

PROJECT No.: 170364005	CLIENT: President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	DATE: Thu., December 29, 2022
PROJECT: President Street Properties		WEATHER: Clear, 37 – 47 °F, Wind: SW @ 0.8 – 3.6 mph
LOCATION: Brooklyn, New York		TIME: 6:45 am – 2:30 pm
BCP SITE ID: C224221		MONITOR: Kaitlyn Gioia
EQUIPMENT: Fraste XL Max Sonic Drill Rig DustTrak II Aerosol Monitors MiniRAE 3000 Photoionization Detector	PRESENT AT SITE: Langan: Kaitlyn Gioia, Michael Au Aquifer Drilling and Testing (ADT) (Drilling Contractor): Dave Moon, Patrick MaGill	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to implement the New York State Department of Environmental Conservation (NYSDEC)-approved December 20, 2022 Supplemental Remedial Investigation Work Plan (SRIWP) for Brownfield Cleanup Program (BCP) Site No. C224221).		
Site Activities		
<ul style="list-style-type: none">ADT used a Fraste XL Max sonic drill rig with dedicated plastic liners to advance soil boring SSB-01 for delineation of grossly contaminated material and/or non-aqueous phase liquid (NAPL) in the northeastern part of the site. Langan documented the work and screened the soil for environmental impacts.<ul style="list-style-type: none">Soil boring SSB-01 was advanced to a depth of about 80 feet below grade surface (bgs). Soil was recovered continuously in 10-foot intervals and was screened for odors, staining, and organic vapor using a photoionization detector (PID). A maximum PID reading of 102.5 parts per million (ppm) and organic-like odors were observed from about 10 to 30 feet bgs within a layer of organic clay containing vegetation. Petroleum-like or chemical-like odors were note observed.Langan conducted a sheen test on the recovered soil from about 38 to 39 feet bgs (between clay layers) using an Oil-in-Soil™ test kit. The result of the sheen test was negative, indicating that NAPL was not present in the soil.Soil cuttings recovered from soil boring SSB-01 and return water from the sonic drill rig were containerized in two sealed and labeled 55-gallon drums, which were staged in the northeastern part of the site in preparation for off-site disposal at a later date.ADT placed grout within the borehole of soil boring SSB-01 from the boring termination depth to surface grade.		
Sampling		
<ul style="list-style-type: none">No samples were collected.		
CAMP Activities		
<ul style="list-style-type: none">Langan performed air monitoring in accordance with the community air monitoring plan (CAMP) for particulate matter less than 10 microns in diameter (PM10) and VOCs at upwind and downwind site perimeter locations, including the northern boundary of the site (adjacent to the adjoining restaurant). No PM10 or VOC concentrations exceeded the action levels established in the CAMP.		
Cc: R. Manderbach, J. Armstrong, M. Au - File	By: TJ Malgieri	
	Langan D.P.C.	

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.039	0.042	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.046	0.055	Maximum 15-min Average	0.0	0.1

mg/m³ = milligrams per cubic meter

ppm = parts per million

Anticipated Activities

- ADT will continue advancing soil borings and Langan will screen soil for grossly contaminated material and/or NAPL in the northeastern part of the site.

Cc: R. Manderbach, J. Armstrong, M. Au - File

By:






Kaitlyn Gioia

Langan D.P.C.

Site Map



Legend

-  Site Boundary
-  Approximate Location of Soil Boring Completed Today
-  Approximate Location of Soil Boring Completed Previously
-  Approximate Location of Upwind CAMP Station
-  Approximate Location of Downwind CAMP Station

Notes:

1. Basemap is referenced from Figure 2 of the Supplemental Remedial Investigation Work Plan, titled "Proposed Boring Location Plan", dated October 26, 2022.
2. Soil boring locations are approximate.

Photographs:



Photo 1: ADT advancing soil boring SSB-01 in the northeastern part of the site (facing northeast)

