

Monthly Progress Report No. 07
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: August 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 August 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

Allied MD Construction, LLC (associated with the Participant) pulled the required New York City Department of Buildings permit to allow for the rooftop work for the sub-slab depressurization system (SSDS) installation.

Langan continued to coordinate and schedule with the subcontractors to implement the NYSDEC-approved Remedial Investigation Work Plan (RIWP). At this time, the RI is scheduled to commence on 9 September 2021.

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

Langan and the SSDS installation contractor will remobilize to the site to continue implementing the NYSDEC-approved January 2021 Interim Remedial Measures Work Plan (IRMWP). Completion of SSDS installation activities is anticipated in early-October. The anticipated schedule for SSDS installation completion is as follows:

- 16 September 2021: Rooftop dunnage steel delivered to steel fabricator.
- Week of 20 September 2021: Steel fabricator constructs dunnage unit and SSDS installation contractor completes exterior rooftop piping.
- Week of 27 September 2021: Steel dunnage delivered to the site and installed.

Langan will continue coordinating and scheduling with the subcontractors required to implement the NYSDEC-approved RIWP, and Allied Rossville LLC will continue coordinating with the

neighboring properties to obtain access for the off-site investigation scope. The RI will commence on 9 September 2021 and is anticipated to be completed on 24 September 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

None

7. Information Regarding Percentage of Completion

The BCP project is about 25% 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:

None

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 & 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 rowspan="5">Drawing Title</td> <td>Project No.</td> <td rowspan="5">Figure</td>	Project		Drawing Title	Project No.	Figure
	990-1026			100849501	
	ROSSVILLE AVENUE			Date	
	BLOCK No. 7054, LOT No. 518			2/25/2020	
	CITY OF STATEN ISLAND			Scale	
RICHMOND COUNTY		NEW YORK	USGS SITE LOCATION MAP	1" = 2,000 '	1
		Drawn By			
		KMB			