

Monthly Progress Report No. 42
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: April 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 46th Avenue, Long Island City, New York (the site) during April 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 (± 2.42 -acre) lot. The site is located on the city block bordered by 46th Avenue to the north, Vernon Boulevard on the east, 46th Road to the south, and 5th 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 5th 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 April 12, 2021, Langan contacted the New York State Department of Environmental Conservation (NYSDEC) via email to inform them that monitoring wells MW-31S and MW31D were inaccessible due to tenant activities during implementation of Supplemental Remedial Investigation (SRI) No. 3. These wells will instead be sampled in June 2021, when access to monitoring wells MW-31S and MW-31D is expected.

Langan continued preparing the Construction Completion Report (CCR) for the Interim Remedial Measure (IRM) implemented on Lots 4 and 17.

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

Langan will submit the draft CCR to the NYSDEC.

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 February 2021 bi-annual soil vapor sampling event on Lots 4 and 17 will be tabulated and incorporated in the forthcoming CCR and draft RIR.

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

ABC Block 27
5-46 46th Avenue, Long Island City, NY
BCP Site No. C241175
Monthly Progress Report No. 42

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

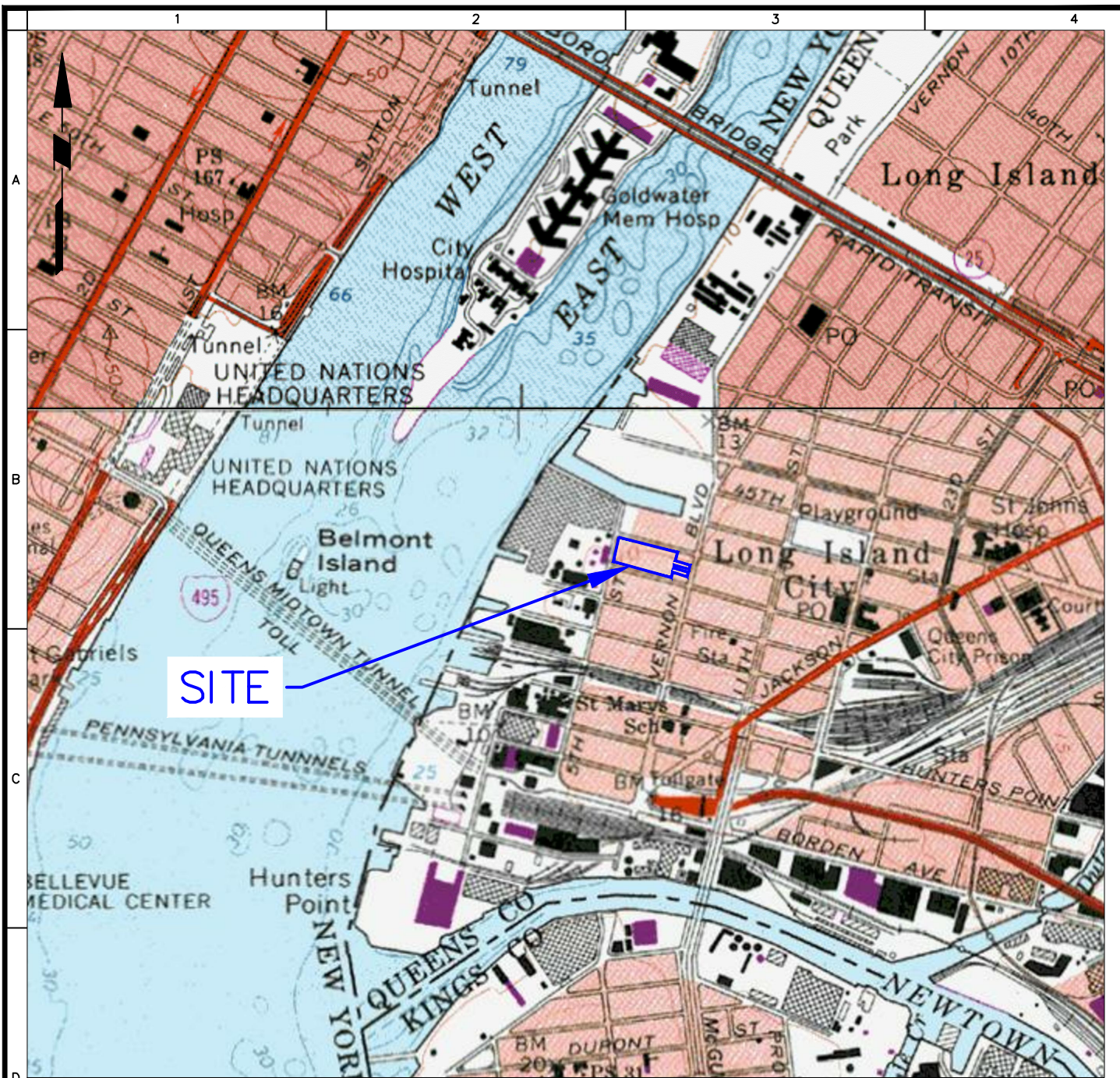
None.

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

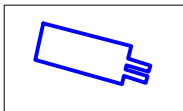
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

<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>	Project	Figure Title	Project No.	Figure No.	
	<p>ABC - BLOCK 27</p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37</p> <p>LONG ISLAND CITY</p> <p>QUEENS NEW YORK</p>	<p>SITE LOCATION MAP</p>	170340204	<p>1</p>	
			Date		2/17/2016
			Scale		NTS
			Drawn By		Checked By
	JL	GCW	Submission Date		