

Monthly Progress Report No. 10

990-1026 Rossville Avenue
Staten Island, NY 10309
Brownfield Cleanup Program Site No. C243043
Reporting Period: November and December 2021

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 months of November and December 2021.

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 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

The sub-slab depressurization system (SSDS) contractor mobilized the SSDS process equipment and mounted it to the rooftop dunnage system on 18 November 2021. The SSDS contractor also completed installation of the exterior rooftop-mounted subheader piping for SSDS installation between 18 and 30 November 2021. All work was performed in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP).

Langan completed validation of all analytical results from the Remedial Investigation (RI) on 5 November 2021 and continued drafting the Remedial Investigation Report (RIR).

Langan completed a preliminary discussion with NYSDEC regarding Remedial Action Work Plan (RAWP) approach on 30 November 2021 and subsequently began designing a pilot test program for inclusion in the forthcoming RAWP.

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

Langan, the SSDS installation contractor, and a New York City licensed electrician will remobilize to the site to continue implementing the NYSDEC-approved IRMWP. Completion of SSDS installation activities is anticipated in early January. The anticipated schedule for SSDS installation completion is as follows:

- Week of 20 and 27 December 2021: Electrical connection to the SSDS process equipment.

- Week of 3 January 2021: SSDS startup/shakedown activities completed.

Langan is preparing the RIR for NYSDEC submission in January.

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

None

5. Results of Sampling, Testing and Other Relevant Data

Draft validated data tables were generated and sent to NYSDEC on 23 November 2021. Data tables for submission with the RIR are currently being finalized. The final validated data tables will be completed and submitted to NYSDEC with the forthcoming RIR.

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 40% 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.



<div><div><div>LANGAN</div><div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div></div><div><div>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div></div> <td colspan="2">Project</td> <td rowspan="5">Drawing Title</td> <td colspan="2">Project No. 100849501</td> <td rowspan="5">Figure 1</td>	Project		Drawing Title	Project No. 100849501		Figure 1
	990-1026			Date 2/25/2020		
	ROSSVILLE AVENUE			Scale 1" = 2,000'		
	BLOCK No. 7054, LOT No. 518 CITY OF STATEN ISLAND			Drawn By KMB		
	RICHMOND COUNTY NEW YORK					