

Monthly Progress Report No. 26
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: April 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 April 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 nail salon (formerly 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 submitted the revised Remedial Investigation Report (RIR), which addressed NYSDEC and NYSDOH comments, on 3 April 2023.

Langan also performed a quarterly sub-slab depressurization system (SSDS) operation, maintenance, and monitoring (OM&M) inspection on 27 and 28 April 2023. During the inspection, five vacuum monitoring points were replaced either due to damage / lack of access as a result of interior renovations in the shopping center or due to lack of performance.

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

The next quarterly SSDS OM&M inspection will be completed in July 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

Langan submitted the revised RIR on 3 April 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

A 45-day public comment period will commence following issuance of the Remedial Action Work Plan (RAWP) Fact Sheet.

11. Miscellaneous Information

None