

Monthly Progress Report No. 63

990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: May 2026

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 May 2026.

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 18 May 2026, Langan and AWT Environmental Services Inc. (AWT) mobilized to the site to implement the NYSDEC-approved April 2025 Supplemental Remedial Investigation (SRI) Report and Remedial Action Work Plan (RAWP) Addendum and April 2026 RAWP Addendum. AWT completed the following excavations:

- Excavation J (19 May): An approximately 15-foot-long by 3-foot-wide area to the bottom of and along a 1:1 slope off of the retaining wall footing (approximately 4- to 8-feet below ground surface [bgs]) in the concrete alley in the western portion of the site.
- Excavation K (19 May): An approximately 6-foot-long by 6- to 8-foot-wide area to approximately 5.5 feet bgs in the concrete alley in the western portion of the site. A portion of the existing concrete curb was removed to allow for observation and sampling of the existing retaining wall to the west of the excavation.
- Concrete Curb, Sidewalk, and Grafe Street (21 May): An approximately 18-foot-long by 6-foot-wide area to 4- to 6- bgs, using an excavator and a vacuum excavation truck to the southwest of the site.
- LSB-67 SRI Location (21 May) : An approximately 4-foot-long by 4-foot-wide area to 6-feet bgs at an SRI boring location in the concrete alley in the southwestern portion of the site.

All excavated soil was staged on and covered with polyethylene sheeting within the northwestern portion of the site. All concrete and asphalt was also temporarily staged on

polyethylene sheeting in the northwestern portion of the site prior to off-site disposal to the Stavola facility in New Jersey.

Langan collected the following samples:

- Post-excavation soil samples EPSW20_E_3.0, EPSW21_W_3.0, EPSW22_N_5.5, EPSW23_E_5.5, EPSW24_W_5.5, EPB02_5.5, EPSW25_S_4.0, EPSW26_W_4.0, EPSW27_E_4.0, EPSW28_N_4.0, EPSW29_N_6.0, EPSW30_E_6.0, EPSW31_S_6.0, EPSW32_W_6.0, EPSW33_N_6.0, EPSW34_E_6.0, EPSW35_S_6.0, EPB03_4.0, EPB04_6.0, EPB05_6.0, and associated quality assurance/quality control (QA/QC) samples. The samples were submitted for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), metals (including hexavalent chromium and cyanide), 1,4-dioxane, and PFAS analysis. All analyses were submitted on hold with exception of VOCs.
- Concrete samples CONCRETE_J_4.5_0.5, CONCRETE_J_4.5_1.0, CONCRETE_K_3.0_0.5, and CONCRETE_K_3.0_1.0. Concrete samples were submitted for chlorinated VOC (CVOC) analysis.

The samples were submitted to Alpha Analytical (Pace), a New York State Department of Health (NYSDOH) Environmental Laboratory Approvals Program (ELAP)-certified laboratory located in Westborough, Massachusetts.

AWT imported ~40 cubic yards of clean ¾-inch stone from the Stavola Bound Brook Quarry facility in Bridgewater, New Jersey and used it to backfill all excavations. Langan and AWT demobilized on 22 May 2026.

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

Data for the post-excavation soil samples collected in May 2026 will be provided to NYSDEC once validation is complete. Langan and AWT will remobilize to the site to overexcavate an approximately 11-feet long by 3-feet wide area within the Grafe Street excavation to 6-feet bgs. This area was previously excavated to 4-feet bgs and had associated post-excavation soil samples with PCE results above the NYSDEC Protection of Groundwater Soil Cleanup Objectives (SCOs).

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

None

5. Results of Sampling, Testing and Other Relevant Data

Data for the post-excavation soil samples collected in May 2026 will be provided to NYSDEC once validation is complete.

