARY

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

**LANGAN**

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Langan CT, Inc.  
Langan International LLC  
Collectively known as Langan

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**