

SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY	CLIENT: 326 Rockaway Investors LLC	DATE: Wednesday, August 2, 2023 WEATHER: Sunny, 65.0 – 80.0 °F Wind: NNE @ 1.4 – 2.8 mph TIME: 6:45 am – 2:45 pm
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer	PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 90 cubic yards (CY) of clean sand from Belmont Racetrack in Elmont, New York. About 30 CY of the clean sand was stockpiled in the northwestern part of the site and covered with polyethylene sheeting. About 60 CY of the clean sand was backfilled and compacted in an about 50-foot-long by 30-foot-wide area from surface grade to about 2 feet below grade surface (bgs) in the south-central part of the site. 		
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By: Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 6 loads (about 90 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	6	266
	Quantity (CY)	90	4,700
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN
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SITE OBSERVATION REPORT

CAMP Activities

Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Fifteen-minute average concentrations of PM10 and VOCs did not exceed action levels established by the community air monitoring plan (CAMP). No fugitive dust or odors were observed leaving the site.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.020		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.020	0.016	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.025	0.022	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.012	0.006	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.044	0.105	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

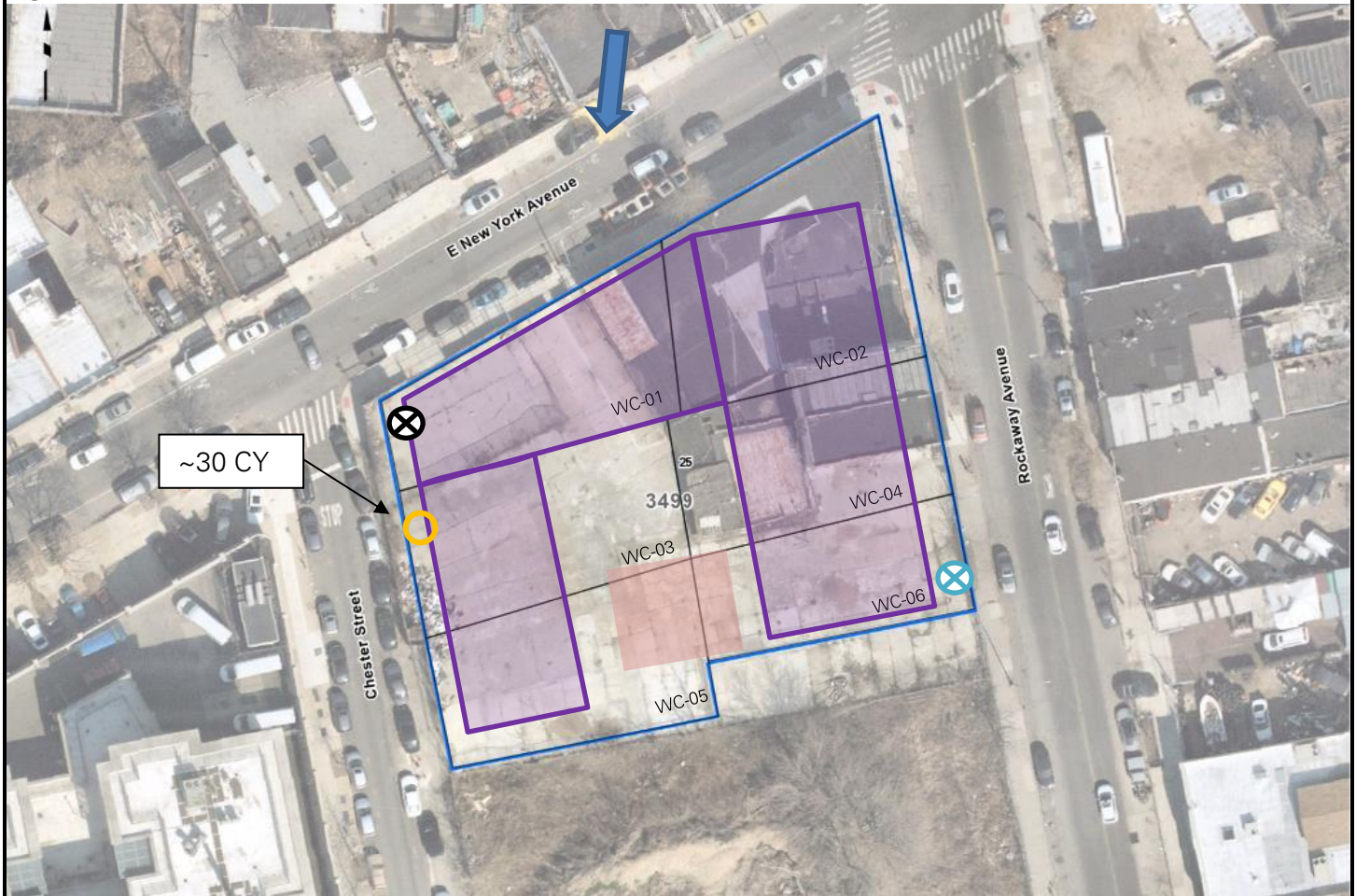
Anticipated Activities

- Legacy will continue to backfill and compact clean sand in the central part of the site.










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SITE OBSERVATION REPORT

Figure 1: Site Map



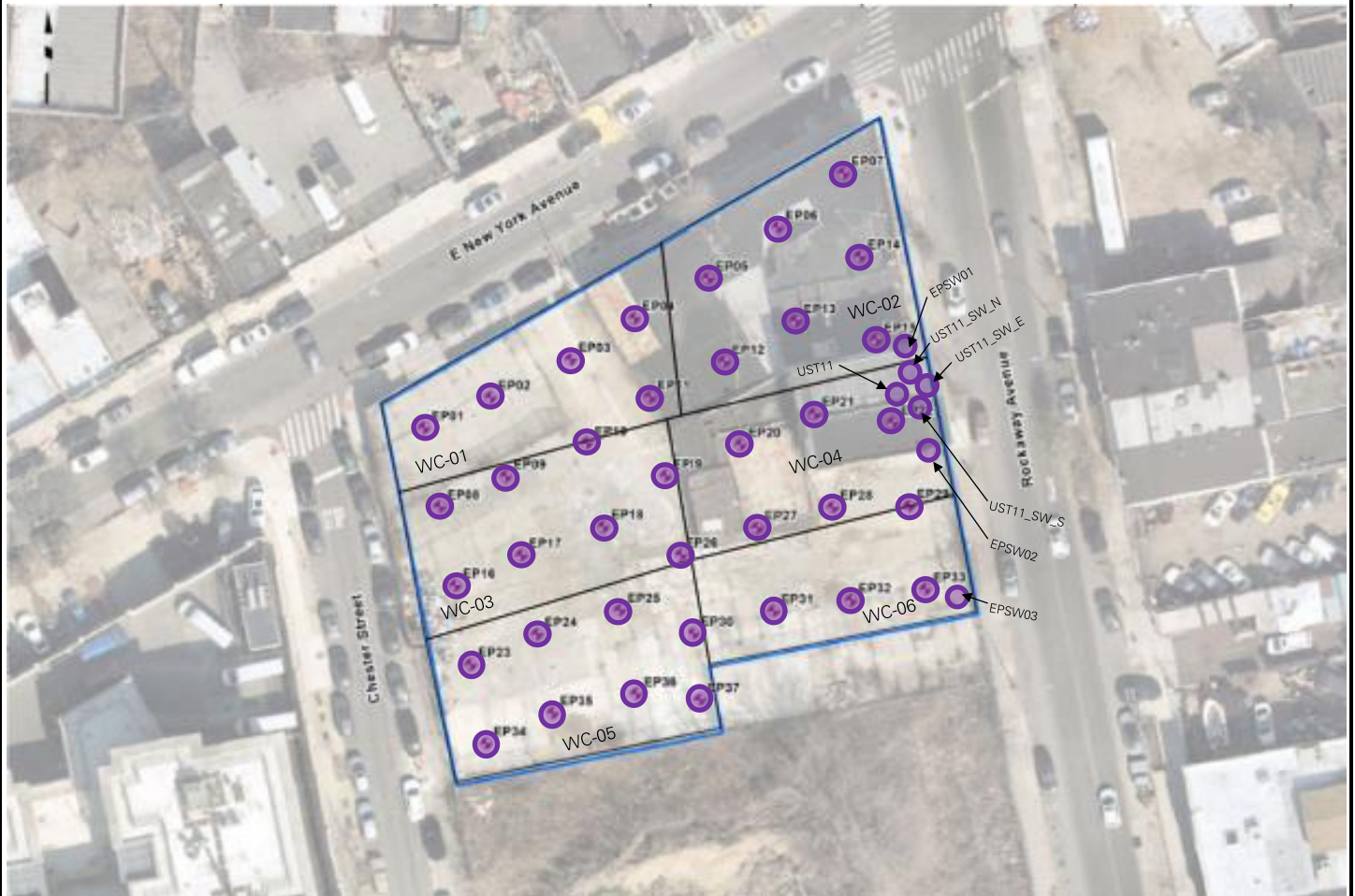
Legend:

