

**Monthly Progress Report No. 14**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: April 2022

**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 2022.

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 remobilized to the site to continue implementing the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP) and perform the sub-slab depressurization system (SSDS), one-month post-startup soil vapor and indoor air sampling and inspection.

Langan continued drafting the Remedial Action Work Plan (RAWP) and Construction Completion Report (CCR).

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

Langan will validate and review the results of the post-startup soil vapor and indoor air sampling and continue to perform monthly SSDS operation, maintenance, and monitoring (OM&M) activities.

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

None

**5. Results of Sampling, Testing and Other Relevant Data**

The one-month post-startup soil vapor and indoor air sampling results are being validated and reviewed.

**6. Deliverables Submitted During This Reporting Period**

None

**7. Information Regarding Percentage of Completion**

The BCP project is about 50% 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**

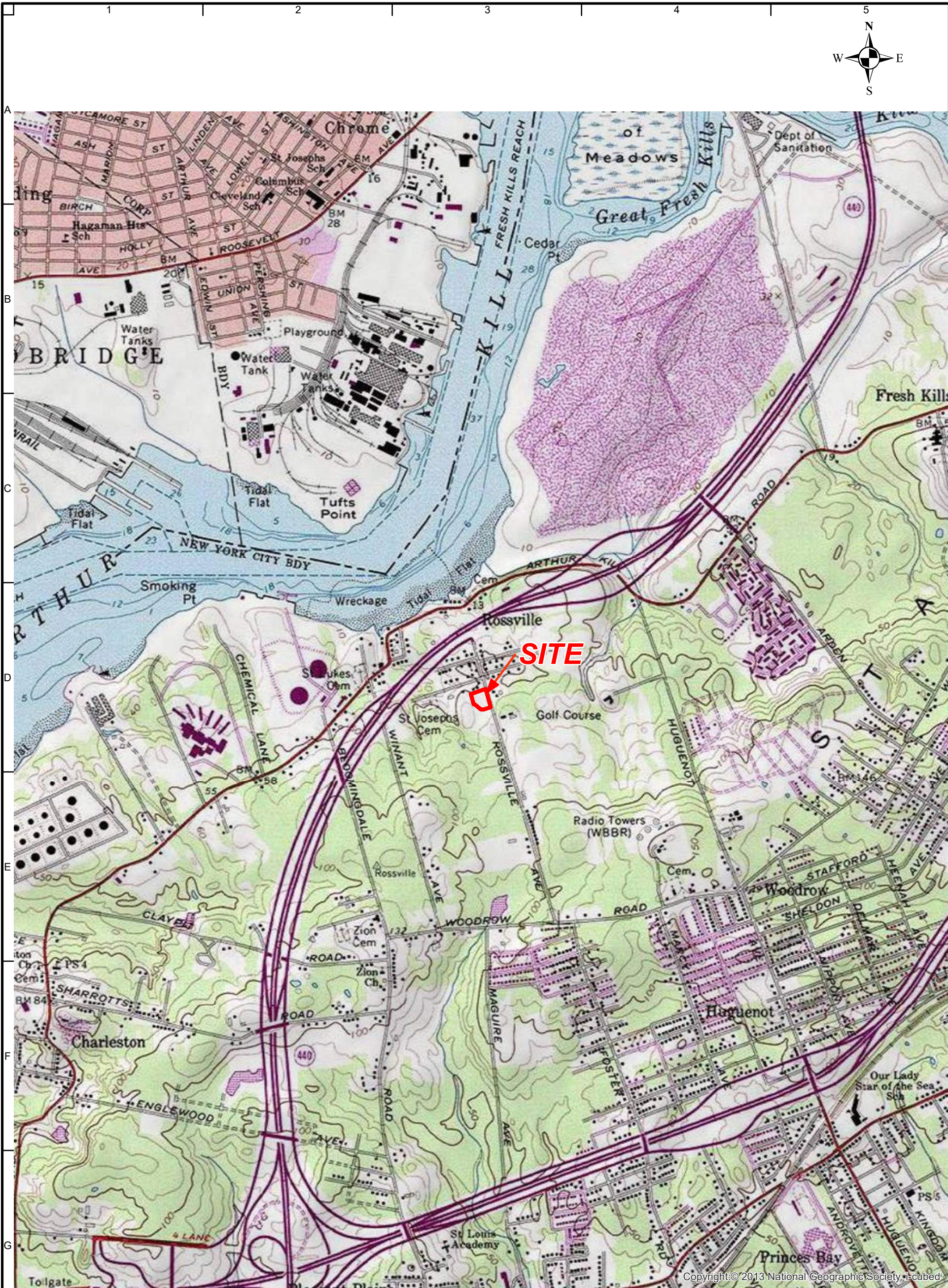
None

**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.



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| <div><div><div>LANGAN</div><div>300 Kimball Drive<br/>Parsippany, NJ 07054<br/>T: 973.560.4900 F: 973.560.4901 www.langan.com</div></div><div><div>Langan Engineering &amp; Environmental Services, Inc.<br/>Langan Engineering, Environmental, Surveying,<br/>Landscape Architecture and Geology, D.P.C.<br/>Langan International LLC<br/>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 colspan="2">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 |               | 1" = 2,000 ' |  | 1      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |          |               | Drawn By     |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |          |               | KMB          |  |        |