

**Monthly Progress Report No. 39**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: January 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 B27, LLC (Participant) to summarize the work performed at 5-46 46<sup>th</sup> Avenue, Long Island City, New York (the site) during January 2021.

The site (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 105,150 square-feet ( $\pm$ 2.42-acre) lot. The site is located on the city block bordered by 46<sup>th</sup> Avenue to the north, Vernon Boulevard on the east, 46<sup>th</sup> Road to the south, and 5<sup>th</sup> Street to the west. The site is currently occupied by single- and multi-story residential, manufacturing, and industrial buildings. Elevations at the site range from elevation (el.) 7 feet in the northwest part of the site near 5<sup>th</sup> Street to about el. 10 feet in the southeast part of the site near Vernon Boulevard. 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 27, 2021, Langan submitted Supplemental Remedial Investigation Work Plan (SRIWP) No. 3 to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) and received approval from the NYSDEC on February 5, 2021.

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

The Participant will implement the bi-annual soil vapor sampling during the heating season at Lots 4 and 17 in accordance with the approved November 2019 Interim Remedial Measures Work Plan (IRMWP).

Langan will implement the scope of work in SRIWP No. 3.

Langan will continue drafting the Construction Completion Report (CCR) for the IRM on Lots 4 and 17. The draft CCR will include results of the forthcoming heating season sampling event.

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

None.

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

Validated soil vapor sampling results from the upcoming sampling event will be provided in the forthcoming MPRs and in an updated version of the draft Remedial Investigation Report (RIR).

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

None.

**7. Information Regarding Percentage of Completion**

Site remediation is 25 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**

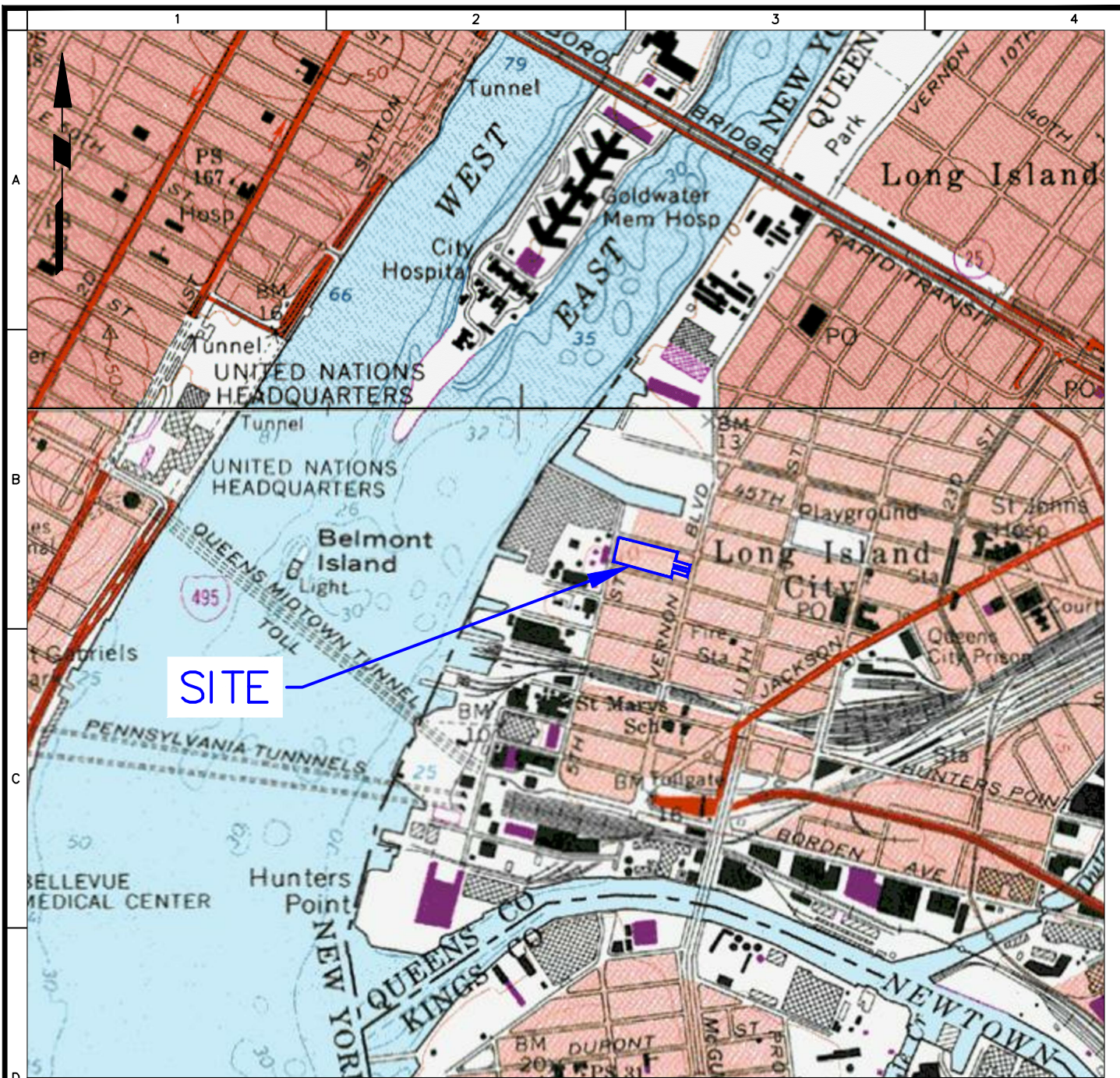
None.

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

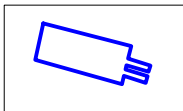
Copies of the approved SRIWP No. 3 will be placed in the document repositories for the project.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langon Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langon Engineering and Environmental Services, Inc. Langon CT, Inc. Langon International LLC Collectively known as Langon</p>	<p>Project</p> <p><b>ABC - BLOCK 27</b></p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY QUEENS NEW YORK</p>	<p>Figure Title</p> <p><b>SITE LOCATION MAP</b></p>	<p>Project No. 170340204</p> <p>Date 2/17/2016</p> <p>Scale NTS</p> <p>Drawn By JL</p> <p>Checked By GCW</p> <p>Submission Date</p>	<p>Figure No.</p> <p><b>1</b></p>
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