

Monthly Progress Report No. 44
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: October 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 October 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

Between 9 and 31 October 2024, Langan mobilized to the Site with Cascade, the remedial injection contractor, and implemented remedial injections in accordance with the NYSDEC-approved October 2023 Remedial Action Work Plan (RAWP). Injections were performed using a track-mounted Geoprobe 8040DT drill via a packered system and hydraulic fracturing at two locations (IP-2 and IP-5) and via direct push technology (DPT) for seven locations (IP-1A, IP-1B, IP-3A, IP-4A, IP-6A, IP-7A, and IP-8A). A total of 3,438 gallons of reagent slurry were injected with 640 gallons daylighted. Daily Reports were prepared and submitted to the NYSDEC and NYSDOH Project Managers to document the work completed.

On 10 and 11 October 2024, Langan collected waste characterization samples from the 55-gallon drums staged on site containing investigation derived waste from previous well installation, abandonment and groundwater sampling activities. From the drums containing soil cuttings, waste characterization samples were collected and analyzed for volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), pesticides/herbicides, polychlorinated biphenyls (PCBs), metals (including hexavalent chromium and cyanide), RCRA characteristics, and full toxicity characteristic leaching procedure (TCLP). From the drums containing purged groundwater, waste characterization samples were collected and analyzed for VOCs, SVOCs, pesticides/herbicides, PCBs, metals (including hexavalent chromium and cyanide), and RCRA characteristics.

On 17 October 2024, Langan performed a routine operations, maintenance, and monitoring (OM&M) event for the active sub-slab depressurization system (SSDS).

On 30 and 31 October 2024, Reliable Site Development, the utility service contractor, excavated soil in the southwestern part of the site to fix a leak from the domestic water service line. Langan was present during all site excavation activities. All soil removed to facilitate the repair of the water line was screened using a photoionization detector (PID). No staining or odors were observed during excavation, with a maximum PID reading of 3.5 parts per million (ppm) recorded. All excavated material was backfilled into the excavation after the domestic water service line was fixed.

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

Langan and Cascade will continue remedial injections.

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 70% 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		