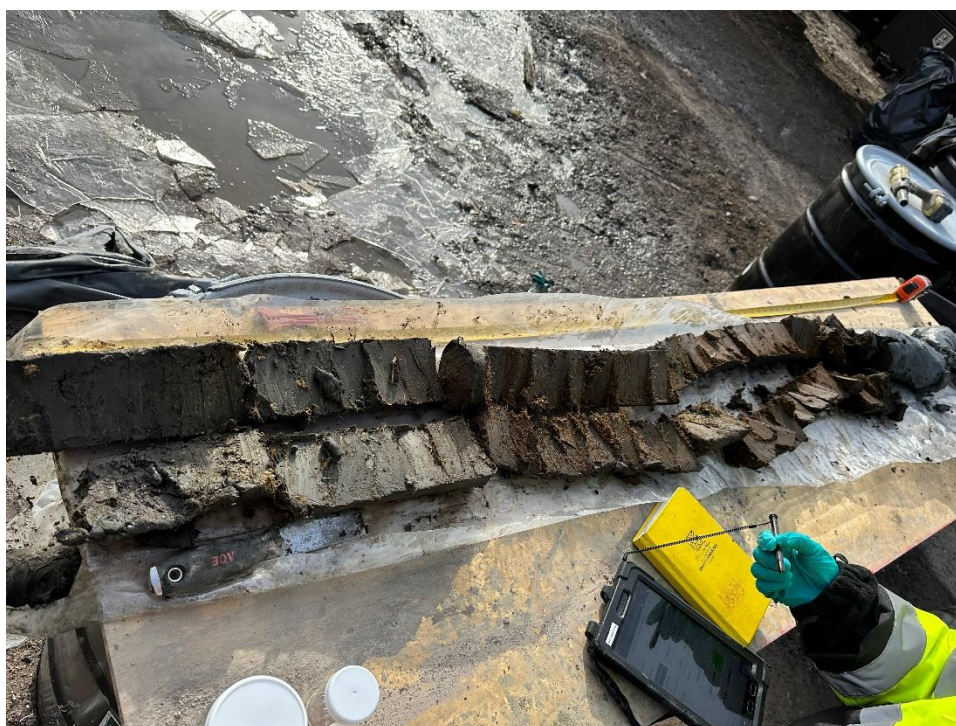







Photo 2: View of soil/fill recovered from about 20 to 30 feet bgs at soil boring SSB-01 (facing southeast)

Cc: R. Manderbach, J. Armstrong, M. Au - File

By: Kaitlyn Gioia

Langan D.P.C.

Project		Project No.						
President Street Properties		170364001						
Location		Elevation and Datum						
319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 5.38 NAVD88						
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
				Number	Type	Recov. (in)	Penetr. resist. BU/6in	
	-14.6	M-3A (0-48") Gray SILT, some fine sand, trace clay, vegetation (wet) [OL]	20	M-3A	Macrocore	78/120		Organic (sulfur)-like Odors (no petroleum-like odors)
	21							
	22							
	23							
	24							
	25							
	26							
	27							
	28							
	29							
	-22.1	M-3B (48-78") Grayish brown CLAY, trace silt (wet) [CH]	28	M-3B			0.0	
	29							
	30							
	31							
	32							
	33							
	34							
	35							
	36							
	37							
		M-4A (0-96") Grayish brown CLAY, trace silt (wet) [CH]	30	M-4A	Macrocore	120/120	0.0	
	31							
	32							
	33							
	34							
	35							
	36							
	37							
	38							
	39							
	-32.6	M-4B (96-108") Grayish brown medium-fine SAND, some fine gravel, trace silt (wet) [SP-SM]	38	M-4B			0.0	Sheen test conducted using Oil-in-Soil test kit. Result of the test is negative.
		-33.6	M-4C (108-112") Brown CLAY, some silt, trace fine gravel (wet) [CH]					
		M-5A (0-42") Brown CLAY, some silt, trace fine gravel (wet) [CH]	40	M-5	Macrocore	42/120		
41								
42								
43								
44								
45								

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Project		Project No.						
President Street Properties		170364001						
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319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 5.38 NAVD88						
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
				Number	Type	Recov. (in)	Penetr. resist. BU/6in	
	-39.6	M-6A (0-28") Brown CLAY, some silt, trace fine gravel (wet) [CH]	45	M-5	Macrocore	42/120		0.0
	46							
	47							
	48							
	49							
	50							
	51							
	52							
	53							
	54							
	-50.0	M-6B (28-56") Brown SILT, some clay, trace fine gravel (wet) [ML]	55	M-6A	Macrocore	84/120		0.0
	56							
	57							
	58							
	-52.3	M-6C (56-84") Brown fine SAND, trace silt, trace fine gravel (wet) [SP]	59	M-6B				0.0
	60							
	61							
	62							
	-62.6	M-7A (0-48") Brown fine-medium SAND, some fine gravel, trace silt (wet) [SP]	63	M-6C				0.0
			64					
			65					
			66					
			67					
			68					
			69					
			70					
	-64.6	M-7B (48-72") Brown SILT, some fine sand, trace silt, trace fine gravel (wet) [ML]	71	M-7A	Macrocore	72/120		0.0
	72							
	73							
	74							

