

**NYS Department of Environmental Conservation**  
**Division of Environmental Remediation**  
**Remedial Bureau C**

**NYSDEC PM:** Tracey Garland

**NYSDEC Inspector:** Tracey Garland

**Contractor:** Chess Builders, LLC (Chess)

**Project Engineers:** AMC Engineering, PLLC  
(AMC)

**Site No.:** 224063

**Site Name:** 218 Front Street (K. Front St. Station)

**Address:** Bridge St, Front St, Gold St & York St; Brooklyn, Kings  
County, 11201

**Phase:** Soil Vapor Intrusion Evaluation

**Weather Conditions**

<b>General Description</b>	Overcast @ 7:30	<b>am</b>	Light Rain @ 9:00	<b>am</b>
<b>Temperature</b>	48 °F	<b>am</b>	50 °F	<b>am</b>
<b>Wind</b>	5 - 10 mph E	<b>am</b>	5 – 10 mph E	<b>am</b>

**HEALTH & SAFETY:**

*(\*If any box(s) below are checked "Yes", list the deviation under the "Items for Concern" section of this report).*

Were there any changes to the Health & Safety Plan?	<b>*Yes ( )</b>	<b>No ( x )</b>	<b>NA ( )</b>
Were there any exceedances at the perimeter action level reported on this date?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
Were there any Noise /Vibration exceedances reported on this date?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
Were there any breaches to the tent structure or silt fence reported/observed on this date?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
Were there any dust/odor issues reported or observed on this date?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>

**WASTE HAULING :**

*(\*If any box(s) below are checked "Yes", list the deviation under the "Items of Concern" section of this report).*

Were there any vehicles which did not display proper D.O.T numbers and placards?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
Were there any vehicles which were not lined or tarped?	<b>*Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>
Were there any vehicles which were not decontaminated prior to exiting the work site?	<b>* Yes ( )</b>	<b>No ( )</b>	<b>NA ( x )</b>

**Summary of Events:**

- AMC was on-site to collect sub-slab soil vapor and indoor air samples in accordance with the NYSDEC approved Soil Vapor Intrusion Evaluation Work Plan, dated March 27, 2024. NYSDEC informed AMC that conditions for the collection of these samples were unacceptable for this evaluation for the following reasons:
  - Windows and a doorway in the eastern wall of the Sauna Spa room were not yet installed in their frames, leaving an open window to outdoor air that would directly interfere with indoor air samples IA-1 and IA-3. All windows and doors should be closed during collection of indoor air samples;
  - The HVAC system was not operating. During sample collection heating systems should be operating to maintain normal indoor air temperatures (65 – 75 degrees Fahrenheit) during and for at least 24 hours prior to sample collection;
  - Active construction was being performed at the indoor air sample locations, including activities that generate dust and involve the use of volatile organic compound (VOC) containing adhesives or sealants. These activities would likely have interfered with the indoor air samples. It is recommended that the indoor samples be conducted during times of low or no traffic and all containers of VOC containing products must be removed prior to sample collection.

**VISITORS TO SITE:**

NAME	Representing	Entered Exclusion/CRZ Zone	
Joseph	Chess	Yes ( )	No ( )
Tracey Garland	NYSDEC	Yes ( )	No ( )
Anjeza Harrington	AMC	Yes ( )	No ( )
Aaliyah	AMC	Yes ( )	No ( )

**PROJECT SCHEDULE:**

- Sampling for soil vapor intrusion evaluation is planned be conducted in the future.

**ISSUES PENDING:**

- The basement/lowest floor is still under construction and conditions affecting indoor air are not representative of those planned for future occupancy. Additional construction of the lowest floors of the building must be completed and the heating system must be in use before future indoor air and sub-slab soil vapor samples can be collected.

**ITEMS OF CONCERN:**

- 

**SITE REPRESENTATIVE /  
CONSTRUCTION INSPECTOR:**

Tracey Garland (NYSDEC)

Name: (signature)



Date: 4/3/2024

**4/1/2024**

## **Photograph Log**

**Site:** 218 Front Street, Brooklyn, King County

**Site No.:** 224063



View of the building from Front Street, facing east.



**4/1/2024**

## **Photograph Log**

**Site:** 218 Front Street, Brooklyn, King County

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Inside the Corridor connecting the Retail Storage Room and Main Electric Room, which was the proposed location for samples IA-2 and SS-2. Facing west towards the Retail Storage Room.

**4/1/2024**

## **Photograph Log**

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Inside the Retail Storage Room, which was the proposed location to relocate IA-2 and SS-2. Facing west.

