

**Monthly Progress Report No. 03**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: April 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 April 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 and the sub-slab depressurization system (SSDS) contractor mobilized to the Site on 26 April 2021 to begin SSDS installation activities as part of the January 2021 Interim Remedial Measures Work Plan (IRMWP) implementation.

Langan distributed the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP) 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.

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

Langan and the SSDS installation contractor will continue implementing the NYSDEC-approved IRMWP. Completion of SSDS installation activities is anticipated during mid- to late-May 2021.

The 30-day public comment period for the RIWP will end on 8 May 2021. Langan will prepare a certified, final draft of the RIWP following completion of the public comment period and formal approval by the NYSDEC.

## **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

## **7. Information Regarding Percentage of Completion**

The BCP project is about 15% 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**

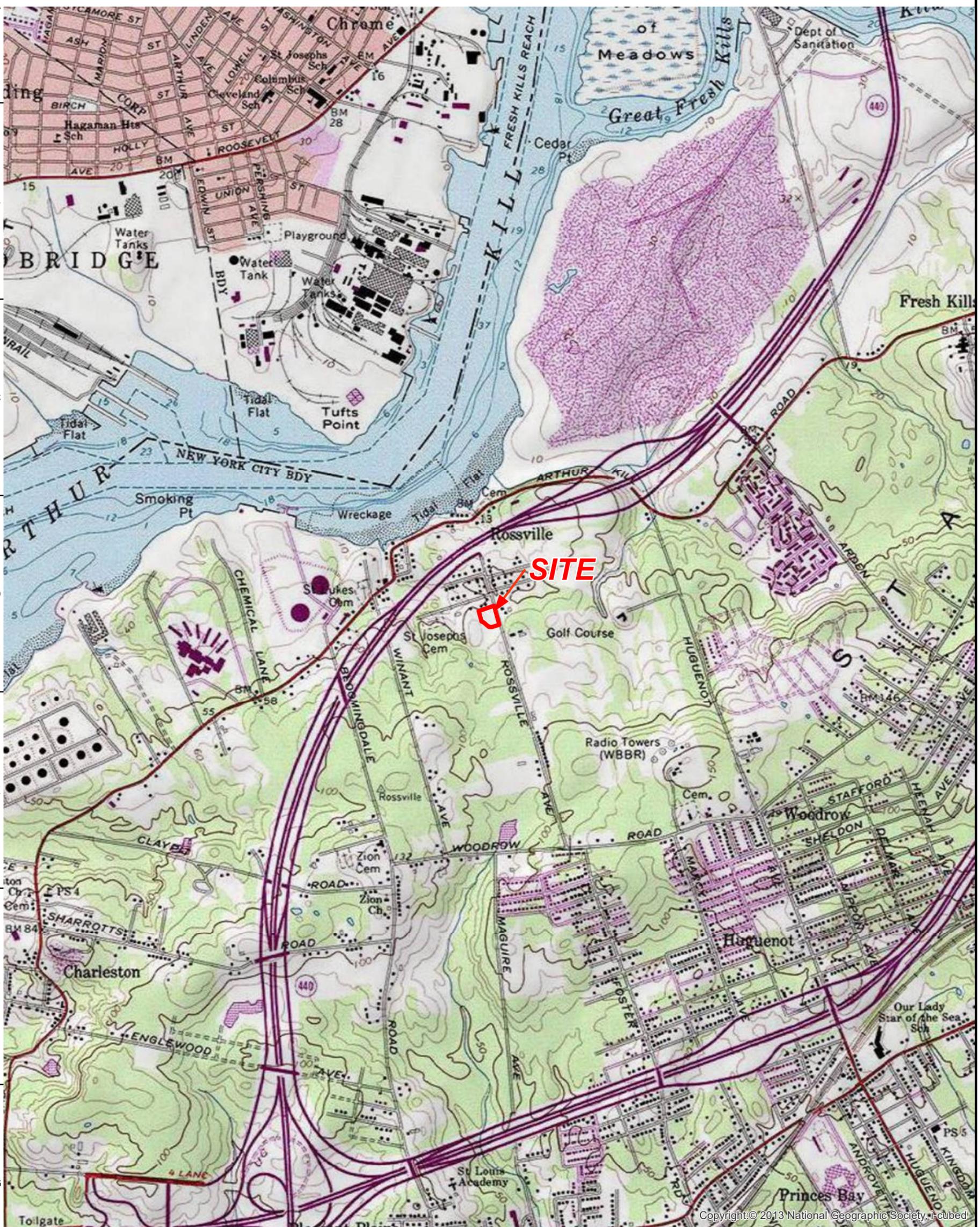
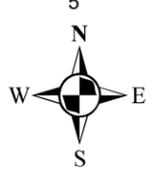
Langan distributed the NYSDEC-approved RIWP Fact Sheet to all parties on the site contact list and provided copies of the draft RIWP to the repositories on 6 April 2021. The 30-day public comment period for the RIWP commenced on 8 April 2021.

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

Upon approval of the RIWP, the final, certified RIWP will be issued and distributed to the public repositories.

## **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.



 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400	Project <b>990-1026</b> <b>ROSSVILLE AVENUE</b> BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND RICHMOND COUNTY NEW YORK	Drawing Title <b>USGS SITE LOCATION MAP</b>	Project No. 100849501 Date 2/25/2020 Scale 1" = 2,000' Drawn By KMB	Figure <b>1</b>
	Path: \\langan.com\data\PAR\data\5100849501\Project Data\ArcGIS\Export\PDF\Env_Figures\2020-02 Phase II Investigation\Figure 1 - Site Location Map.mxd Date: 2/25/2020 User: ibaker Time: 10:55:05 AM			

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