

Monthly Progress Report No. 43

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

Baseline groundwater sampling was completed at LMW-18A/B on 5 September 2024 in accordance with the NYSDEC-approved October 2023 Remedial Action Work Plan (RAWP). Samples were collected and analyzed for volatile organic compounds (VOCs), total and dissolved metals (iron, calcium, magnesium, and manganese), anions (chloride, sulfate, and nitrate), and total organic carbon (TOC). Cascade Environmental (Cascade) performed a structural analysis of the on-site building and retaining wall on 6 September, and overdrilled and abandoned existing monitoring wells LMW-1A/B, LMW-2, and LMW-9 on 18 and 19 September.

A pre-construction meeting was held with NYSDEC, Langan, the Volunteer, and Cascade on 30 September.

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

Langan and Cascade will mobilize to the site for the implementation of the injections associated with the NYSDEC-approved RAWP.

Langan will perform the next operations, maintenance, and monitoring (OM&M) event for the active sub-slab depressurization system (SSDS).

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

None

5. Results of Sampling, Testing and Other Relevant Data

Baseline groundwater sampling results for LMW-1A/B, LMW-2, LMW 9, LMW-10, LMW-11A/B, LMW-15, LMW-16, LMW-18A/B, and LMW-19A/B were received and are being validated.

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 65% 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

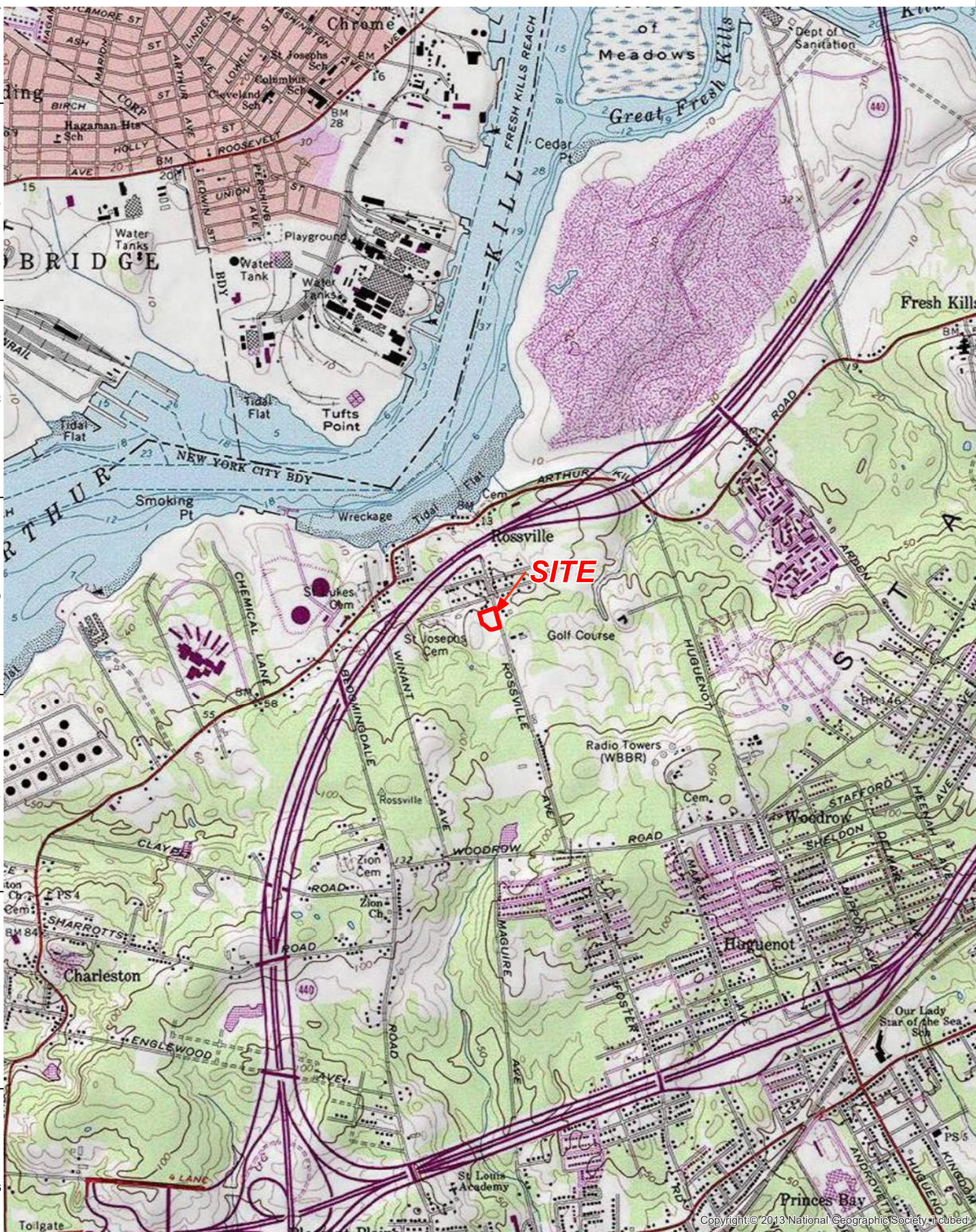
None

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.



 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400	Project 990-1026 ROSSVILLE AVENUE BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND RICHMOND COUNTY NEW YORK	Drawing Title USGS SITE LOCATION MAP	Project No. 100849501 Date 2/25/2020 Scale 1" = 2,000' Drawn By KMB	Figure 1
	Path: \\langan.com\data\PAR\data\5100849501\Project Data\ArcGIS\Export\PDF\Env_Figures\2020-02 Phase II Investigation\Figure 1 - Site Location Map.mxd Date: 2/25/2020 User: ibaker Time: 10:55:05 AM			

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