

**Monthly Progress Report No. 32**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: October 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 October 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**

NYSDEC and NYSDOH issued final comments on the June 2023 draft Remedial Action Work Plan (RAWP) on 6 October 2023. Langan revised the draft RAWP to address these comments and resubmitted the final RAWP on 20 October 2023. The final Remedial Investigation Report (RIR) was also submitted on 23 October 2023.

NYSDEC approved the RIR and RAWP via letter and issued the Decision Document (DD) on 25 October 2023. Langan provided copies of the three final documents to the repositories on 27 October 2023.

A quarterly sub-slab depressurization system (SSDS) operation, maintenance, and monitoring (OM&M) inspection was completed on 26 October 2023. The system was operating as designed. Slight system adjustments were made to further enhance system effectiveness and the system was left operational upon departure of the site.

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

Langan will begin bidding the work for and coordinating the implementation of the remedial action.

## **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 55% 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**

Langan provided copies of the final RIR, RAWP, and DD to the repositories on 27 October 2023.

**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>LANGAN</div><div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div><div>Langan Engineering &amp; 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>	Project <div>990-1026</div> <div>ROSSVILLE AVENUE</div> <div>BLOCK No. 7054, LOT No. 518</div> <div>CITY OF STATEN ISLAND</div> <div>RICHMOND COUNTY</div> <div>NEW YORK</div>	Drawing Title <div>USGS SITE</div> <div>LOCATION MAP</div>	Project No. 100849501	Figure <div>1</div>
			Date 2/25/2020	
			Scale 1" = 2,000'	
			Drawn By KMB	