

Monthly Progress Report No. 51
ABC Block 25
4-40 44th Drive
Long Island City, New York
Brownfield Cleanup Program Site # C241173
Reporting Period: January 2022

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 44th Drive, Long Island City, New York (the site) during January 2022.

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 (± 4.65 -acre) lot. The site is located on the city block bordered by 44th Drive and 45th Avenue to the north, 5th 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 45th 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 January 21, 2022 Langan, on behalf of the Participant, and the New York State Department of Environmental Conservation (NYSDEC) held a virtual meeting to discuss groundwater sampling results and findings generated by the implementation of Supplemental Remedial Investigation Work Plan (SRIWP) No. 4 and to scope the remedy for ABC Block 25.

During this meeting, Langan and the NYSDEC agreed that the Participant would implement an additional Supplemental remedial Investigation (SRI), SRI No. 5, to further investigate soil vapor, sub-slab vapor, and indoor air quality and the potential for soil vapor intrusion (SVI) at part of the site to inform the remedial action.

Langan continued updating the draft RIR to include groundwater sampling results from SRI No. 4.

On February 2, 2022, Langan, on behalf of the Participant, sent an email to the NYSDEC outlining the investigation scope and the means and methods for the SRI No. 5.

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

Langan will prepare and submit a work plan for SRI No. 5, and once approved, implement SRI No.5 in accordance with New York State Department of Health (NYSDOH) guidance, and the protocols set forth in the August 5, 2016 Remedial Investigation Work Plan (RIWP).

Lagan will update the draft RIR with results and findings from SRI No. 5 if they are received during the next reporting period, the updated, draft RIR may be submitted to NYSDEC for review.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated soil vapor, sub-slab vapor, and indoor air sampling results generated from SRI No. 5 will be tabulated and included in the updated draft RIR. Results will also be submitted to the NYSDEC as an electronic data deliverable (EDD).

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

Site remediation is about 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

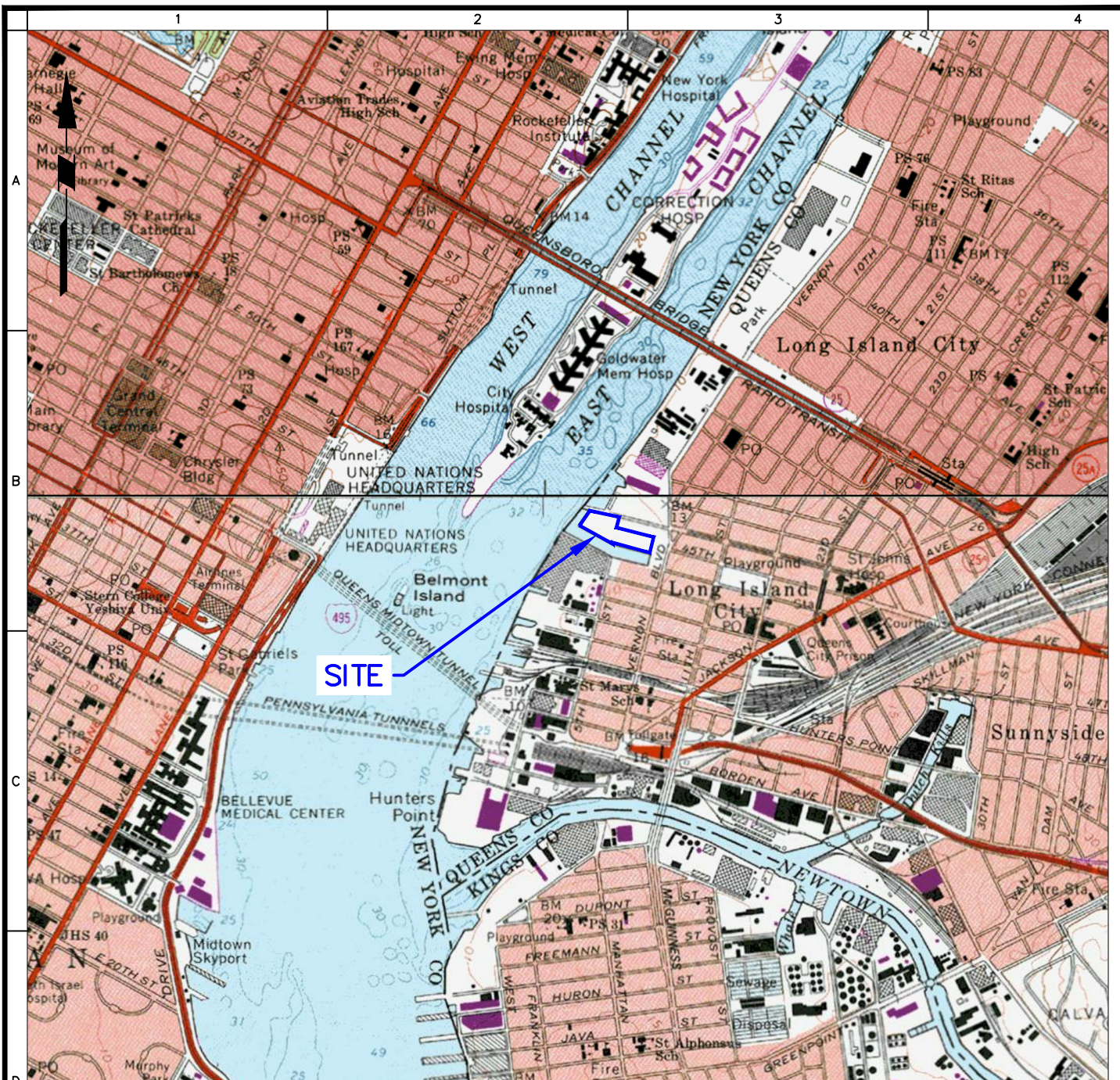
None.

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

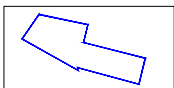
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
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