

**Monthly Progress Report No. 1**  
475 Bay Street and 31 Wave Street  
Staten Island, New York  
Block 488, Lots 9, 157, 162 and 164  
Brownfield Cleanup Program Site #: C243044  
Reporting Period: August 1 – August 31, 2021

**1. Introduction**

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of BFC 475 Residential LLC to summarize the work performed at 475 Bay Street and 31 Wave Street, Staten Island, New York (the site) from August 1 through August 31, 2021.

The site is located in the Stapleton Heights neighborhood of Staten Island and occupies the Borough of Staten Island Department of Finance Tax Map Block 488, Lots 9, 157, 162 and 164. The site occupies a footprint of 66,800 square feet and is bound by a two-story commercial building and a one-story industrial building to the north; New York City Transit (NYCT) elevated Staten Island Rail structure to the east; Wave Street and a two-story McDonalds restaurant to the south; and Bay Street to the west. A Site Location Map is provided as Figure 1.

The BCA was executed on November 12, 2020. The final Remedial Investigation (RI) Report was submitted to NYSDEC on August 24, 2021. A draft Remedial Action Work Plan (RAWP) was submitted to NYSDEC on August 11, 2021. Public comment on the Remedial Action began on August 25, 2021.

**2. Investigation or Remedial Actions Relative to the Site during this Reporting Period**

The Draft RAWP was submitted to NYSDEC on August 11, 2021.

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

None.

**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**

None.

**7. Information Regarding Percentage of Completion**

This BCP project is 20% complete.

**8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts**

None.

**9. Citizen Participation (CP) Plan Activities during this Reporting Period**

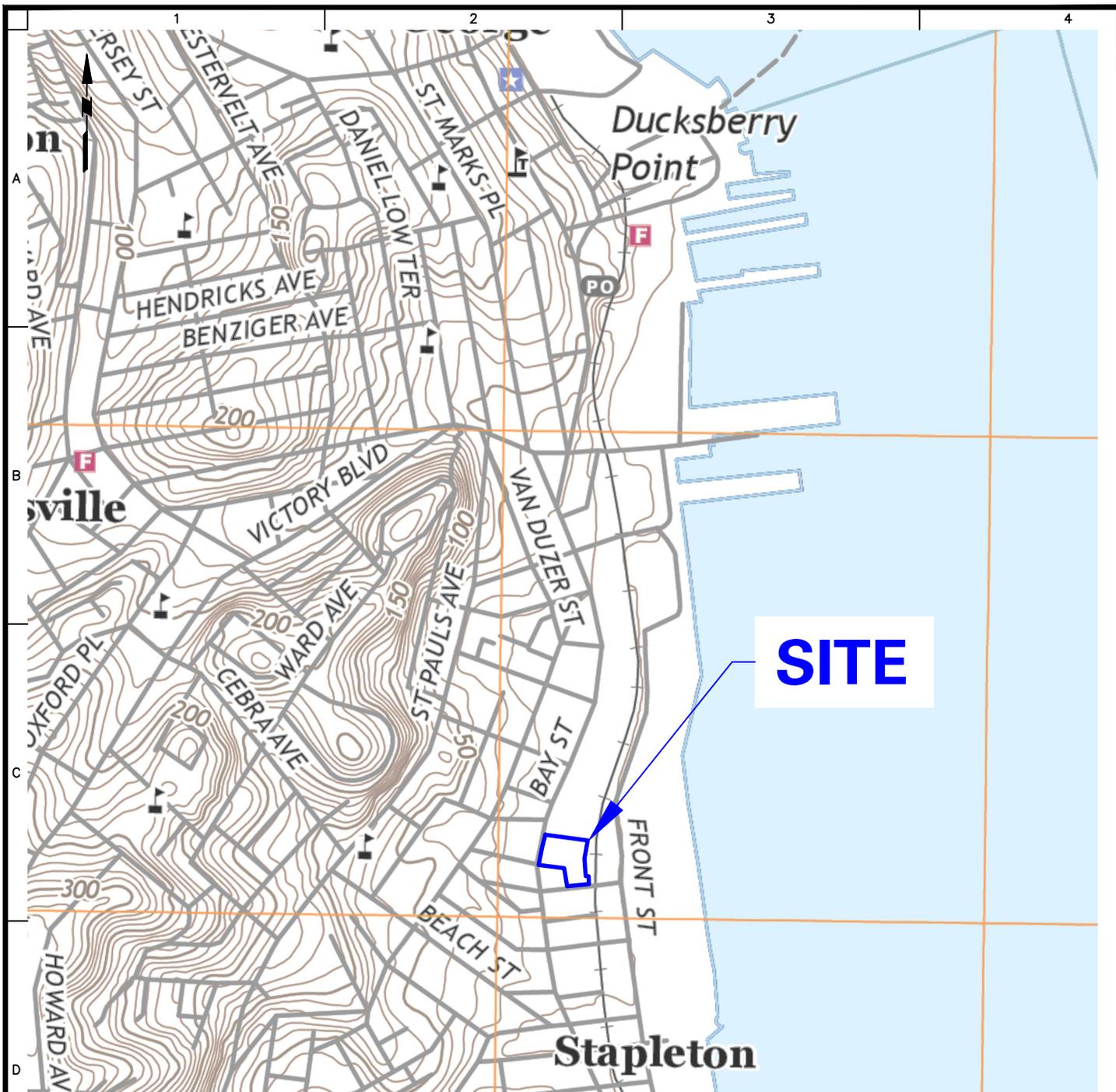
The public comment period for the Draft RAWP began on August 25, 2021 and will run through October 10, 2021.

**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

None.

**11. Miscellaneous Information**

None.

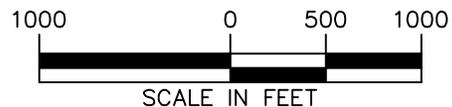


**LEGEND:**

 APPROXIMATE SITE BOUNDARY

**NOTES:**

1. BASE MAP IS REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY QUADRANGLE, DATED 2016.



**LANGAN**

21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan International LLC

Collectively known as Langan

Project

**475 BAY STREET AND  
31 WAVE STREET**

BLOCK No. 488, LOT Nos. 9, 157,  
162, & 164  
STATEN ISLAND

RICHMOND COUNTY

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.  
170610601

Date  
02/03/2020

Scale  
1" = 1000'

Drawn By  
KG

Checked By

Submission Date

Figure No.

**1**