

**Monthly Progress Report No. 50**  
990-1026 Rossville Avenue  
Staten Island, NY 10309  
Brownfield Cleanup Program Site No. C243043  
Reporting Period: April 2025

## **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 April 2025.

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**

On 4 April 2025, the final Supplemental Remedial Investigation Report (SRIR) and Remedial Action Work Plan (RAWP) Addendum was submitted to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH). NYSDEC in consultation with NYSDOH approved the SRIR/RAWP Addendum on 30 April 2025.

Between 14 and 18 April 2025, Langan and AWT Environmental Services, Inc. (AWT) mobilized to the Site to advance borings and collect waste characterization soil samples within the excavation extents included in the 2024 Excavation Rationale letter report. AWT used a track-mounted Geoprobe 7822DT drill rig to advance soil borings at locations LSB-69, LSB-70, LSB-71, LSB-72, LSB-73, and LSB-74 to depths of approximately 3 to 8 feet below ground surface (bgs). AWT collected composite soil samples ROSS-01 and ROSS-02 from these borings and submitted them to Accredited Analytical Resources, LLC., a NYSDOH Environmental Laboratory Approvals Program (ELAP)-certified laboratory located in Carteret, New Jersey. The composite soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), volatile organic compounds (VOCs), paint filter, Toxicity Characteristic Leaching Procedure (TCLP) metals, total VOC and TCLP VOC, polychlorinated biphenyls (PCBs), and Resource Conservation and Recovery Act (RCRA) characteristics analysis.

Between 21 and 25 April 2025, Langan mobilized to the Site with AWT, the excavation contractor, and implemented the remedial excavation in accordance with the NYSDEC-approved October

2023 RAWP and 2024 Excavation Rationale letter report. AWT excavated the following areas in the western portion of the Site:

- An approximately 29-foot-long by 4.5-foot-wide area to a depth of approximately 8 feet below ground surface (bgs) to the immediate east of the concrete curb in the alley;
- An approximately 29-foot-long by 3.5-foot-wide area to a depth of approximately 7 feet bgs; and,
- An approximately 29-foot-long by 3-foot-wide area to a depth of approximately 3 to 6 feet bgs.

On 24 April 2025, AWT extended the excavation further to approximately 3.5 foot to the north and approximately 3-foot south. All excavated material was screened with a photoionization detector (PID), stockpiled on and covered with polyethylene sheeting within the northwestern portion of the site. Langan collected post excavation soil samples EPSW01\_N\_7, EPSW02\_E\_3, EPSW03\_E\_6, EPSW04\_S\_7, EPSW05\_W\_8, EPSW06\_W\_8, EPB01\_8, EPSW07\_W\_6.5, EPSW08\_S\_7, EPSW09\_S\_1, EPSW10\_E\_0.5, EPSW11\_E\_3, EPSW12\_N\_3.5, EPSW13\_W\_4, and EPSW14\_W\_8. Langan also collected a field blank sample FB\_20250422 and a duplicate sample DUP\_20250422 (parent sample: EPSW03\_E\_6). The samples were submitted to Alpha Analytical (Pace), a NYSDOH ELAP-certified laboratory located in Westborough, Massachusetts. Samples were submitted for volatile organic compounds (VOCs) analysis and on hold for semi-volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), metals, hexavalent chromium, total cyanide, 1-4-dioxane, and PFAS analysis. Between 23 and 25 April 2025, AWT imported 4 truckloads (or approximately 80 cubic yards) of approved  $\frac{3}{4}$  inch stone from Fanwood Crushed Stone, Co. in Westfield, NJ. The imported stone was then backfilled into the excavation and graded.

On 21 April 2025, Cascade Environmental (Cascade) repaired the existing concrete cover at two previously advanced boring locations in the southern portion of the site, one of which had breached the concrete lid of a detention structure.

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

The SRI will be coordinated, including submission of a street opening permit application to the New York City Department of Transportation (NYCDOT).

### **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 4 April 2025, the final SRIR/RAWP Addendum was submitted.

## **7. Information Regarding Percentage of Completion**

The BCP project is about 76% 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**

NYSDEC in consultation with NYSDOH approved the SRIR/RAWP Addendum on 30 April 2025, and Langan subsequently submitted copies of the report to the repositories in the next reporting period.

## **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 &amp; 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		
	BLOCK No. 7054, LOT No. 518				2/25/2020		
	CITY OF STATEN ISLAND				Scale		
				1 " = 2,000 '		1	
				Drawn By			
				KMB			