

PROJECT No.: 170364005	CLIENT: President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	DATE: Thu., June 22, 2023
PROJECT: President Street Properties		WEATHER: Overcast/Rain, 61 – 72 °F, Wind: NE @ 1 – 4 mph
LOCATION: Brooklyn, New York		TIME: 7:00 am – 4:30 pm
BCP SITE ID: C224221		MONITOR: Roswell Lo
EQUIPMENT: AQS1 Air Monitoring Stations MiniRAE 3000 Photoionization Detector (PID) Casagrande B400 Drill Rig	PRESENT AT SITE: Langan: Roswell Lo, Angelina Schott Sky Equity Group (Sky): Roger Brodmerkel Galaxy Developers LLC: Moshe Neiman JEL (Foundation Contractor)	Day 001
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by NYSDEC on June 13, 2023 for BCP Site No. C224221.		
Site Activities <ul style="list-style-type: none">JEL mobilized a drill rig to the site to prepare for future building foundation displacement pile installation in the southern part of the site.		
Material Tracking <ul style="list-style-type: none">Sky exported nine truckloads (about 180 CY in total) of construction and demolition (C&D) debris (previously demolished concrete from the former building foundation slab) for off-site disposal.No material was imported to the site.		
Sampling: <ul style="list-style-type: none">None		
Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	Roswell Lo
		Langan D.P.C.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.003	0.008	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.004	0.029	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue assembly of the drill rig in preparation for future displacement pile installation for foundations in the southern part of the site.

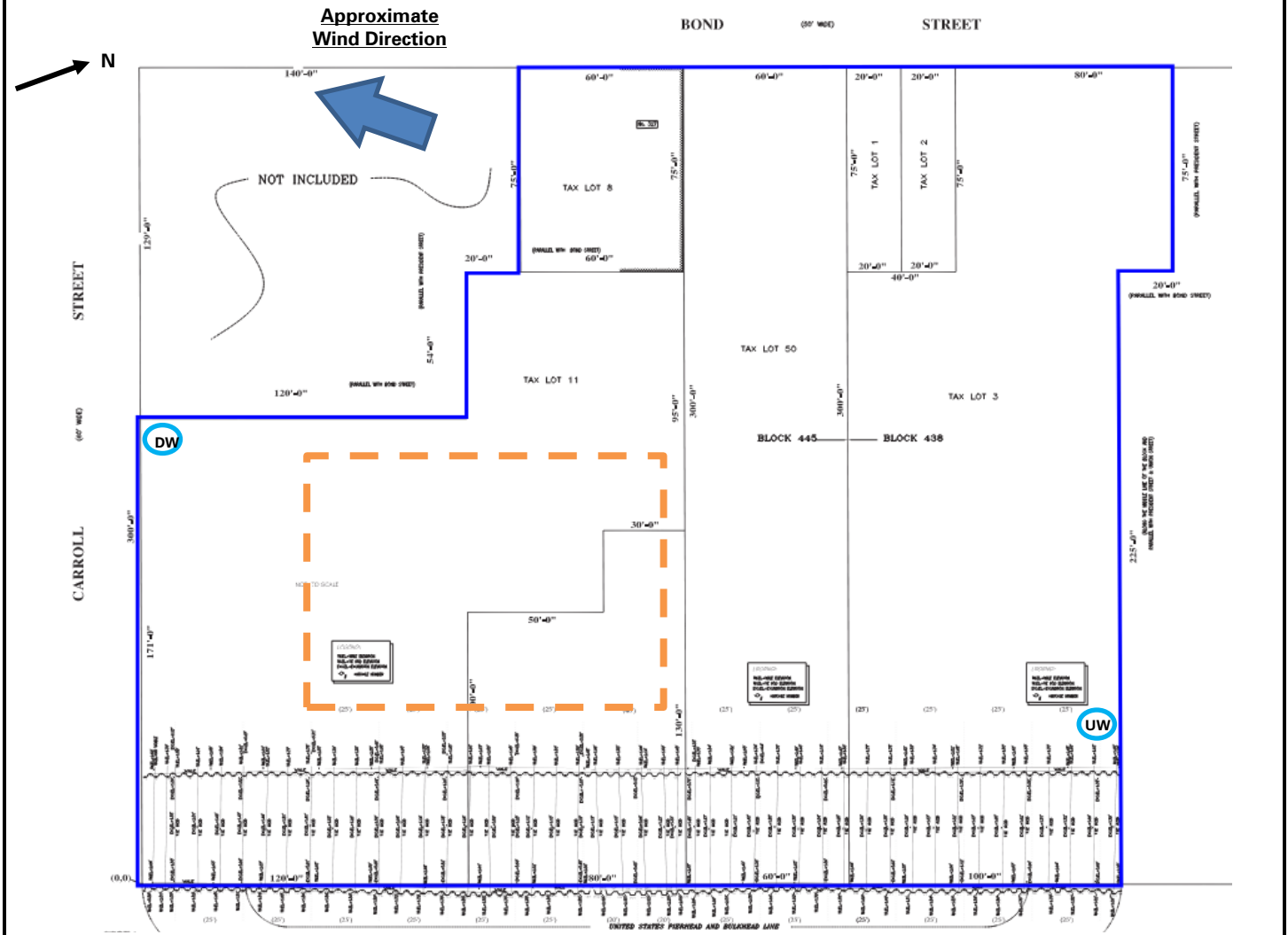
Cc: R. Manderbach, J. Armstrong, M. Au - File

