

Monthly Progress Report No. 47
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: September 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 September 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

Between September 8 through 23, 2021, Langan implemented the New York State Department of Environmental Conservation (NYSDEC)-approved August 12, 2021 Supplemental Remedial Investigation Work Plan (SRIWP) No. 4.

Langan began drafting the biannual monitoring report to document the annual composite cover inspection and biannual 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) dated June 25, 2021, which was submitted to the NYSDEC on June 28, 2021.

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

Groundwater sampling results from Supplemental Remedial Investigation (SRI) No. 4 will be used to understand groundwater conditions and evaluate remedial alternatives and key assumptions related to groundwater remediation.

Langan will await comments and/or approval from the NYSDEC and New York State Department of Health (NYSDOH) on the CCR submitted to the NYSDEC on June 28, 2021. If comments are received within the next reporting period, Langan will begin revising the CCR.

Langan will submit the biannual monitoring report to the NYSDEC and NYSDOH.

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 biannual soil vapor sampling events on Lots 4 and 17 will be tabulated and included in the forthcoming biannual monitoring report.

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

The results from both studies will also be submitted to the NYSDEC as an electronic data deliverable (EDD).

6. Deliverables Submitted during this Reporting Period

Daily reports summarizing SRI implementation, locations of work, samples collected, deviations from planned activities, notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

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

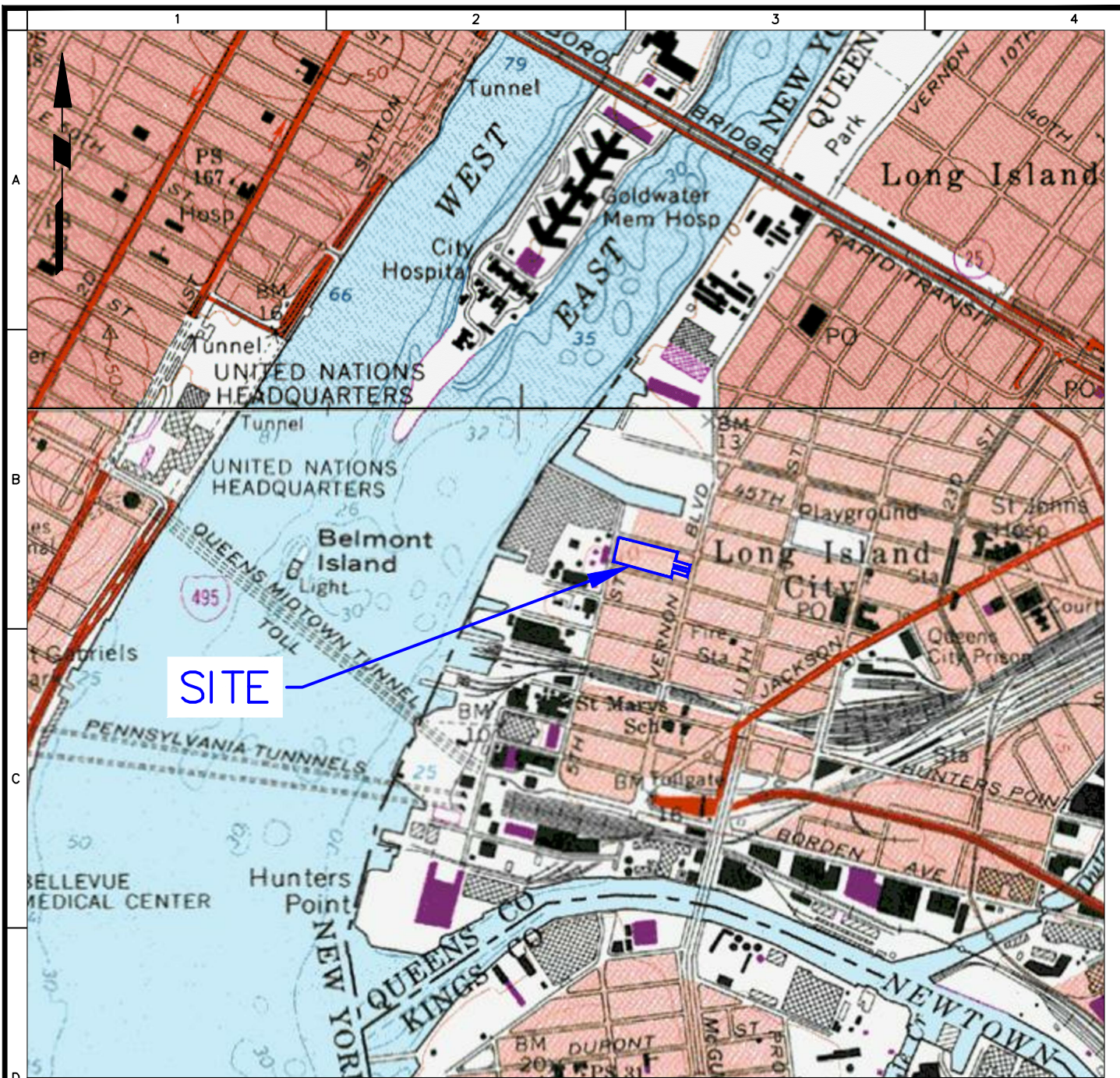
None.

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

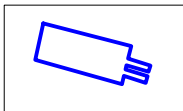
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

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	<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		