

Monthly Progress Report No. 31
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: September 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 September 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 met with NYSDEC on 12 September 2023 to discuss NYSDEC comments to the June 2023 draft Remedial Action Work Plan (RAWP), requiring that Green and Sustainable Remediation and Climate Resiliency be incorporated into the RAWP. In an email dated 12 September 2023, NYSDEC informed Langan that this evaluation would not be required and the comment was waived.

Langan again met with NYSDEC on 13 September 2023 to discuss the remaining NYSDEC and NYSDOH comments to the June 2023 draft RAWP. Langan began revising the draft RAWP to address these comments.

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

Langan will submit the revised draft RAWP. Langan will also address 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

None

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.



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