
Monthly Progress Report No. 22

990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: December 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 December 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 mobilized to the site to drill two borings (LSB-26 and LSB-29) to the west of the former dry cleaner on 5 December. Soil samples were collected from the saturated zone to assist with the groundwater remedy design.

Langan received and validated the results for the soil samples collected during the November 2022 Supplemental Remedial Investigation (SRI). These results are being incorporated into a revised draft of the Remedial Action Work Plan (RAWP).

Langan also continued drafting the Construction Completion Report (CCR) for the sub-slab depressurization system (SSDS).

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

The SRI analytical results will be incorporated into the revised draft of the RAWP, and the RAWP will be resubmitted.

Langan will submit the draft CCR to NYSDEC. Quarterly SSDS operation, maintenance, and monitoring (OM&M) inspections will resume in January 2023.

Langan will address NYSDEC comments to the draft Remedial Investigation Report (RIR) when received.

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

None

5. Results of Sampling, Testing and Other Relevant Data

SRI results were received and validated in December 2022. The SRI analytical results will be incorporated into the revised draft of the RAWP.

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

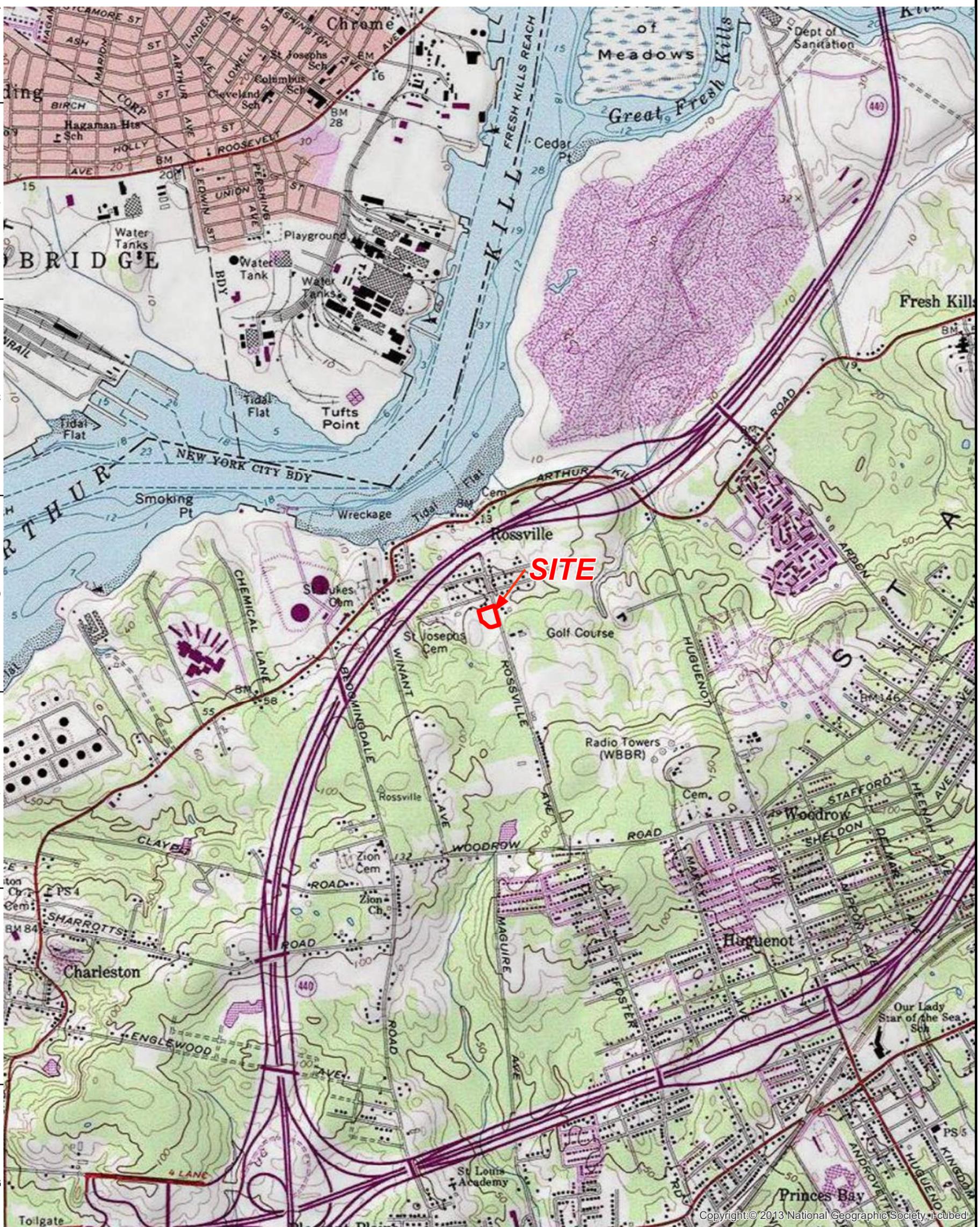
None

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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	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	RICHMOND COUNTY	NEW YORK	Date	2/25/2020	Scale	1" = 2,000'	