

## **Monthly Progress Report No. 35**

990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: January 2024

### **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 2024.

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**

On 19 January, Langan submitted a letter report to NYSDEC, which documented the constraints at the site and proposed a revised, remedial excavation of 340 square feet to depths ranging from 3 to 8 feet below ground surface (bgs). On 29 January, Langan and Counsel, Sive, Paget & Riesel, P.C. (SPR), met with NYSDEC to discuss the letter report and the excavation proposed therein. NYSDEC requested that the weight of tetrachloroethene (PCE) removed as part of the remedial excavation be clarified but otherwise verbally approved the document and the revised excavation. NYSDEC requested a final, stamped version of the letter report be submitted.

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

Langan submitted the final, stamped version of the letter report on 1 February. Langan will resume preparing the bid package for, bidding the work for, and coordinating the implementation of the remedial action.

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

None – formal email approval for the revised remedial excavation has not yet been received.

### **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**

None

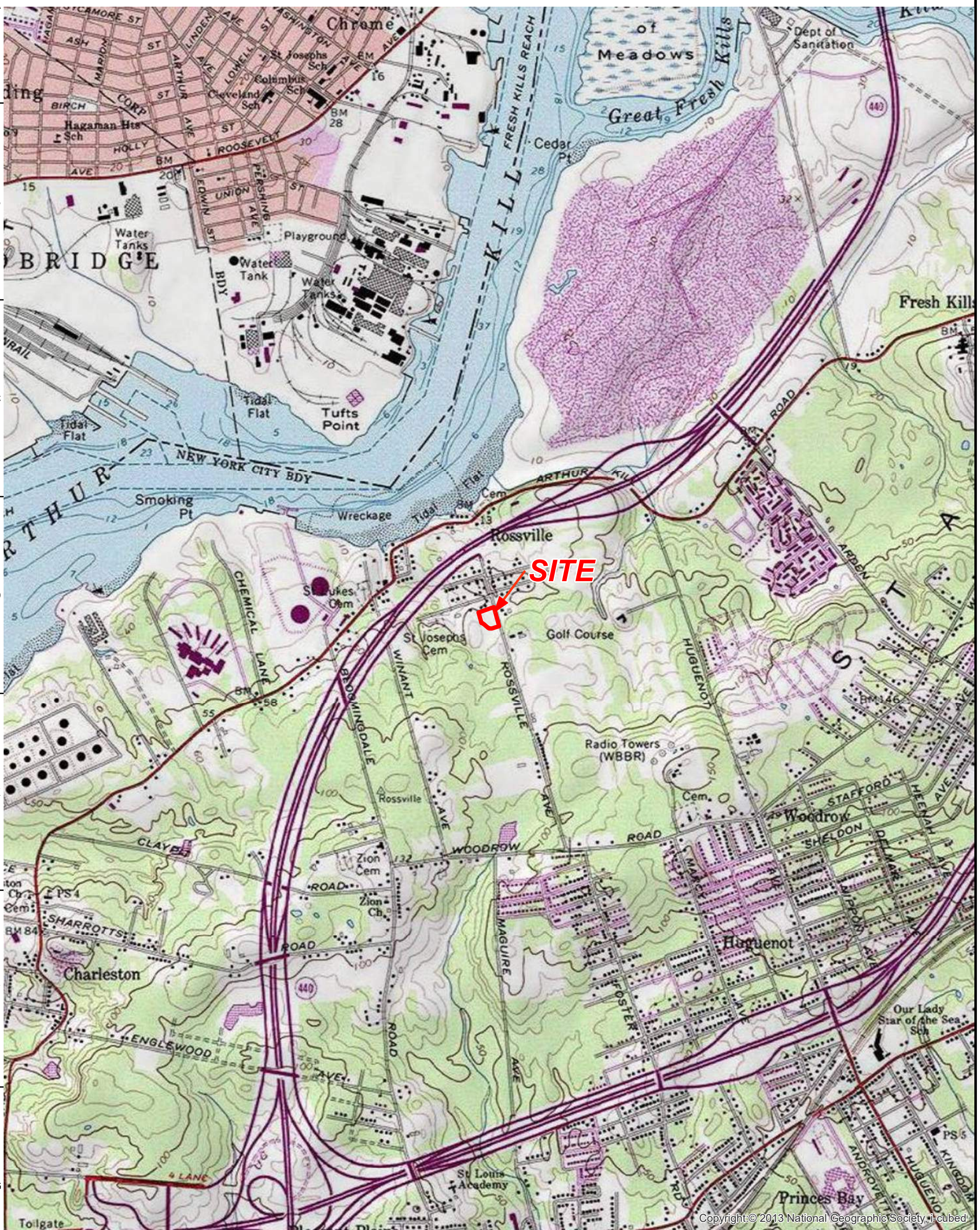
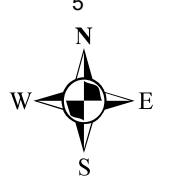
**10. Activities Anticipated in Support of the CPP for the Next Reporting Period**

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.



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	<b>990-1026</b> <b>ROSSVILLE AVENUE</b> BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND	<b>USGS SITE</b> <b>LOCATION MAP</b>	100849501	<b>1</b>
RICHMOND COUNTY NEW YORK	Date 2/25/2020	Scale 1" = 2,000'		
	Drawn By KMB			

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400