

Monthly Progress Report No. 49
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: November 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 November 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

Langan began updating the draft Remedial Investigation Report (RIR) to include groundwater sampling results from Supplemental Remedial Investigation (SRI) No. 4.

On November 2, 2021, the New York State Department of Environmental Conservation (NYSDEC) provided Langan with comments on the Construction Completion Report (CCR) (submitted on June 28, 2021). Langan revised the CCR per the comments received and resubmitted the CCR on November 4, 2021.

On November 11, 2021 the NYSDEC approved the revised CCR.

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

Langan will continue updating the draft RIR with groundwater sampling results and findings from SRI No. 4.

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 November 2, 2021, Langan submitted the 2021 Non-Heating Season Bi-annual Report – Lots 4 and 17 to the NYSDEC and New York State Department of Health (NYSDOH) for review and approval. The report details the inspection conditions and monitoring results from the annual composite cover system inspection and the “Non-Heating Season” vapor intrusion monitoring event completed in August 2021 on Lots 4 and 17 and an addition sub-slab/indoor air sampling and vapor intrusion monitoring event completed on Lot 17 on October 7, 2021 at the discretion of the Participant.

On November 4, 2021, Langan submitted the revised CCR to the NYSDEC and NYSDOH.

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

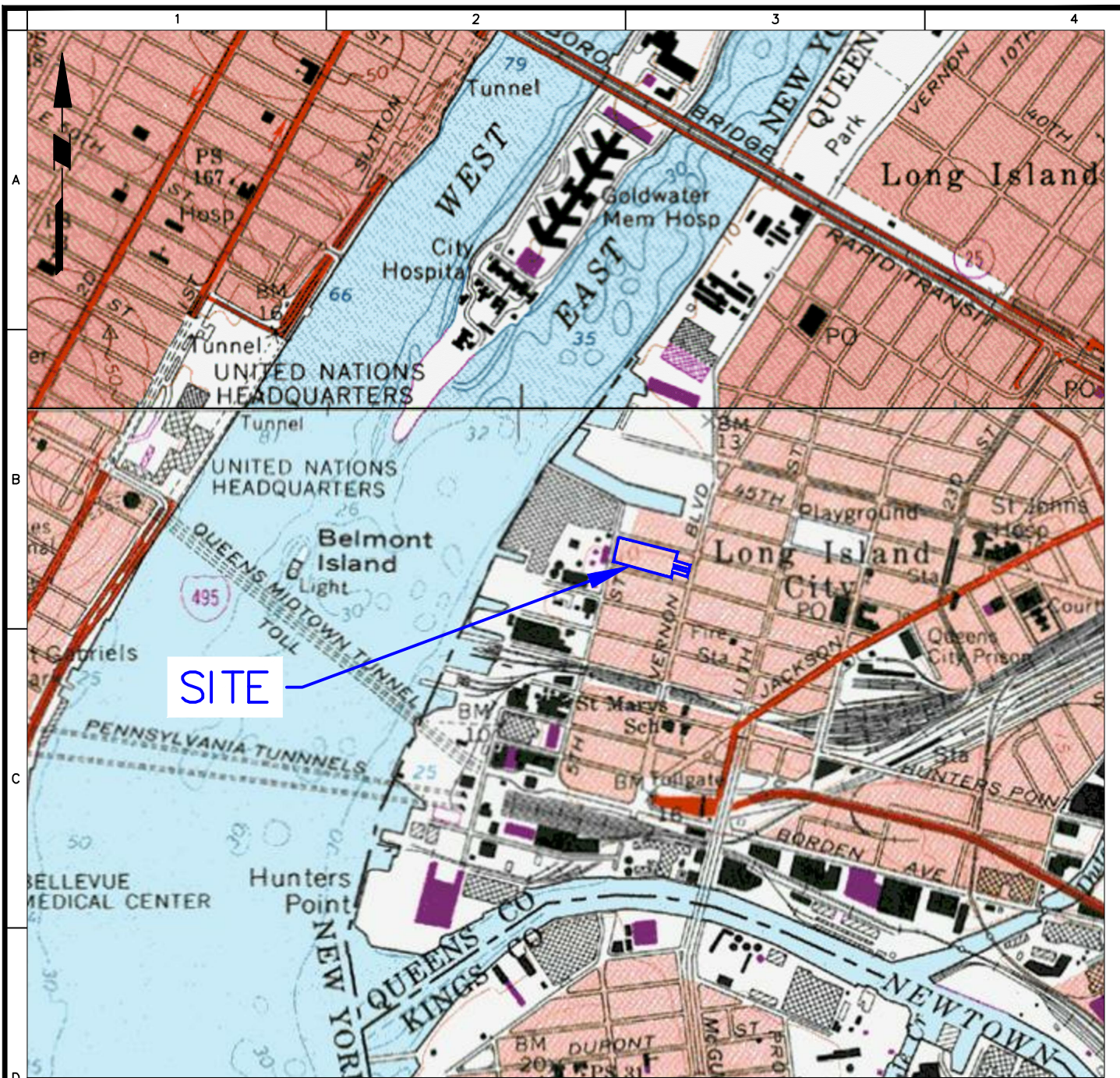
None.

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

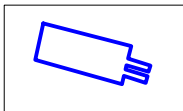
None.

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		