

**Monthly Progress Report No. 51**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: January 2022

**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 January 2022.

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 January 21, 2022 Langan, on behalf of the Participant, and the New York State Department of Environmental Conservation (NYSDEC) held a virtual meeting to discuss groundwater sampling results and findings generated by the implementation of Supplemental Remedial Investigation Work Plan (SRIWP) No. 4 and to scope the remedy for ABC Block 27.

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

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

Langan will perform the biannual sub-slab vapor/indoor air sampling and soil vapor intrusion monitoring event on Lots 4 and 17.

Langan will continue updating the draft RIR with groundwater sampling results and findings from SRI No. 4 and the updated, draft RIR may be submitted to NYSDEC for review.

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

None.

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

None.

ABC Block 27  
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**6. Deliverables Submitted during this Reporting Period**

None.

**7. Information Regarding Percentage of Completion**

Site remediation is about 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**

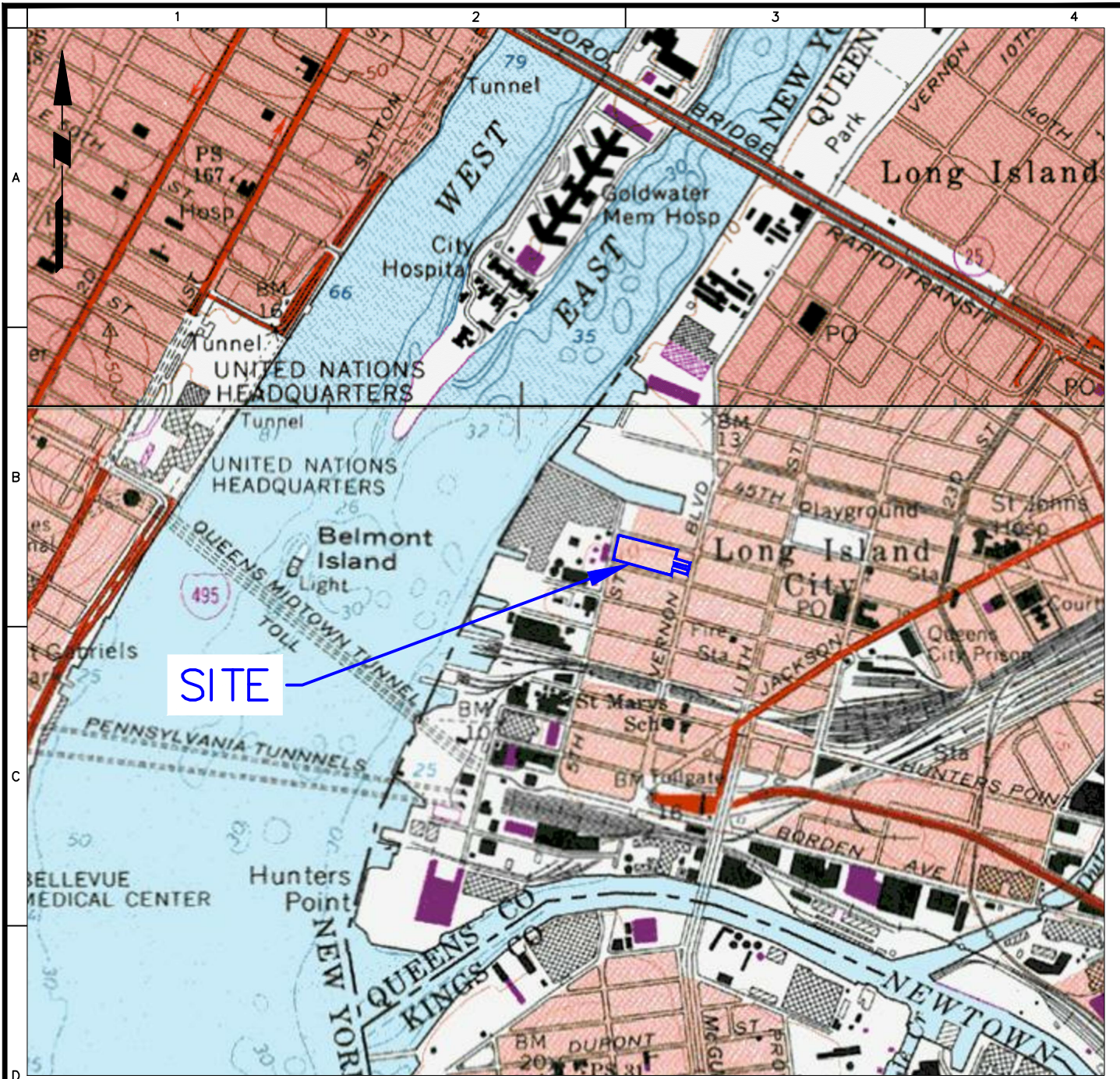
None.

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

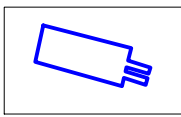
None.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

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	<p><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		