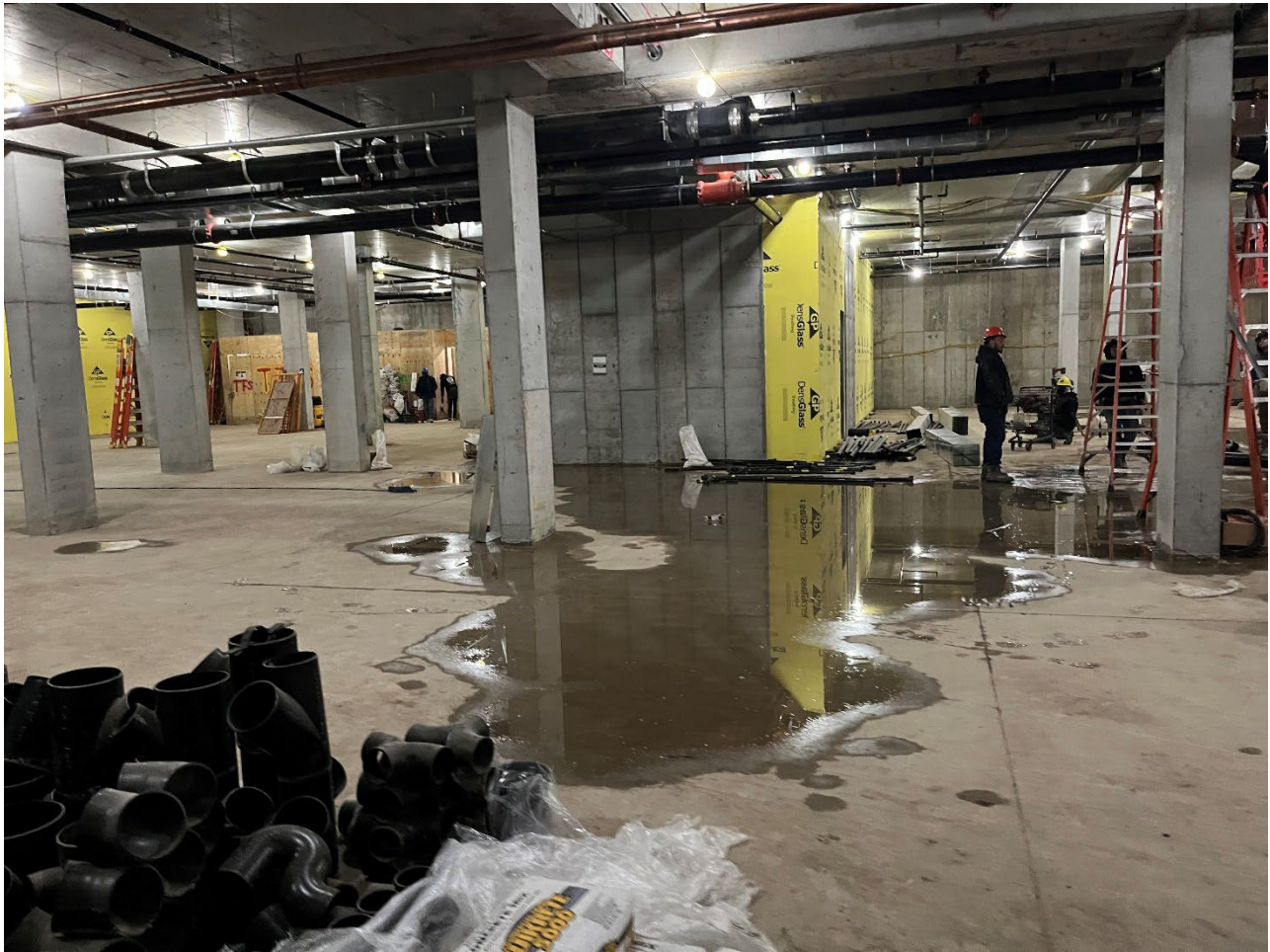


**4/1/2024**

## **Photograph Log**

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Inside the Parking Garage, central area, facing west.

**4/1/2024**

## **Photograph Log**

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View of the DIY Art Room from the Electrical Room, which is the proposed location of sample IA-4. Facing west.



**4/1/2024**

## **Photograph Log**

**Site:** 218 Front Street, Brooklyn, King County

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View of the Sauna Spa Room, which is the proposed location of sample IA-3.  
Facing south.



**4/1/2024**

## **Photograph Log**

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The open door and window frame on the eastern wall of the Sauna/Spa Room, facing east.

**4/1/2024**

## **Photograph Log**

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Looking outside the open window frame from on the eastern wall of the Sauna/Spa Room.



**4/1/2024**

## **Photograph Log**

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View of the Golf Sim Room and Screening Room from the corner of the hallway near the doorway to the Parking Garage, facing west.



**4/1/2024**

## **Photograph Log**

**Site:** 218 Front Street, Brooklyn, King County

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View of the Screening Room, which is the proposed location for samples IA-1 and SS-1, from the Golf Sim Room, facing west.

**4/1/2024**

## **Photograph Log**

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View from the Golf Sim Room, facing northeast toward the Sauna Room. The bright light in the center of this photograph is the open window frame in the Sauna Room. The orange ladder is the same one shown in the previous photograph.