

**Monthly Progress Report No. 41**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: March 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 March 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**

Langan implemented the NYSDEC-approved Supplemental Remedial Investigation Work Plan (SRIWP) No. 3, dated February 5, 2021, between March 11 and March 25, 2021.

During SRIWP implementation two monitoring wells, MW31S and MW31D, were inaccessible due to tenant-related activities. Langan will return to sample the wells once they become accessible.

On March 25, 2021, investigation derived waste (IDW) generated by the SRI No. 3 was transported off-site by AARCO Environmental Services Corp. (AARCO) to the Dale Transfer Corp. transfer station in West Babylon, New York for future disposal at a permitted disposal facility.

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

Langan will continue drafting the Construction Completion Report (CCR) for the Interim Remedial Measure (IRM) implemented on Lots 4 and 17. The draft CCR will include results of the February 2021 heating season sampling event.

Langan will update the draft Remedial Investigation Report (RIR) with the results from SRI No. 3.

**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 January 2021 bi-annual soil vapor sampling event on Lots 4 and 17 will be tabulated and incorporated in the forthcoming CCR and draft Remedial Investigation Report (RIR).

Validated soil vapor and groundwater sampling results from SRI No. 3 will be tabulated and included in the updated draft 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**

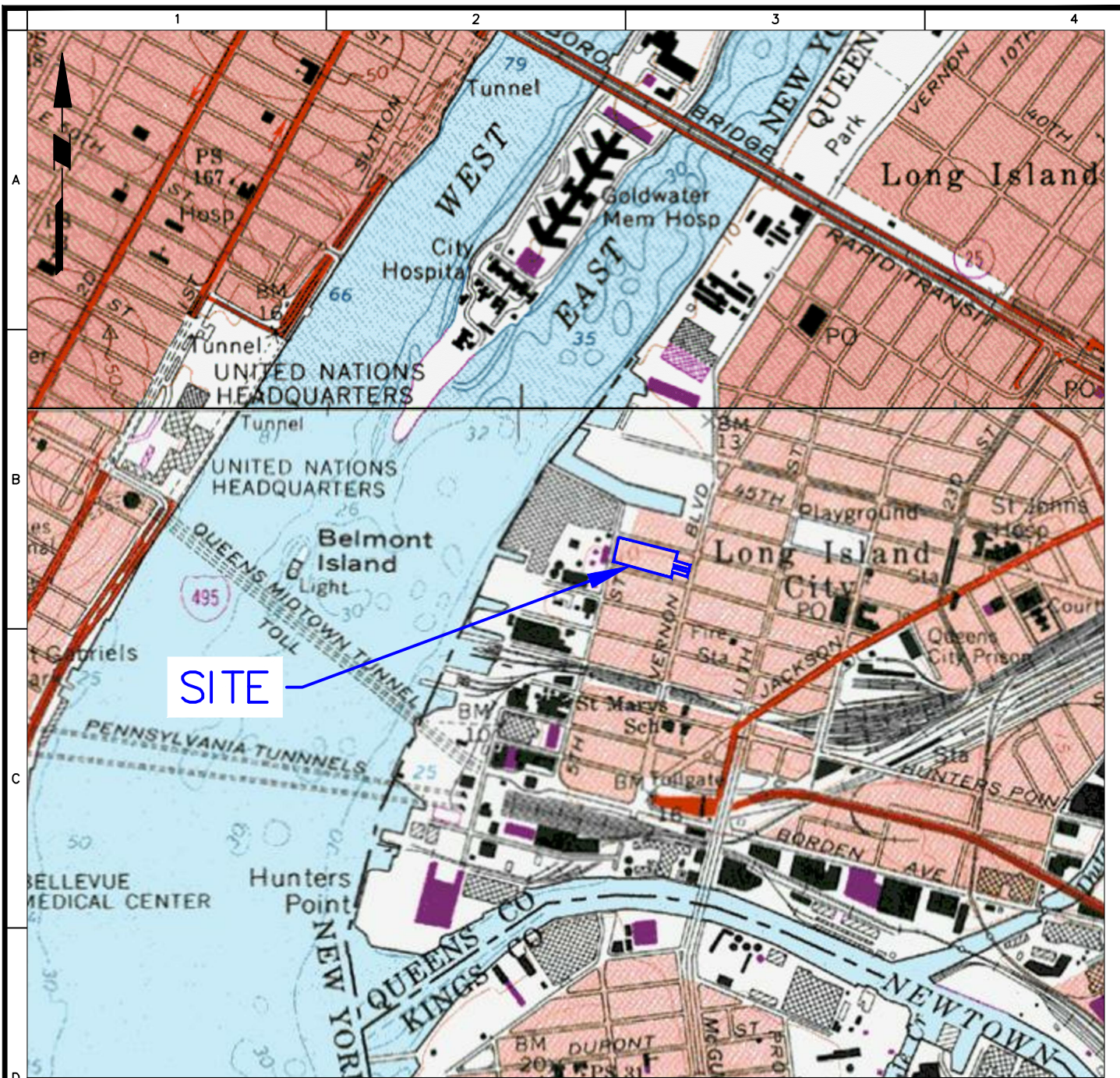
None.

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

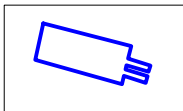
None.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

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	<b>ABC - BLOCK 27</b>	<b>SITE LOCATION MAP</b>	Date 2/17/2016	<b>1</b>
	BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY		Scale NTS	
	QUEENS NEW YORK	Drawn By JL	Checked By GCW	
		Submission Date		