

Monthly Progress Report No. 66
43-30 24th Street, Long Island City, New York
Long Island City Center
Brownfield Cleanup Program Site #: C241189
Reporting Period: October 2023

1. Introduction

In accordance with the reporting requirements of the 8 December 2016 Brownfield Site Cleanup Agreement (BCA) (as amended) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of CP VIII LIC Owner, LLC (the Volunteer), to summarize the work performed at 43-30 24th Street, Long Island City, New York (the site) from October 1 to 31, 2023.

The site, Long Island City Center, consists of one trapezoidal-shaped lot (Queens Tax Map Block 436, Lot 1) encompassing approximately 58,600 square feet (± 1.3 acres). The site was formerly improved by a two-story warehouse building and a one-story parking garage. The parking garage was demolished in August 2016 and the warehouse building was demolished in April 2017. The site is bound by a 5-story office building and a construction site followed by 43rd Avenue to the north, 23rd Street to the west, 44th Road to the south, and 24th Street to the east. The elevated New York City Transit Authority (NYCTA) No. 7 subway structure runs along 23rd Street. Land use within a half mile of the site is urbanized and includes residential, commercial and industrial buildings, cross streets, subway tunnels and elevated railways, government buildings, and school facilities.

2. Remedial Actions Relative to the Site during this Reporting Period

Langan continued implementing the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) during the reporting period. The following were completed:

- Continued construction of the above-grade building elements.
- The Volunteer executed the Environmental Easement (EE) on October 18, 2023, and NYSDEC countersigned the EE on October 23, 2023.
- A draft Fact Sheet for the Final Engineering Report (FER) was submitted to the NYSDEC on October 17, 2023.

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

The EE will be filed for recording in the Office of the City Register of the City of New York, and a Fact Sheet for the FER will be issued during the next reporting period.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

No samples were collected during the reporting period.

6. Deliverables Submitted During This Reporting Period

Langan submitted the draft FER Fact Sheet to the NYSDEC on October 17, 2023.

7. Information Regarding Percentage of Completion

This Brownfield Cleanup Program (BCP) project is 99% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Effort

There were no delays encountered during this reporting period.

9. Community Participation (CP) Plan Activities during This Reporting Period

There were no CP Plan activities completed during this reporting period.

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

A final Fact Sheet for the FER will be prepared and issued.

11. Miscellaneous Information

The Volunteer submitted an application for BCA Amendment No. 3 to state that this BCP Site located in New York County is eligible for tangible property credit component of the brownfield redevelopment tax credit as an affordable housing project being developed under the 421-a Program on October 31, 2023.

Estimated Project Schedule

Long Island City Center Queens, NY

		2022												2023											
Item	Action	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Site Mobilization																								
2	421a Foundation Element Installation																								
3	RAWP Implementation/Construction																								
4	FER, SMP, and COC																								

RAWP: Remedial Action Workplan

FER: Final Engineering Report

SMP: Site Management Plan

COC: Certificate of Completion