

Monthly Progress Report No. 20

197-201 Canal Street
Staten Island, New York
Block 527, Lot 50
Brownfield Cleanup Program Site #: C243046
Reporting Period: February 1 through February 29, 2024

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 197-201 Canal St. Realty LLC to summarize the work performed at 197-201 Canal Street, Staten Island, New York (the site) from February 1 through February 29, 2024. The BCA was executed on July 20, 2022.

The site is located in the Stapleton Heights neighborhood of Staten Island and is identified on the Borough of Staten Island Tax Map as Block 527, Lot 50. The approximately 12,600-square-foot site is vacant and is bound by vacant land to the northeast, Canal Street followed by a parking lot and two two-story residential and commercial buildings to the southeast, a one-story commercial and office building to the southwest, and nine two-story residential buildings to the northwest. A site location map is provided as Figure 1.

Tenen Environmental, LLC (Tenen) conducted a Remedial Investigation (RI) between March 10 and 11, 2021, and prepared a New York City Office of Environmental Remediation (NYCOER)-approved March 2021 Remedial Investigation Report (RIR) and May 2021 Remedial Action Plan (RAP) for the site. Langan submitted a draft Remedial Investigation Report (RIR), presenting the findings from the Tenen March 2021 RI, and draft Remedial Action Work Plan (RAWP) to the NYSDEC on July 27, 2022. The final RIR and RAWP were submitted to NYSDEC on October 31, 2022 and January 19, 2023, respectively.

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

A list of remedial actions completed during the reporting period is provided below:

- New York Rock Corp. (NYRC) excavated, stockpiled, and/or directly loaded non-hazardous soil for off-site disposal to the Clean Earth of Carteret (CEC) facility located in Carteret, New Jersey.
- NYRC excavated, stockpiled, and/or directly loaded hazardous lead-impacted soil for off-site disposal to the Clean Earth of North Jersey (CENJ) facility located in Kearny, New Jersey.
- Marsal Maintenance Corporation (Marsal) imported 151.29 tons of 0.75-inch stone from the Tilcon New York Inc. – Mount Hope Quarry located in Wharton, New Jersey, and 74.80 tons of 0.75-inch stone from the Tilcon New York Inc. – Riverdale Quarry located in Riverdale, New Jersey to use as backfill for foundation element installation.
- Marsal began dewatering for excavation and foundation element installation.
- NYRC and Ari Jon Construction Corp (Ari Jon) installed foundation elements across the site.

- Ari Jon installed 20-mil Stego Wrap vapor barrier in preparation for future foundation installation. The vapor barrier was installed in accordance with manufacturer specifications.

In accordance with the approved RAWP, a Community Air Monitoring Plan (CAMP) was performed during ground-intrusive activities.

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

Remedial activities will continue in accordance with the RAWP during the next reporting period.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

The following samples were submitted to Alpha Analytical, Inc. (Alpha), a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory, located in Westborough, Massachusetts for analysis:

- Langan collected one base and four sidewall endpoint samples on February 2, 2024 at and around EP09 from elevation (el) 17 North American Vertical Datum of 1988 (NAVD88). The samples were analyzed for Commissioner's Policy 51 (CP-51) volatile organic compounds (VOC), semivolatile organic compound (SVOC), and total lead. Two of the samples did not achieve the Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs) for benzo(b)fluoranthene and/or indeno(1,2,3-cd)pyrene, and four of the samples did not achieve the Protection of Groundwater (PGW) SCO for lead. The samples were recollected on February 7, 2024 from el 16 for CP-51 VOCs, SVOCs, total lead, and Toxicity Characteristic Leaching Procedure (TCLP) lead. The recollected samples achieved the SCOs, and were below the Resource Conservation and Recovery Act (RCRA) Characteristic of Hazardous Waste for lead.
- Langan collected two endpoint samples (EP04 and EP14) and two quality assurance/quality control (QA/QC) samples on February 6, 2024. Endpoint sample EP04 was analyzed for Total Compound List (TCL)/Total Analyte List (TAL) and Chapter 6 New York Codes, Rules and Regulations (NYCRR) Part 375 VOCs, SVOCs, pesticides, herbicides, polychlorinated biphenyls (PCB) and metals; including trivalent and hexavalent chromium and total cyanide, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Endpoint sample EP14 was analyzed for total lead. The samples achieved the RURR SCOs and the PGW SCO for lead.

Sample results will be included in the Final Engineering Report (FER).

6. Deliverables Submitted during this Reporting Period

Daily reports summarizing site activities, locations of remedial and construction work, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

This BCP project is 85% complete. The remedial action is tentatively expected to be completed in the spring of 2024.

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

None.

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

None.

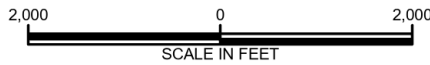
11. Miscellaneous Information

None.



Legend

Approximate Site Boundary



Notes:
 1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Jersey City, New York, Quadrangle.

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Project

197-201 CANAL STREET

BLOCK No. 527 LOT No. 50
 STATEN ISLAND

RICHMOND COUNTY NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170702101

Date

7/14/2022

Scale

1"=2,000'

Drawn By

GS

Submission Date

Figure No.

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