

**Monthly Progress Report No. 65**  
ABC Block 27  
5-46 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241175  
Reporting Period: March 2023

**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 March 2023.

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 composite cover inspection and biannual soil vapor sampling event (heating season) on Lots 4 and 17 in accordance with the Interim Site Management Plan (iSMP), dated June 25, 2021 between March 20 and 21, 2023. The biannual report will be submitted to the New York State Department of Environmental Conservation (NYSDEC) after the completion of the non-heating season composite cover inspection and soil vapor sampling event (anticipated for August 2023).

On March 29, 2023, the New York State Department of Health (NYSDOH) requested that the iSMP be revised as a standalone document and provided Langan with limited comments on the Construction Completion Report (CCR), dated June 25, 2021 and the iSMP, dated June 25, 2021.

On April 5, 2023, the NYSDEC acknowledged via email that the comments to the draft Remedial Investigation Report (RIR) were addressed and requested that a final signed version of the report be submitted to the agency for approval.

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

Langan plans to submit the revised CCR and iSMP to the NYSDEC and NYSDOH in the April reporting period.

Langan plans to submit the final signed version of the RIR to the NYSDEC and NYSDOH in the April reporting period.

**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 March 2023 biannual soil vapor sampling events on Lots 4 and 17 will be tabulated and included in the biannual report and submitted to the NYSDEC as an electronic data deliverable (EDD). The EDDs will be submitted as soon as the data is validated.

**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**

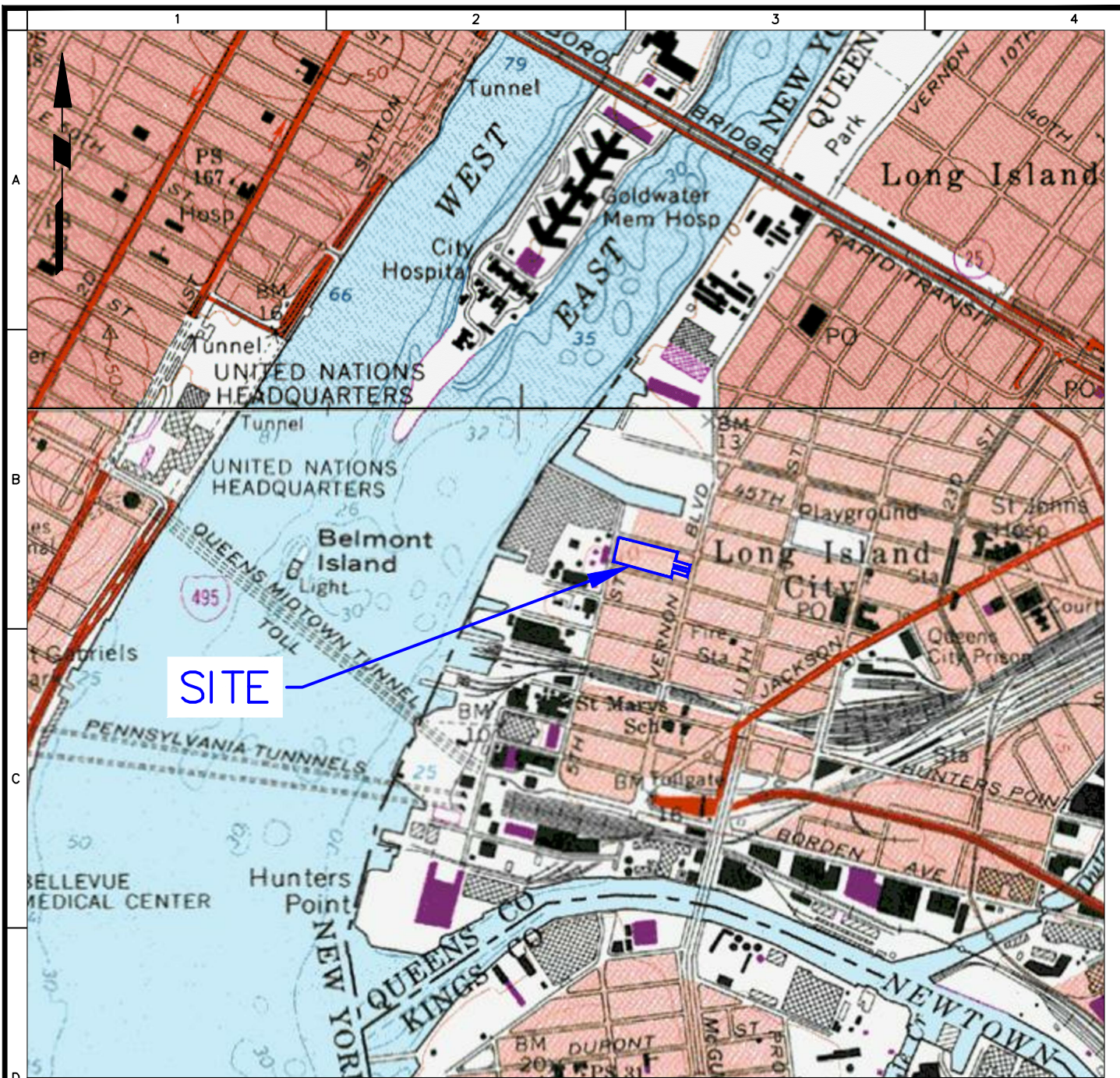
None.

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

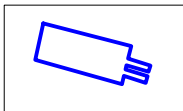
None.

**11. Miscellaneous Information**

The Participant may begin submitting one or more proposed Interim Remedial Measure Work Plans (IRMWPs) in the May and/or June 2023 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>
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