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

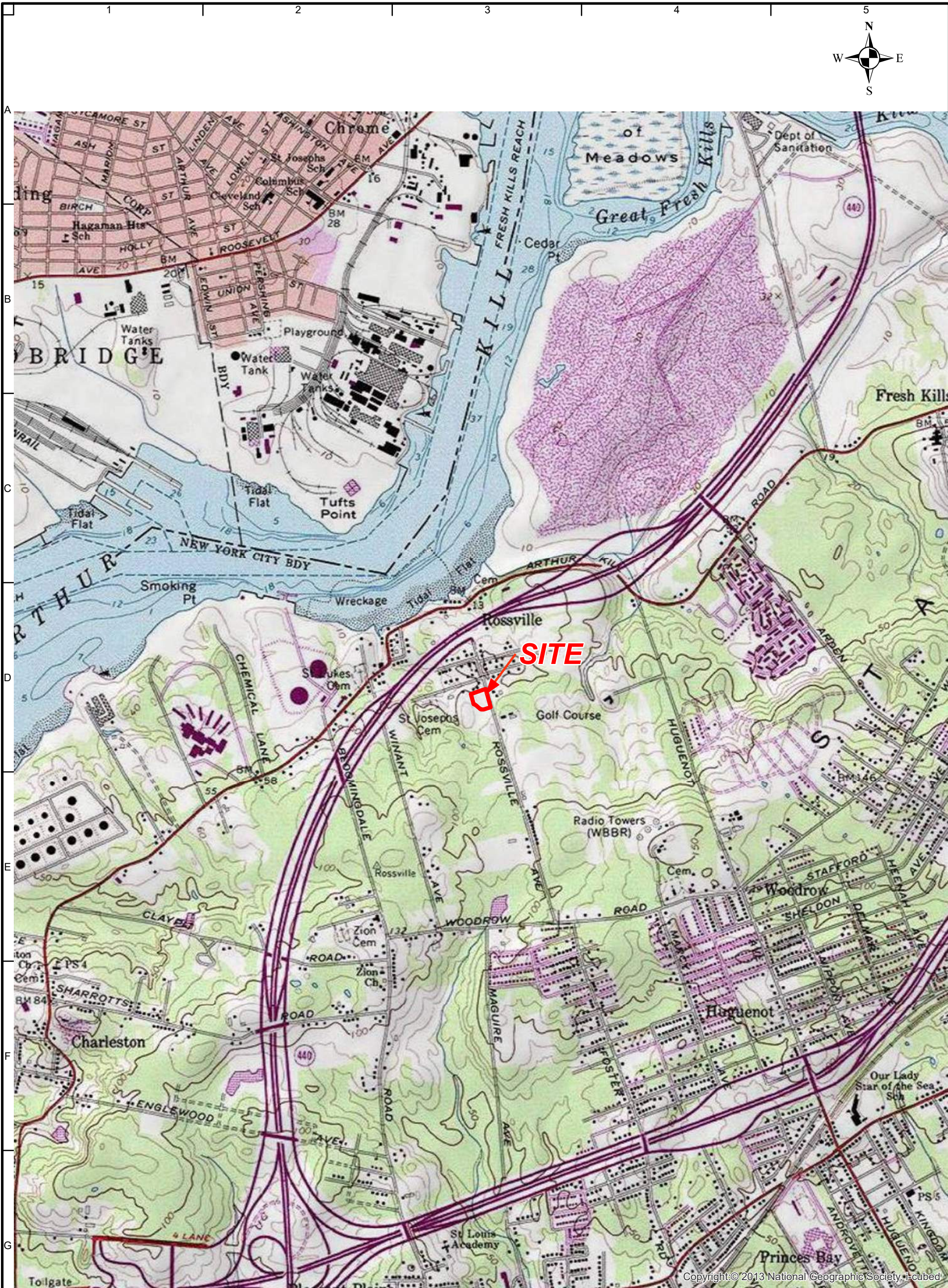
None

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.



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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.
100849501

Date
2/25/2020

Scale
1" = 2,000'

Drawn By
KMB

Figure

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