

Monthly Progress Report No. 52
990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: June 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 June 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 30 June 2025, Langan submitted to NYSDEC the validated results for the 16 post-excavation soil samples identified below. These samples were collected on 22 and 24 April 2025 during the remedial excavation activities completed in April 2025 in accordance with the NYSDEC-approved 2024 Excavation Rationale letter report. As part of the email submission of the data, Langan proposed two additional excavations to remove material that exceeds the Protection of Groundwater Soil Cleanup Objectives (SCOs) to the north/northwest and south/southwest of the April 2025 excavations.

The Remedial Action Work Plan (RAWP) Addendum implementation is also being coordinated.

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

None, pending: disposal facility approval of the existing soil stockpile from the April 2025 excavation; New York City Department of Transportation (NYCDOT) permit approval for the RAWP Addendum excavation; and NYSDEC approval of the two additional, proposed excavations.

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

None

5. Results of Sampling, Testing and Other Relevant Data

The results for the following post-excavation soil samples were submitted to NYSDEC on 30 June 2025: 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; EPSW14_W_8; and duplicate sample DUP_20250422.

6. Deliverables Submitted During This Reporting Period

None

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

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><div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div></div>	<div><div>Project</div><div>990-1026 ROSSVILLE AVENUE</div><div>BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND</div><div>RICHMOND COUNTYNEW YORK</div></div>	<div><div>Drawing Title</div><div>USGS SITE LOCATION MAP</div></div>	<div><div>Project No.</div><div>100849501</div></div>	<div><div>Figure</div><div>1</div></div>
			<div><div>Date</div><div>2/25/2020</div></div>	
			<div><div>Scale</div><div>1 " = 2,000 '</div></div>	
			<div><div>Drawn By</div><div>KMB</div></div>	