

**Monthly Progress Report No. 23**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: January 2023

## **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 January 2023.

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 vacant former dry cleaner (which is being renovated as a nail salon), 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 submitted the revised draft of the Remedial Action Work Plan (RAWP) on 27 January 2023. NYSDEC and NYSDOH provided comments on the February 2022 draft Remedial Investigation Report (RIR) on 30 January 2023.

Quarterly sub-slab depressurization system (SSDS) operation, maintenance, and monitoring (OM&M) inspections resumed in January 2023. Langan also continued drafting the Construction Completion Report (CCR) for the SSDS.

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

Langan will submit the RAWP Fact Sheet in February 2023, at which point a 45-day public comment period will commence. Langan will also address NYSDEC and NYSDOH comments on the draft RIR.

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

None

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

The November 2022 Supplemental Remedial Investigation (SRI) analytical results were incorporated into the revised draft of the RAWP, submitted to NYSDEC on 27 January 2023.

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

The revised draft of the RAWP was submitted to NYSDEC on 27 January 2023.

## **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**

Langan will submit the RAWP Fact Sheet in February 2023, at which point a 45-day public comment period will commence.

## **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.



**LANGAN**  
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

**990-1026**  
**ROSSVILLE AVENUE**  
BLOCK No. 7054, LOT No. 518  
CITY OF STATEN ISLAND

RICHMOND COUNTY

NEW YORK

Drawing Title

**USGS SITE**  
**LOCATION MAP**

Project No.  
100849501

Date  
2/25/2020

Scale  
1" = 2,000'

Drawn By  
KMB

Figure

**1**