

Monthly Progress Report No. 46

990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: December 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 December 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 2 and 27 December 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 a track-mounted Geoprobe 7822DT drill rig via direct push technology (DPT) at three locations (IP-4C, IP-5C, and IP-7C) within treatment zone TZ-1 and at five locations (IP-1, IP-3, IP-4, IP-5, and IP-8) within treatment zone TZ-2. A total of 1,086 gallons of reagent slurry were injected with 155 gallons daylighted within TZ-1 and a total of 1,374 gallons of reagent slurry were injected with 95 gallons daylighted within TZ-2 during this reporting period. Nine confirmation soil borings were advanced to between 30 and 50 feet below ground surface (bgs) within TZ-1 and three confirmation soil borings were advanced to 45 feet bgs within TZ-2. Daily Reports were prepared and submitted to the NYSDEC and NYSDOH Project Managers to document the work completed. On 27 December, Cascade demobilized from the Site.

On 10 December, Reliable Site Development, the utility service contractor, re-excavated soil in the southwestern part of the site that had already been excavated on 30 October to fix a leak from the sprinkler line. Langan was present during all site excavation activities. All excavated material was backfilled into the excavation after the sprinkler line was fixed.

On 11 December, NYSDEC provided comments to the 11 November Supplemental Remedial Investigation Work Plan (SRIWP). On 12 December, Langan addressed the comments and

submitted the final SRIWP. On 19 December, NYSDEC issued an approval letter for the SRIWP and Langan subsequently submitted the final SRIWP to the repositories.

On 13 December, AWT Environmental Services (AWT) arrived onsite to load and transport a total of 75 non-hazardous drums containing soil/mud, purged groundwater, daylighted groundwater, and/or daylighted reagent for off-site disposal at the MXI Environmental Services LLC facility in Abingdon, VA

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

The roll-off of soil will be removed for off-site disposal. Langan will coordinate the implementation of the SRIWP.

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 12 December, Langan submitted the final 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

Langan submitted the final 12 December SRIWP to the repositories.

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

None

11. Miscellaneous Information

None