By:

Roswell Lo

Langan D.P.C.

Site Map



Legend

- ▬ Site Boundary
- - - Approximate Work Area
- UW Approximate Location of Upwind CAMP Station
- DW Approximate Location of Downwind CAMP Station

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020.

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

By: Roswell Lo
Langan D.P.C.

Photographs:



Photo 1: Sky loading a truck with C&D for export (facing south)

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

By: Roswell Lo

Langan D.P.C.

PROJECT No.: 170364005	CLIENT: President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	DATE: Fri., June 23, 2023
PROJECT: President Street Properties		WEATHER: Overcast/Rain, 65 – 70 °F, Wind: ENE @ 1 – 4 mph
LOCATION: Brooklyn, New York		TIME: 7:00 am – 4:30 pm
BCP SITE ID: C224221		MONITOR: Roswell Lo
EQUIPMENT: AQS1 Air Monitoring Station MiniRAE 3000 Photoionization Detector (PID) Casagrande B400 Drill Rig	PRESENT AT SITE: Langan: Roswell Lo, Michael Au Sky Equity Group (Sky): Roger Brodmerkel Galaxy Developers LLC: Moshe Neiman JEL (Foundation Contractor)	Day 002
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by NYSDEC on June 13, 2023 for BCP Site No. C224221.		
Site Activities <ul style="list-style-type: none">JEL continued mobilization of a drill rig to the site in preparation for future for future building foundation displacement pile installation in the southern part of the site.		
Material Tracking <ul style="list-style-type: none">Sky exported 16 truckloads (about 320 CY in total) of construction and demolition (C&D) debris (previously demolished concrete from the former building foundation slab) for off-site disposalNo material was imported to the site.		
Sampling: <ul style="list-style-type: none">None		
Cc: R. Manderbach, J. Armstrong, M. Au - File	By:	Roswell Lo
		Langan D.P.C.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.003	0.004	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.004	0.041	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue assembly of the drill rig in preparation for future building foundation pile installation in the southern part of the site.

