

Monthly Progress Report No. 25

197-201 Canal Street
Staten Island, New York
Block 527, Lot 50
Brownfield Cleanup Program Site #: C243046
Reporting Period: July 1 through July 31, 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 July 1 through July 31, 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 the remedial actions completed during this reporting period is provided below:

- Marsal Maintenance Corporation (Marsal) backfilled an about 50-foot-long by 3-foot-wide area and an about 75-foot-long by 3-foot-wide area from about surface grade to 3 feet below grade surface (bgs) in the central and northeastern parts of the site in preparation for subgrade utility installation. Backfilled material consisted of previously excavated 0.75-inch recycled concrete aggregate (RCA) from the Faztec Industries Recycling & Materials facility in Staten Island, New York.
- Ari Jon installed 20-mil Stego Wrap vapor barrier as part of future foundation installation in the central part of the site. 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. The draft Site Management Plan (SMP) will be submitted to the NYSDEC 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

None.

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 95% complete. The remedial action is tentatively expected to be completed in August 2024. A Final Engineering Report will be submitted by October 1, 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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 Langan International LLC

Collectively known as Langan

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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