

**Monthly Progress Report No. 02**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: March 2021

## **1. Introduction**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Allied Rossville LLC and in accordance with the 10 August 2020 Brownfield Cleanup Agreement (BCA). This monthly progress report summarizes work performed at 990-1026 Rossville Avenue (the "Site") for the month of March 2021.

The ±66,700-square-foot site is located at 990-1026 Rossville Avenue in Staten Island, New York and is identified as Block 7054, Lot 518 on the New York City Tax Map. The Site is bound to the north by three two-story residential buildings, to the east by Rossville Avenue followed by a two-story mixed-use residential/ commercial building and a two-story residential building, to the south by Grafe Street followed by three two-story townhouse buildings associated with the Woodbrooke Estates residential community, and to the west by asphalt-paved tennis courts that are part of the Woodbrooke Estates residential community. The Site consists of a one-story shopping center that was constructed in 1990 and is currently occupied by a dry cleaner, liquor store, beauty salon, karate studio, ice cream parlor, grocery store, restaurant, bagel shop, laundromat, pizzeria, and a vacant former restaurant. A site location map is attached as Figure 1.

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

Langan submitted the Remedial Investigation Work Plan (RIWP) Fact Sheet to the New York State Department of Environmental Conservation (NYSDEC) on 29 March 2021.

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

NYSDEC approved the RIWP Fact Sheet for distribution on 2 April 2021. Langan distributed the Fact Sheet to all parties on the site contact list and provided copies of the draft RIWP to the repositories on 6 April 2021. The 30-day public comment period for the RIWP commenced on 8 April 2021 and will end on 8 May 2021.

Langan continued coordinating and scheduling with the subcontractors required to implement the NYSDEC-approved Revised Interim Remedial Measures Work Plan (IRMWP). Subcontractor coordination and scheduling commenced in August 2020, prior to NYSDEC-approval of the IRMWP.

Allied Rossville LLC will file for New York City Department of Building permits associated with the rooftop structural and Sub-Slab Depressurization System (SSDS) installation activities in the upcoming reporting period. We will be mobilizing for SSDS installation on 19 April 2021.

## **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**

Langan submitted the RIWP Fact Sheet to NYSDEC on 29 March 2021.

**7. Information Regarding Percentage of Completion**

The BCP project is about 10% complete.

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

None

**9. Citizen Participation Plan Activities during This Reporting Period**

None

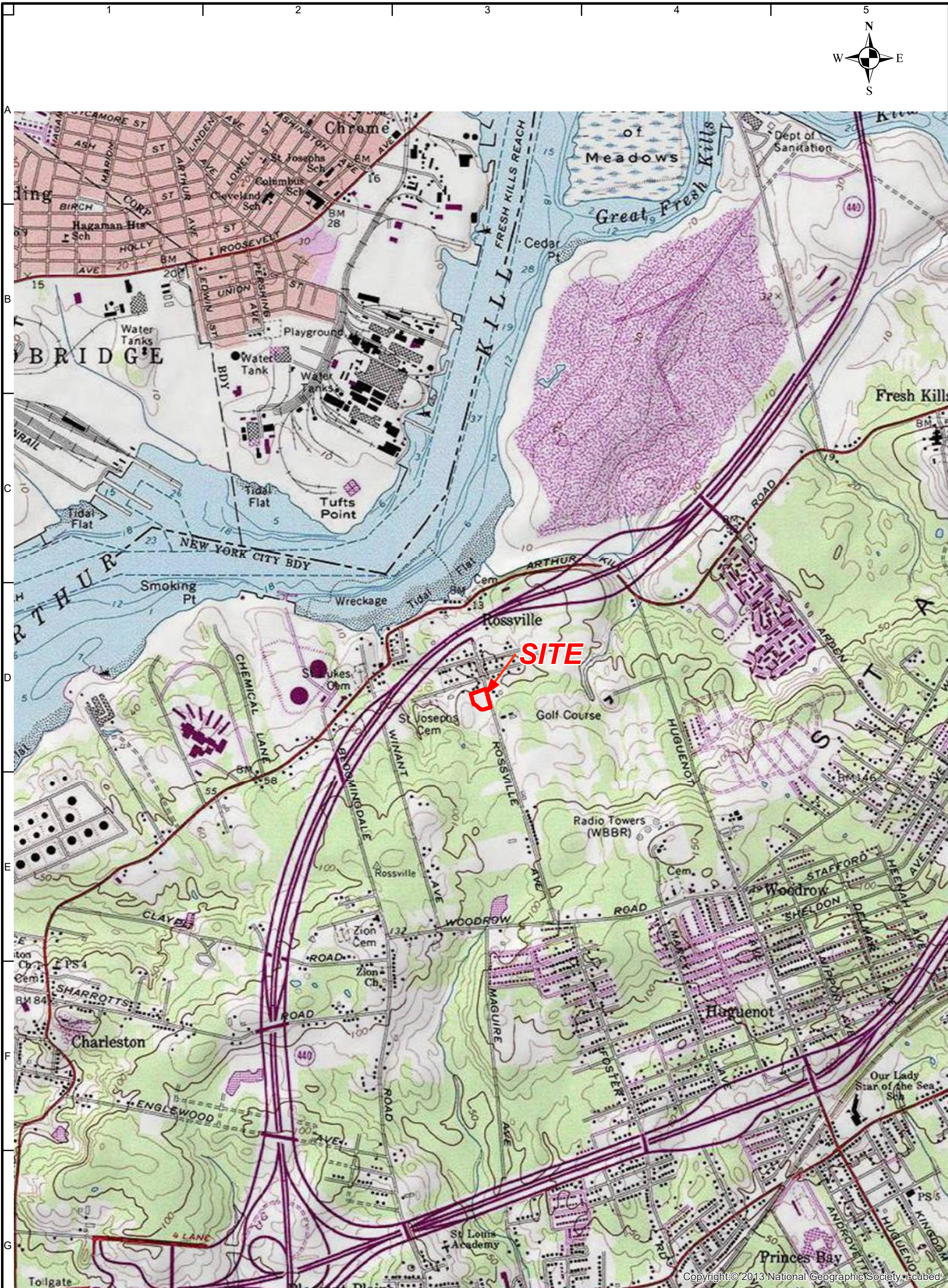
**10. Activities Anticipated in Support of the CPP for the Next Reporting Period:**

Langan distributed the Fact Sheet to all parties on the site contact list and provided copies of the draft RIWP to the repositories on 6 April 2021.

**11. Miscellaneous Information**

None





Notes:  
1. USGS Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS Online.  
2. Parcel information from MapPLUTO 18v2 copyrighted by the New York City Department of Planning, last updated 2018.



<div><div><div>LANGAN</div><div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div></div><div><div>Langan Engineering &amp; Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div></div> <td colspan="2">Project</td> <td colspan="2">Drawing Title</td> <td colspan="2">Project No. 100849501</td> <td rowspan="4">Figure  1</td>	Project		Drawing Title		Project No. 100849501		Figure  1
	990-1026 ROSSVILLE AVENUE		USGS SITE LOCATION MAP		Date 2/25/2020		
	BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND				Scale 1 " = 2,000 '		
	RICHMOND COUNTY NEW YORK				Drawn By KMB		