

Monthly Progress Report No. 45
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: July 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 July 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 July 28, 2021, Langan submitted the draft Supplemental Remedial Investigation Work Plan (SRIWP) No. 4 to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) for review and approval. The SRIWP includes additional groundwater monitoring. The data collected during the Supplemental Remedial Investigation (SRI) will be used to understand current groundwater conditions at the site, update the draft remedial investigation report (RIR), and evaluate remedial alternatives and key assumptions related to groundwater remediation.

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

Langan will await comments and/or approval from the NYSDEC and NYSDOH on SRIWP No. 4. If approval or comments are received within the next reporting period, Langan will revise the work plan, as warranted, and/or potentially begin implementing the work.

Langan will await comments and/or approval from the NYSDEC and NYSDOH on the Construction Completion Report (CCR) for interim remedial measures implemented on Lot 4 and Lot 17. If comments are received within the next reporting period, Langan will begin revising the CCR.

Langan will perform the biannual composite cover inspection and sub-slab vapor/indoor air sampling event on Lots 4 and 17.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None

6. Deliverables Submitted during this Reporting Period

On July 28, 2021, Langan submitted the draft SRIWP No. 4 to the NYSDEC and NYSDOH.

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

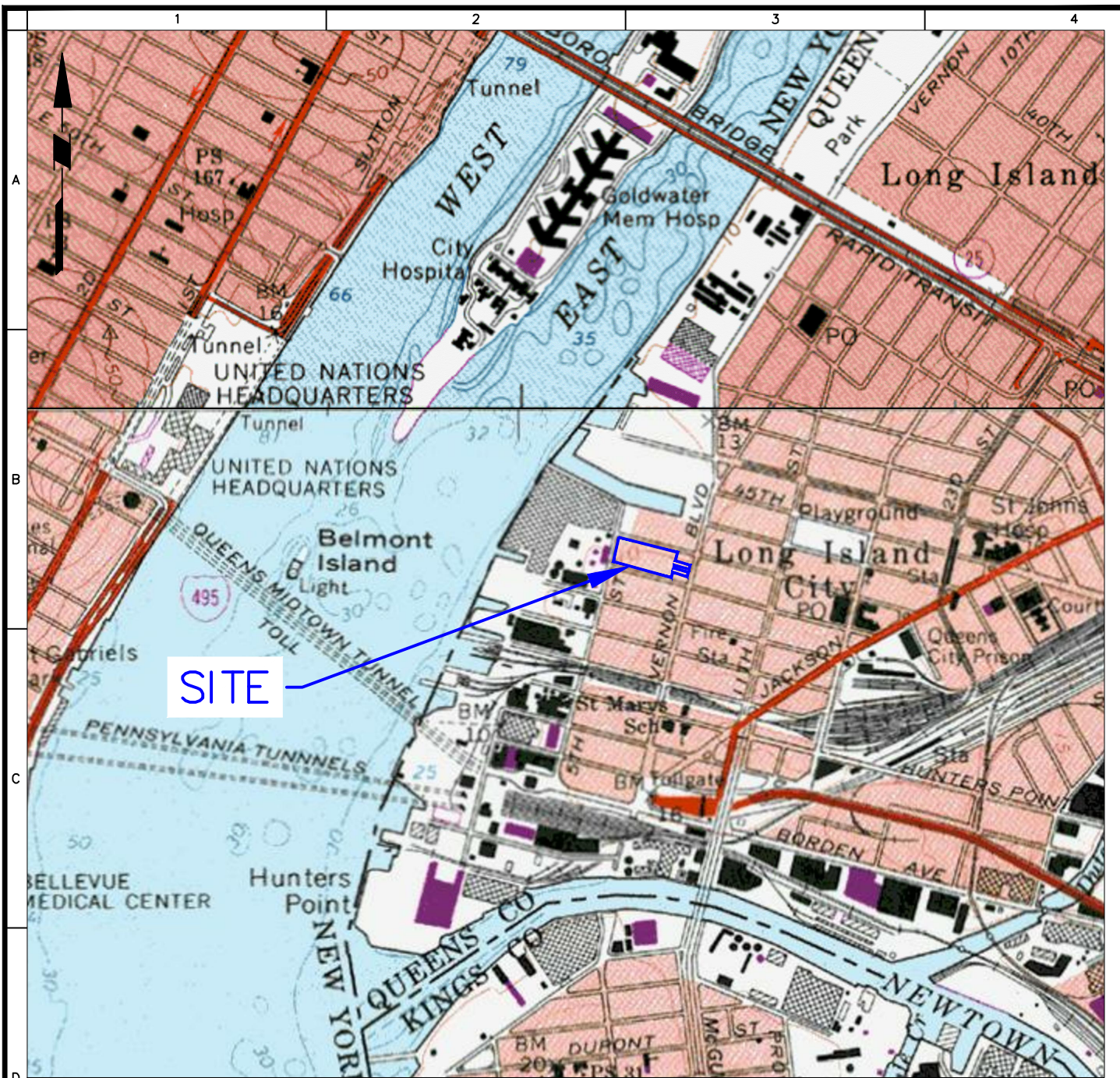
None.

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

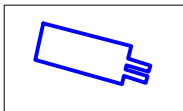
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

<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>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>Figure Title</p> <p>SITE LOCATION MAP</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>1</p>
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