

**Monthly Progress Report No. 59**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: September 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 September 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**

None.

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

A biannual monitoring report for the 2022 bi-annual soil vapor sampling events on Lots 4 and 17 will continue to be prepared and submitted to the NYSDEC for review and approval during the October 2022 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.

**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**

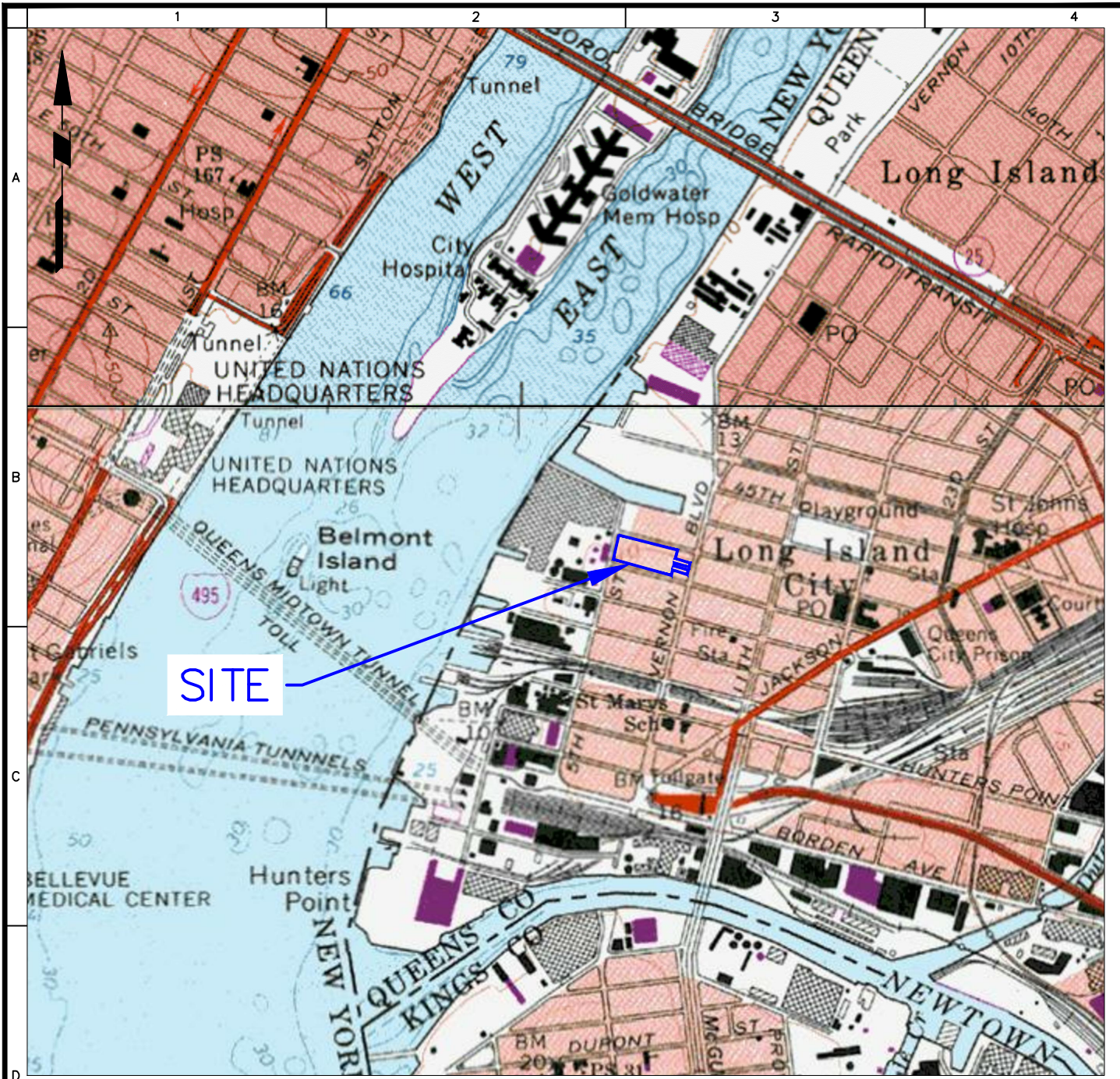
None

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

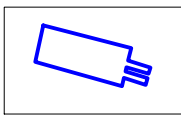
None

**11. Miscellaneous Information**

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



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

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	<b>ABC - BLOCK 27</b>	<b>SITE LOCATION MAP</b>	170340204	<b>1</b>
	BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY		Date	
	QUEENS NEW YORK		2/17/2016	
				Scale
			NTS	
			Drawn By	Checked By
			JL	GCW
			Submission Date	