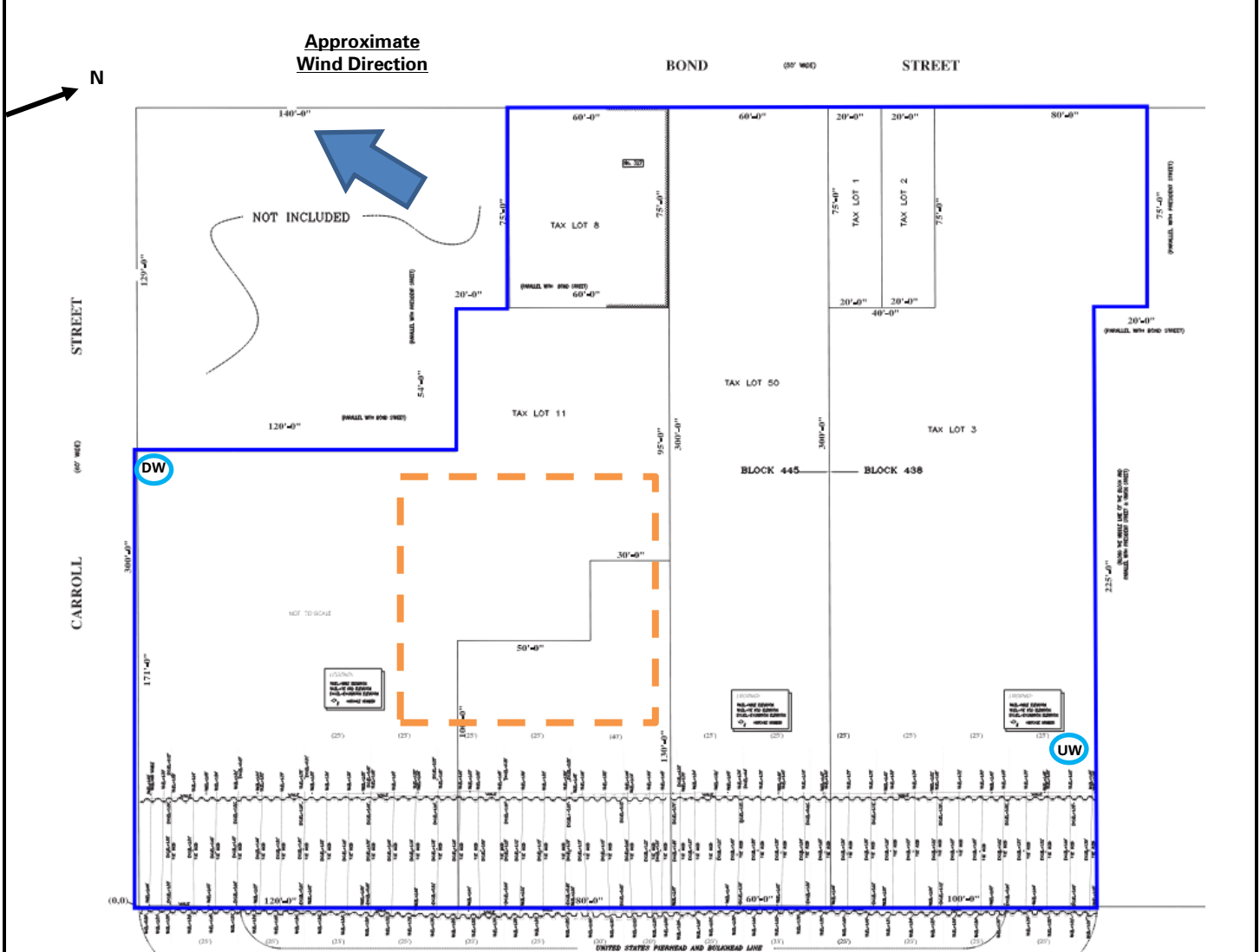
Cc: R. Manderbach, J. Armstrong, M. Au - File

By:

Roswell Lo

Langan D.P.C.

Site Map



Legend

- ▬ Site Boundary
- - - Approximate Work Area
- UW Approximate Location of Upwind CAMP Station
- DW Approximate Location of Downwind CAMP Station

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020.

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

By: Roswell Lo
Langan D.P.C.

Photographs:



Photo 1: General view of C&D debris stockpile (facing west)

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

By:

Roswell Lo

Langan D.P.C.

PROJECT No.: 170364005	CLIENT: President Union LLC 505 Flushing Avenue, #1D Brooklyn, New York 11205	DATE: Mon., June 26, 2023
PROJECT: President Street Properties		WEATHER: Overcast/Rain, 70 – 80 °F, Wind: ENE @ 1 – 4 mph
LOCATION: Brooklyn, New York		TIME: 7:00 am – 3:30 pm
BCP SITE ID: C224221		MONITOR: Roswell Lo
EQUIPMENT: AQS1 Air Monitoring Station MiniRAE 3000 Photoionization Detector (PID) Casagrande B400 Drill Rig	PRESENT AT SITE: Langan: Roswell Lo, Isabella Legovich Sky Equity Group (Sky): Roger Brodmerkel Galaxy Developers LLC: Moshe Neiman JEL (Foundation Contractor)	Day 003
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was onsite to oversee implementation of soil handling procedures during Phase I of foundation construction in accordance with the June 7, 2023 Soil/Fill Management Plan (SFMP) and associated Change of Use Notification, which was approved by NYSDEC on June 13, 2023 for BCP Site No. C224221.		
Site Activities <ul style="list-style-type: none">JEL continued mobilization of a drill rig to the site in preparation for future building foundation displacement pile installation in the southern part of the site.		
Material Tracking <ul style="list-style-type: none">Sky exported six truckloads (about 120 CY in total) of construction and demolition (C&D) debris (previously demolished concrete from the former building foundation slab) for off-site disposalNo material was imported to the site.		
Sampling: <ul style="list-style-type: none">None		
Cc: R. Manderbach, J. Armstrong, M. Au - File	By: Roswell Lo	
		Langan D.P.C.

Community Air Monitoring Plan (CAMP) Activities

- Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) in accordance with the CAMP for particulates less than 10 microns in diameter (PM10) and volatile organic compounds (VOCs). No VOCs or particulates exceeded the action levels established in the CAMP.
- No fugitive dust or odors were observed migrating from the site.