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Log of Boring

SSB-01

Sheet

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of

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Project		Project No.						
President Street Properties		170364001						
Location		Elevation and Datum						
319-327 Bond Street / 426 President Street / 383 Carroll Street		EL. 5.38 NAVD88						
MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data				Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
				Number	Type	Recov. (in)	Penetr. resist. BU/6in	
	-64.6	M-8A (0-12") Brown medium-fine SAND, some fine gravel (wet) [SP]	70	M-8A				
	-65.6	M-8B (12-72") Brown SILT, some fine sand, trace gravel (wet) [ML]	71					
	-74.6		72	M-8B	Macrocore	72/120		
			73					
			74					
			75					
			76					
			77					
			78					
			79					
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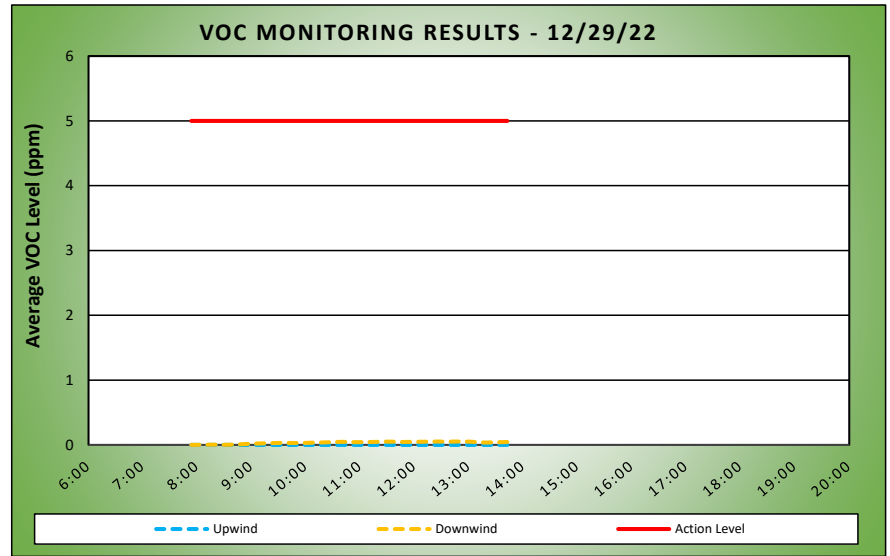
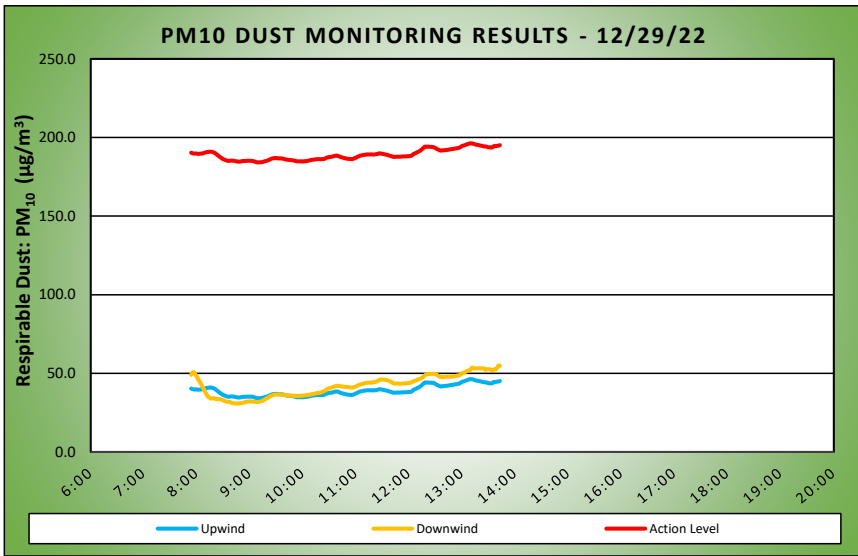
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E.O.B. at 80 feet bgs.
Grouted from the boring termination depth to surface grade.

	DAILY AIR MONITORING REPORT					12/29/22	
	President Street Properties					Project number: 170364005	
	Brooklyn, New York					Page 1 of 1	Rev. No. 0
						Submitted By:	
						Dust Action Level	150 µg/m³
					TVOC Action Level		5 ppm

Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	49.0 - 70.0	Daily Rain (in)	0.00	Readings in the summary table and graphs below are the reported downwind concentrations.
Temp (°F)	37.0 - 47.0	Wind Speed (MPH)	0.8 - 3.6	Barometer (inHg)	0.00 - 0.00			

Station Location Area	Work	Daily Avg. Dust Concentration (µg/m ³)	Max 15 Min Dust Concentration (µg/m ³)	Time of Maximum 15 Minute Avg Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15 Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind		39.1	46.3	13:10	0.0	0.0	7:54
Downwind		42.2	55.0	13:42	0.0	0.1	12:49



Air Monitoring Notes:

Sampling Notes:

Weather Notes:

