

**Monthly Progress Report No. 58**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: August 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 August 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**

Langan completed the biannual soil vapor sampling event (non-heating season) on Lots 4 and 17 between August 9 and 31, 2022 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**

The Participant will await comments from the NYSDEC and the NYSDOH on the draft RIR.

**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 2022 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).

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

None

**7. Information Regarding Percentage of Completion**

Site remediation is about 25 percent complete.

ABC Block 27  
5-46 46th Avenue, Long Island City, NY  
BCP Site No. C241175  
Monthly Progress Report No. 58

**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**

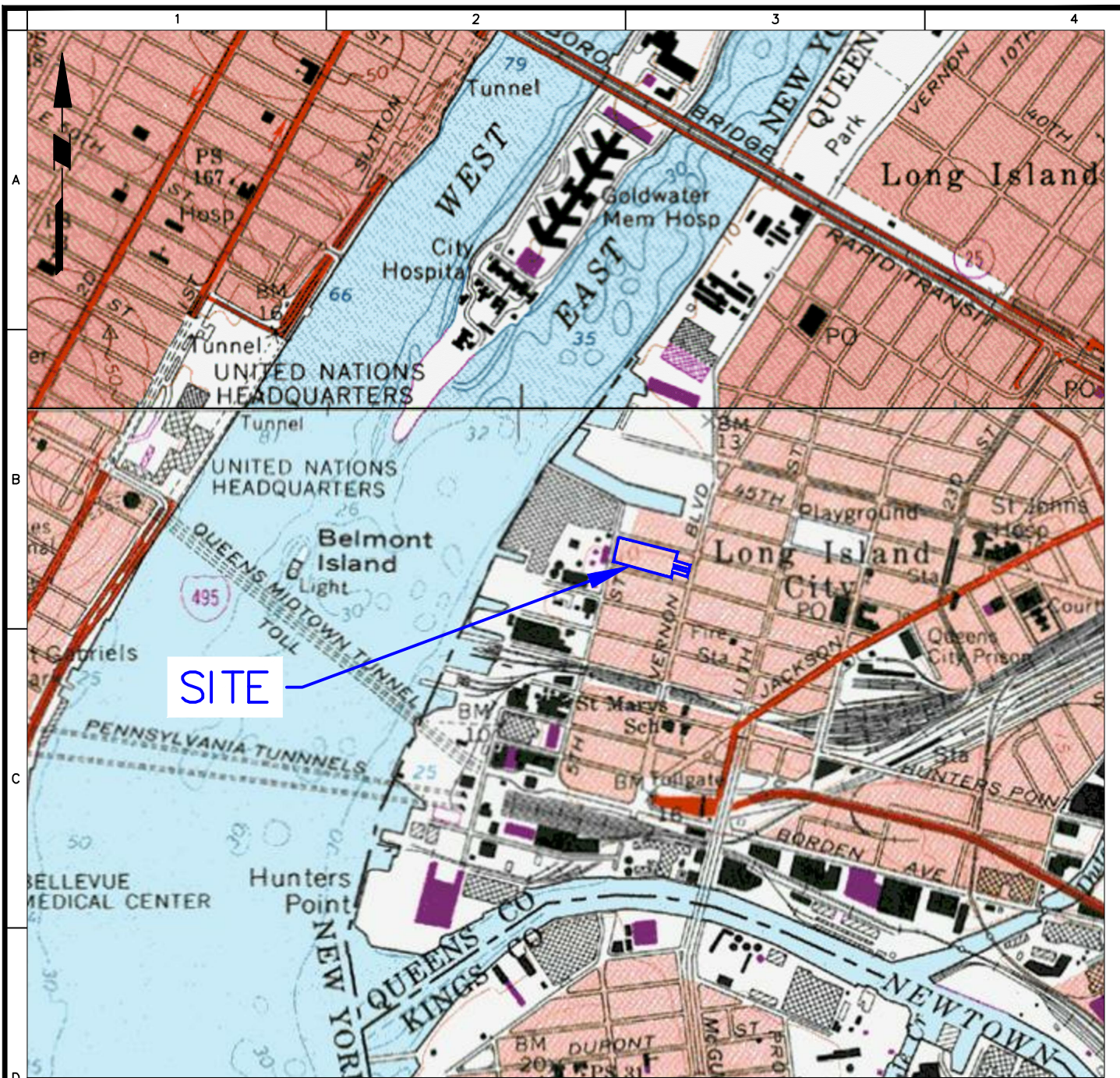
None

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

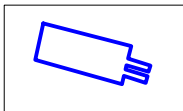
None

**11. Miscellaneous Information**

The Participant may begin submitting one or more proposed Interim Remedial Measure Work Plans (IRMWPs) in the October and/or November reporting periods.



**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><b>ABC - BLOCK 27</b></p> <p>BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY QUEENS NEW YORK</p>	<p>Figure Title</p> <p><b>SITE LOCATION MAP</b></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><b>1</b></p>
	<p>© 2013 Langon</p>			