Particulate Monitoring (mg/m³)			Organic Vapor Monitoring (ppm)		
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time-Weighted Average	0.009	0.011	Daily Time-Weighted Average	0.0	0.0
Maximum 15-min Average	0.019	0.034	Maximum 15-min Average	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

Anticipated Activities

- Sky will continue exporting C&D for off-site disposal.
- JEL will continue assembly of the drill rig in preparation for future building foundation pile installation in the southern part of the site.

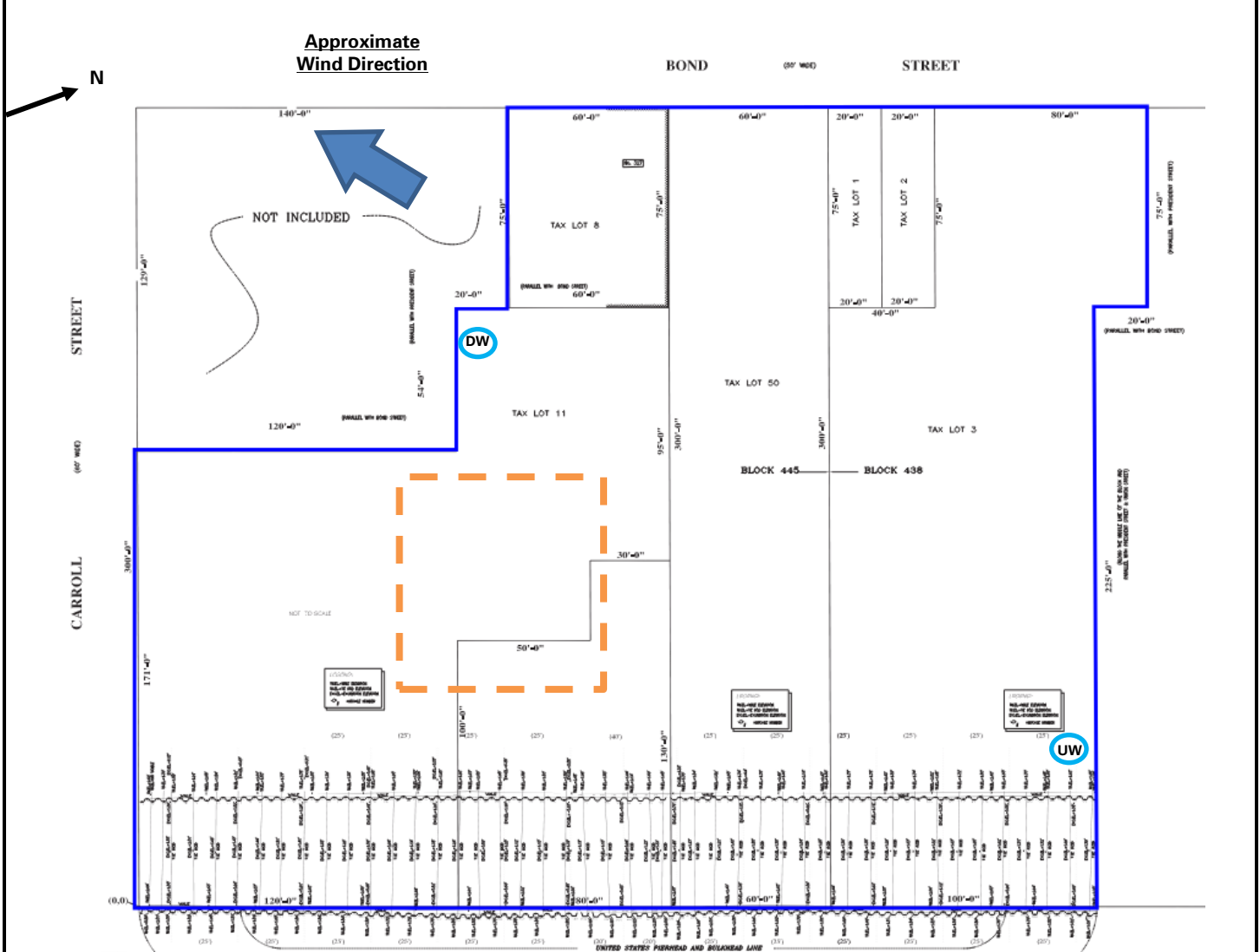
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Site Map



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- DW Approximate Location of Downwind CAMP Station

Notes:

1. Basemap is referenced from the As-Built Bulkhead Survey, prepared by AAA Group, dated November 2, 2020.

Photographs:



Photo 1: General view of C&D debris stockpile (facing south)

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

By: Roswell Lo

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