Monthly Progress Report No. 45
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: November 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 November 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 1 and 27 November 2024, Langan and Cascade, the remedial injection contractor, continued to implement remedial injections in accordance with the NYSDEC-approved October 2023 Remedial Action Work Plan (RAWP). Injections were performed using track-mounted Geoprobe 8040DT and 7822DT drill rigs via direct push technology (DPT) at 18 locations (IP-1C, IP-1D, IP-2B, IP-2C, IP-3B, IP-3C, IP-4B, IP-4C, IP-5B, IP-6B, IP-6C, IP-7B, IP-7C, IP-8B, IP-8C, IP-9A, IP-9B, and IP-9C) within treatment zone TZ-1. A total of 5,342 gallons of reagent slurry were injected with 882 gallons daylighted. Daily Reports were prepared and submitted to the NYSDEC and NYSDOH Project Managers to document the work completed.

Between 6 and 8 November, Reliable Site Development, a utility service contractor, excavated soil beneath the concrete apron in the southwestern part of the site to fix a leak from the sprinkler 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). Excavated material directly beneath the concrete apron was found to be odorous and have a maximum PID reading of 15,000 parts per million (ppm). The impacted material based on PID screening results was separately stockpiled and placed on and covered with polyethylene sheeting and subsequently placed into a lined, roll-off container on 8 November. Material with no visual, olfactory, or PID evidence of impacts was stockpiled separately on and covered with polyethylene sheeting and subsequently used to backfill the sprinkler line excavation. Langan subsequently prepared and, on 22 November, submitted a Supplemental Remedial Investigation Work Plan (SRIWP) to

NYSDEC that proposes additional investigation to delineate the impacts observed during the sprinkler line repair.

On 7 November, Langan collected a waste characterization sample from the lined, roll-off of excavated soil. On 15 November, Langan collected waste characterization samples from 55-gallon drums staged on site containing groundwater that had surfaced during injection activities in TZ-1 and soil cuttings from the confirmation borings completed within TZ-1. From the roll-of and drums containing soil, 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 groundwater, waste characterization samples were collected and analyzed for VOCs, SVOCs, pesticides/herbicides, PCBs, metals (including hexavalent chromium and cyanide), and RCRA characteristics.

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

Langan and Cascade will continue remedial injections.

Langan will address NYSDEC and NYSDOH comments to the SRIWP, once received.

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

On 22 November, Langan submitted a SRIWP to NYSDEC.

7. Information Regarding Percentage of Completion

The BCP project is about 75% 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

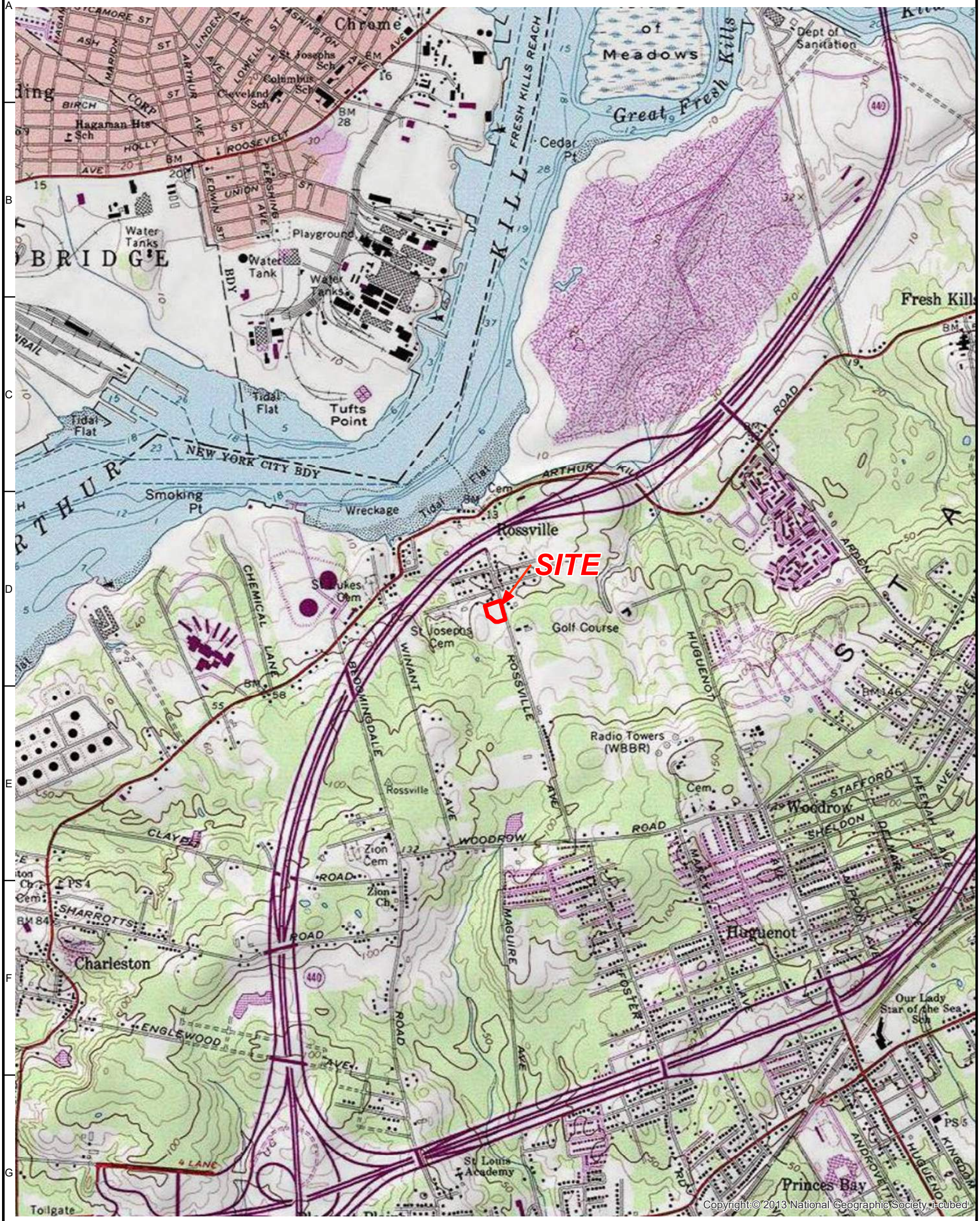
None

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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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.	Figure
100849501	1
Date: 2/25/2020	
Scale: 1 " = 2,000 '	
Drawn By: KMB	

Path: \\langan.com\data\PAR\data5\100849501\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