

## **Monthly Progress Report No. 26**

197-201 Canal Street  
Staten Island, New York  
Block 527, Lot 50  
Brownfield Cleanup Program Site #: C243046  
Reporting Period: August 1 through August 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 August 1 through August 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) imported and placed about 60 cubic yards (about 84 tons) of 0.75-inch recycled concrete aggregate (RCA) from the Faztec Industries Recycling & Materials facility in Staten Island, New York in an about 20-foot-wide by 80-foot-long area in the central and western parts of the site.
- Marsal graded and compacted previously backfilled 0.75-inch RCA throughout the site in preparation for placement of the remaining site cover.
- Ari Jon Construction Corp. placed concrete in the central and southeastern parts of the site for installation of the foundation slab, building elements, and a concrete sidewalk.
- V&D Paving Corp installed asphalt on an about 80-foot-long by 80-foot-wide area in the western and northern parts of the site for the parking lot.

- New York Rock Corp. placed concrete on an about 50-foot-long by-12-foot-wide area in the eastern part of the site for construction of a future driveway.

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**

The site cap was completed at the site on August 22, 2024. Langan will continue preparation of the Final Engineering Report (FER) for submission to the NYSDEC by October 1, 2024.

### **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. The draft Site Management Plan (SMP) was submitted to the NYSDEC on August 1, 2024.

### **7. Information Regarding Percentage of Completion**

This BCP project is 98% complete. 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.



**SITE**

### 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.

# LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001-2727  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
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.

1