

Monthly Progress Report No. 15
Queensboro Lanes Site
25-01 Queens Plaza North
Long Island City, Queens, New York
Brownfield Cleanup Program Site #: C241257
Reporting Period: February 2023

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at Queensboro Lanes Site (site) from February 1 – February 28, 2022.

The site is located at 25-01 Queens Plaza North in the Long Island City neighborhood of Queens, New York and is referenced as Block 415, Lot 4 on the Queens Borough Tax Map. The site is about 30,540 square feet or 0.699 acres in area and is an active construction site.

2. Investigation or Remedial Actions Relative to the Site during This Reporting Period

The Participants continued implementing the New York State Department of Environmental Conservation (NYSDEC)-approved November 1, 2022 Remedial Action Work Plan (RAWP). Activities during this reporting period included:

- Installation of secant piles for the support-of-excavation (SOE) and installation of caissons for the new building foundation. Drill cuttings generated during secant pile were exported for off-site disposal.
- Soil/fill was exported for off-site disposal as follows:
 - 26 loads of soil/fill were exported to the Hazleton Creek Properties facility located in Hazleton, Pennsylvania.
 - 4 loads of soil/fill were exported to the Bayshore Soil Management facility located in Keasbey, New Jersey.

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

RAWP implementation will continue during the next reporting period.

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

The NYSDEC issued a letter approving a modification to the remedy on February 13, 2023 (see Section 6 below).

5. Results of Sampling, Testing and Other Relevant Data

None

6. Deliverables Submitted During This Reporting Period

Daily reports summarizing site activities, remedial work, Community Air Monitoring Program (CAMP) results, notable site conditions, and anticipated site activities were submitted to the NYSDEC.

On February 6, 2023, Langan submitted a revised addendum to the RAWP to the NYSDEC to address NYSDEC's initial questions and comments on an alternate remedial approach to address petroleum-impacted soil and groundwater in the northeastern part of the site. On February 13, 2023, the NYSDEC issued a letter approving the remedy modification.

7. Information Regarding Percentage of Completion

The BCP project is approximately 60% complete.

8. Unresolved Delays Encountered or Anticipated that May Affect the Schedule and Mitigation Efforts

None.

9. Citizen 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.