

Monthly Progress Report No. 42
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: August 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 August 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

Langan and NYSDEC met on 13 August 2024 in advance of the pre-injection activities included in the NYSDEC-approved RAWP, i.e. drilling, monitoring well and soil vapor point installation, baseline groundwater sampling, slug testing, and monitoring well abandonment.

Langan and Cascade/ADT mobilized to the site on 19 August. Monitoring wells LMW-18A/B and LMW-19A/B were installed between 19 and 21 August as 2-inch, SCH40 PVC permanent monitoring wells with 10-slot screen at the following intervals:

- LMW-18A: 5 to 15 feet bgs;
- LMW-18B: 36 to 46 feet bgs;
- LMW-19A: 6 to 16 feet bgs; and,
- LMW-19B: 31 to 41 feet bgs.

Soil vapor points LSV-23 through LSV-25 were installed on 22 August with the following screened intervals:

- LSV-23: 4.5 to 5 feet bgs;
- LSV-24: 6 to 6.5 feet bgs; and,
- LSV-25: 9 to 9.5 feet bgs.

Baseline groundwater sampling was completed at LMW-1A/B, LMW-2, LMW 9, LMW-10, LMW-11A/B, LMW-15, LMW-16, LMW-18A/B, and LMW-19A/B between 23 August and 5 September.

Samples were collected and analyzed for VOCs, total and dissolved metals (iron, calcium, magnesium, and manganese), anions (chloride, sulfate, and nitrate), and total organic carbon (TOC).

NYSDEC met Langan and the Volunteer at the site on 26 August.

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

Baseline groundwater sampling will continue. A structural analysis will be performed. Four monitoring wells (LMW-1A/B, LMW-2, and LMW-9) will be abandoned in accordance with the NYSDEC-approved RAWP. A pre-construction meeting will be held with NYSDEC, Langan, the Volunteer, and the contractors prior to implementation of the injections associated with the NYSDEC-approved RAWP.

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

None

5. Results of Sampling, Testing and Other Relevant Data

Baseline groundwater sampling was completed at LMW-1A/B, LMW-2, LMW 9, LMW-10, LMW-11A/B, LMW-15, LMW-16, LMW-18A/B, and LMW-19A/B between 23 August and 5 September. Results will be received in the next reporting period.

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 60% 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 colspan="2">Drawing Title</td> <td colspan="2">Project No.</td> <td rowspan="5">Figure</td>	Project		Drawing Title		Project No.		Figure
	990-1026		USGS SITE		100849501		
	ROSSVILLE AVENUE		LOCATION MAP		Date 2/25/2020		
	BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND				Scale 1" = 2,000'		
	RICHMOND COUNTY		NEW YORK		Drawn By KMB		