

Monthly Progress Report No. 24

990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: February 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 February 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 draft Remedial Action Work Plan (RAWP) Fact Sheet to NYSDEC on 16 February 2023. Langan also began revising the Remedial Investigation Report (RIR) to address NYSDEC and NYSDOH comments, and 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

Langan will submit the revised RIR and CCR in March 2023. The next quarterly SSDS operation, maintenance, and monitoring (OM&M) inspection will be completed in April 2023.

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

The draft RAWP Fact Sheet was submitted to NYSDEC on 16 February 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

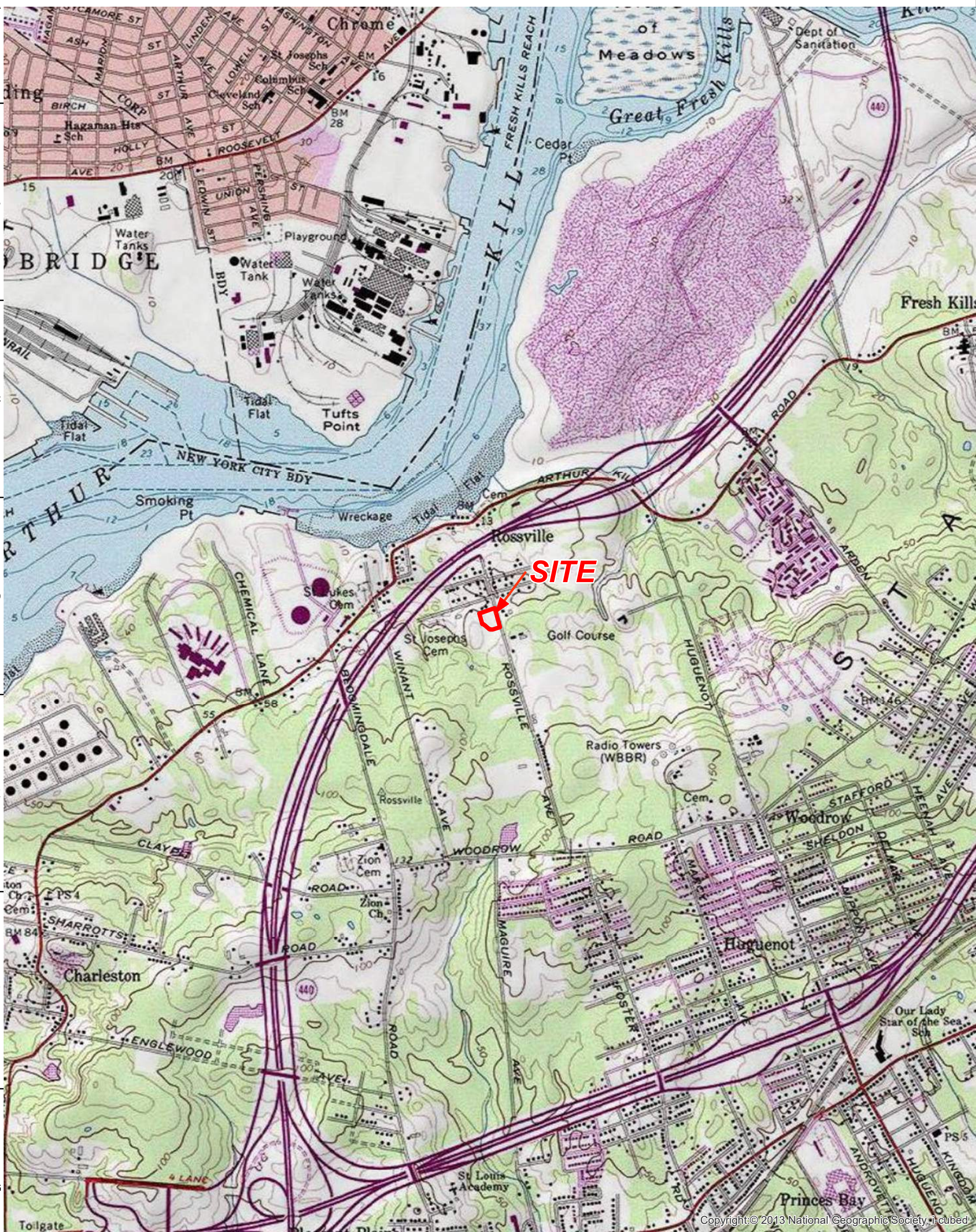
The draft RAWP Fact Sheet was submitted to NYSDEC on 16 February 2023.

10. Activities Anticipated in Support of the CPP for the Next Reporting Period

A 45-day public comment period will commence following issuance of the RAWP Fact Sheet.


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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	Path: \\langan.com\data\PAR\data\5100849501\Project Data\ArcGIS\Export\PDF\Env_Figures\2020-02 Phase II Investigation\Figure 1 - Site Location Map.mxd Date: 2/25/2020 User: ibaker Time: 10:55:05 AM			

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