

**Monthly Progress Report No. 46**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: August 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 August 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 August 12, 2021, the New York State Department of Environmental Conservation (NYSDEC) approved the Supplemental Remedial Investigation Work Plan (SRIWP) No. 4.

Between August 16 and 17, 2021, Langan completed the annual composite cover inspection and bi-annual soil vapor sampling event (non-heating season) on Lots 4 and 17 in accordance with the Interim Site Management Plan (ISMP), dated June 25, 2021. The ISMP was included as Appendix K of the Construction Completion Report (CCR) submitted to the NYSDEC on June 28, 2021.

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

On September 8, 2021, Langan began implementing Supplemental Remedial Investigation (SRI) No. 4. Langan will continue implementing SRIWP No. 4 during the next reporting period.

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

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

None.

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

Validated soil vapor, indoor air, and ambient air sampling results from the August 2021 bi-annual soil vapor sampling events on Lots 4 and 17 will be tabulated and included in the forthcoming biannual monitoring report and submitted to the NYSDEC as an electronic data deliverable (EDD).

Validated groundwater sampling results generated from SRI No. 4 will be tabulated and included in the updated draft Remedial Investigation Report (RIR) and submitted to the NYSDEC as an EDD.

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

None.

**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**

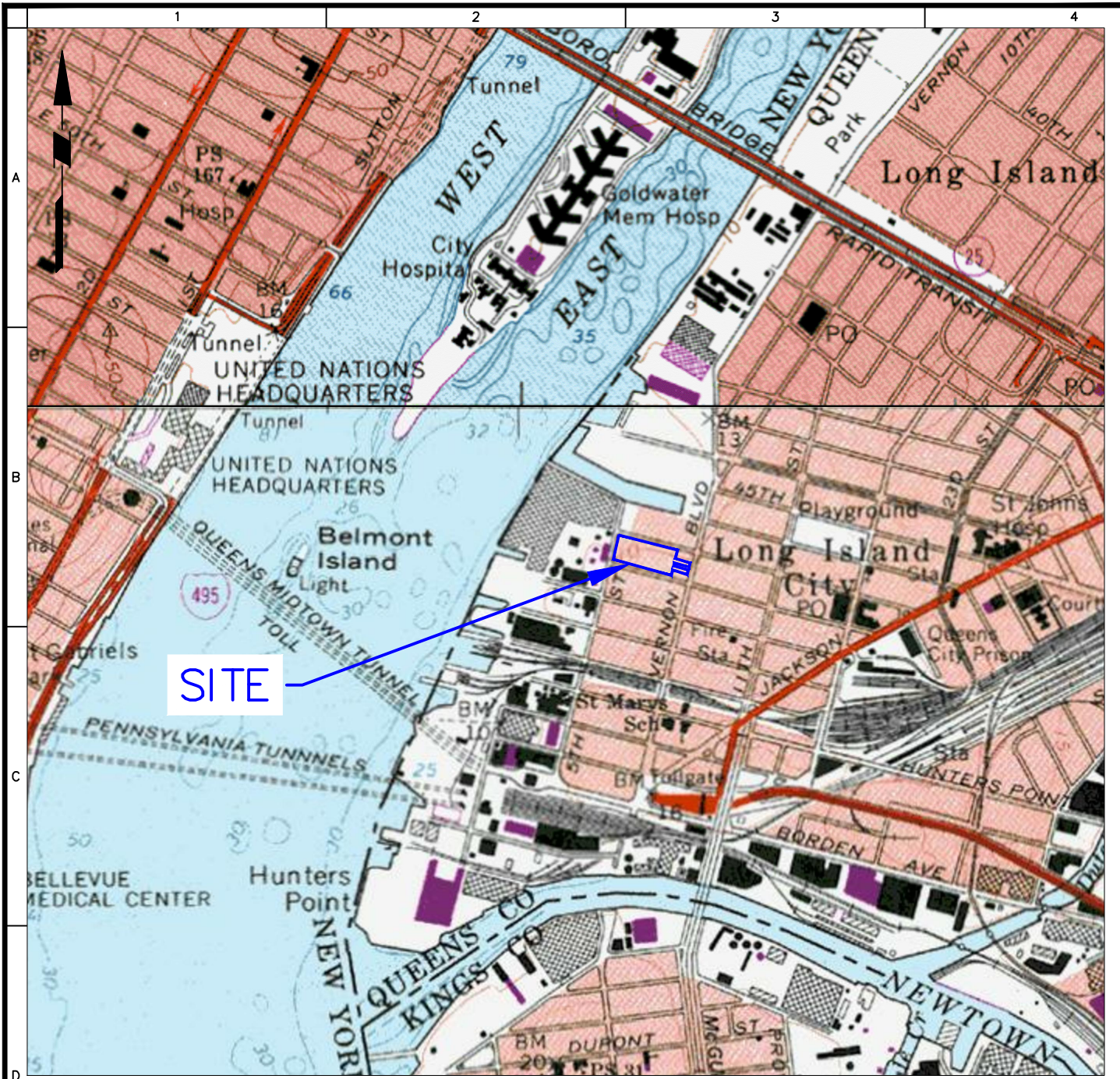
None.

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

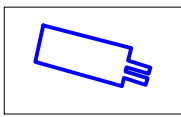
None.

**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 Langan</p>	Project	Figure Title	Project No.	Figure No.	
	<p><b>ABC - BLOCK 27</b></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><b>SITE LOCATION MAP</b></p>	170340204	<p><b>1</b></p>	
			Date		2/17/2016
			Scale		NTS
			Drawn By		Checked By
	JL	GCW	Submission Date		