

Monthly Progress Report No. 69
ABC Block 27
5-46 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241175
Reporting Period: July 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 46th Avenue, Long Island City, New York (the site) during July 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 (± 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

During a phone call between the New York State Department of Environmental Conservation (NYSDEC) and Langan, the NYSDEC granted the Participant an extension to submit a draft Interim Remedial Measures Work Plan (IRMWP) pending the results of the forthcoming pilot study at the ABC Block 26 Brownfield Cleanup Program (BCP) site. The NYSDEC and Langan agreed that Langan would submit the Pilot Study Work Plan by August 21, 2023.

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

Langan will continue to prepare and submit the Pilot Study Work Plan to the NYSDEC for review and approval.

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

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

None.

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

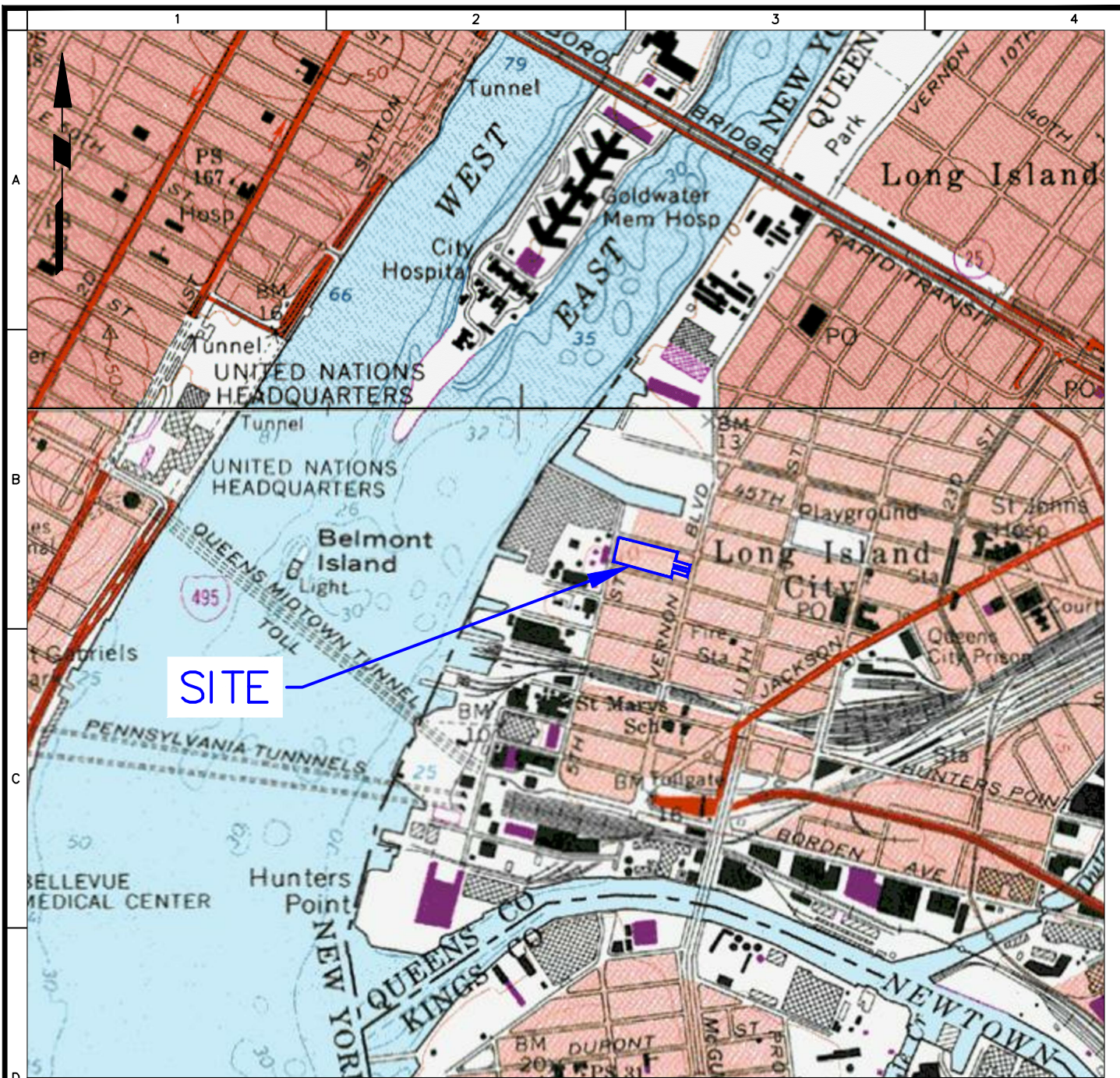
None.

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

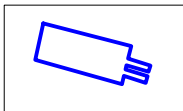
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

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