

**Monthly Progress Report No. 08**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: September 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 September 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 subcontractors mobilized to the site to implement the NYSDEC-approved Remedial Investigation Work Plan (RIWP) on 9 September 2021. The geophysical survey, catch basin/dry well/piping video inspections, soil boring installation, soil sampling, groundwater monitoring well installation and development, and 50% of the soil vapor point installation was completed between 9 and 24 September 2021.

The sub-slab depressurization system (SSDS) contractor and steel fabricator completed a site walk on 27 September 2021 in preparation for SSDS process equipment installation in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP). The steel fabricator procured the rooftop dunnage steel on 16 September 2021 and began off-site fabrication of the dunnage.

## **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 IRMWP. Completion of SSDS installation activities is anticipated in mid-October. The anticipated schedule for SSDS installation completion is as follows:

- Week of 4 October 2021: SSDS installation contractor completes exterior rooftop piping.
- Week of 11 October 2021: Steel dunnage and SSDS process equipment delivered to the site and installed.
- Week of 18 October 2021: SSDS startup/shakedown activities completed.

Langan will remobilize to the site to re-install soil vapor points and collect groundwater and soil vapor samples on 1 October 2021 and through the week of 4 October 2021 to complete implementation of the NYSDEC-approved RIWP. Completion of the RI is anticipated on 7 October 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 30% 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**

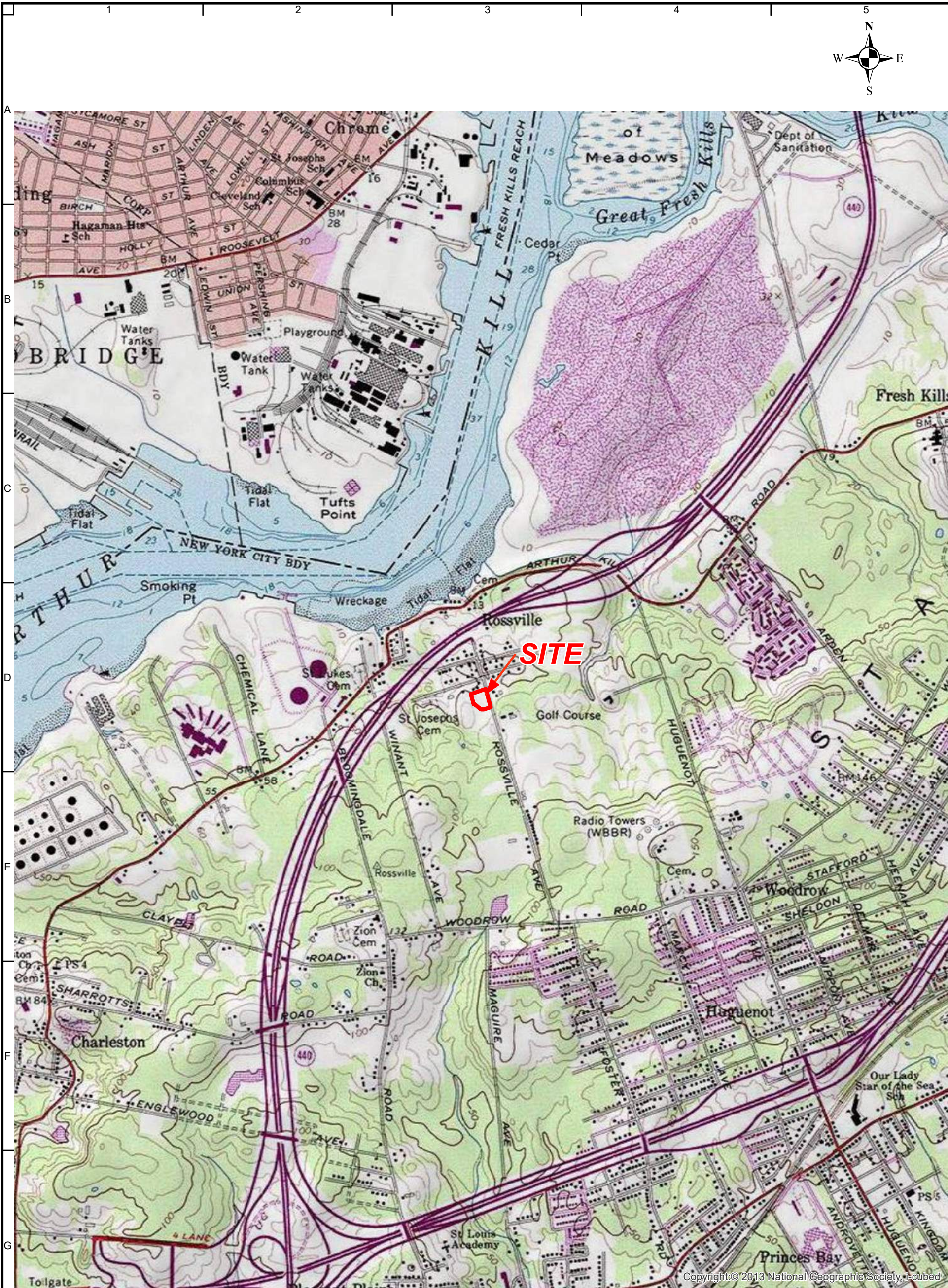
None

**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 &amp; Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div></div><div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div></div>	Project		Drawing Title		Project No.		Figure
	990-1026		USGS SITE		100849501		
	ROSSVILLE AVENUE		LOCATION MAP		Date		
	BLOCK No. 7054, LOT No. 518				2/25/2020		
	CITY OF STATEN ISLAND				Scale		
RICHMOND COUNTY		NEW YORK				1 " = 2,000 '	
				Drawn By		1	
				KMB			