-  Upwind CAMP Station
-  Downwind CAMP Station
-  Clean Sand Stockpile Location
-  Approximate Extent of Backfilled Area
-  Gravel Stockpile Location
-  Wind Direction
-  Approximate Work Area
-  Approximate Extent of Graded Area
-  Approximate Location of Poured Concrete Slab





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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
-  Previously Collected Endpoint Sample(s)
-  Endpoint Sample(s) Re-collected Since Last Report

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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of backfilled and compacted clean sand in the south-central part of the site (facing west).



Photo 2: View of clean sand stockpile covered with polyethylene sheeting in the northwestern part of the site (facing south).

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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY	CLIENT: 326 Rockaway Investors LLC	DATE: Friday, August 4, 2023 WEATHER: Sunny, 69.0 – 78.0 °F Wind: SSW @ 2.9 – 5.3 mph TIME: 6:45 am – 3:45 pm	
CONTRACTOR: SD Builders		LANGAN REP.: Angelina Schott	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer	PRESENT AT SITE: Environmental Staff (Langan) – Angelina Schott General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara		
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy imported about 90 cubic yards (CY) of clean sand from the Belmont Raceway in Elmont, New York. The clean sand was backfilled and compacted in an about 50-foot-long by 50-foot-wide area from surface grade to about 1 foot below grade surface (bgs) in the south-central part of the site. Legacy backfilled and compacted previously imported clean sand in an about 20-foot-long by 4-foot-wide area from surface grade to about 8 feet bgs in the northwestern part of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Angelina Schott LANGAN

SITE OBSERVATION REPORT

Material Tracking

- Legacy imported 6 loads (about 90 CY) of clean sand from the Belmont Raceway located in Elmont, New York.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
	NYSDEC Approved Quantity (CY)		1,000
Belmont Raceway Elmont, NY Clean Sand	No. Loads	6	284
	Quantity (CY)	90	4,970
	NYSDEC Approved Quantity (CY)		5,000
Tilcon NY Inc. - Mt. Hope Quarry Wharton, NJ ¾-inch Gravel	No. Loads	0	11
	Quantity (CY)	0	200
	NYSDEC Approved Quantity (CY)		1,000

Materials Export Summary			
Facility Name, Location, and Type of Material	Exported	Today	Total
Bayshore Soil Management Keasbey, New Jersey Non-Hazardous Historic Fill (Approval Volume: 10,180 CY)	No. Loads	0	460
	Quantity (CY)	0	9,200
Harmony Foul Rift Belvidere, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	79
	Quantity (CY)	0	1,580
Old Bridge Redevelopment Old Bridge, New Jersey Non-Hazardous Historic Fill (Approval Volume: 12,000 CY)	No. Loads	0	171
	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). No fugitive dust or odors were observed leaving the site.

- Fifteen-minute average concentrations of PM10 exceeded action levels at the downwind monitoring station from 10:38 to 10:53 due to concrete cutting activities adjacent to the station. Concentrations returned below action levels following completion of concrete cutting activities. Exceedances were not the result of ground-intrusive activity.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.045		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.045	0.115	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.058	1.774	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.035	0.019	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.141	12.617	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

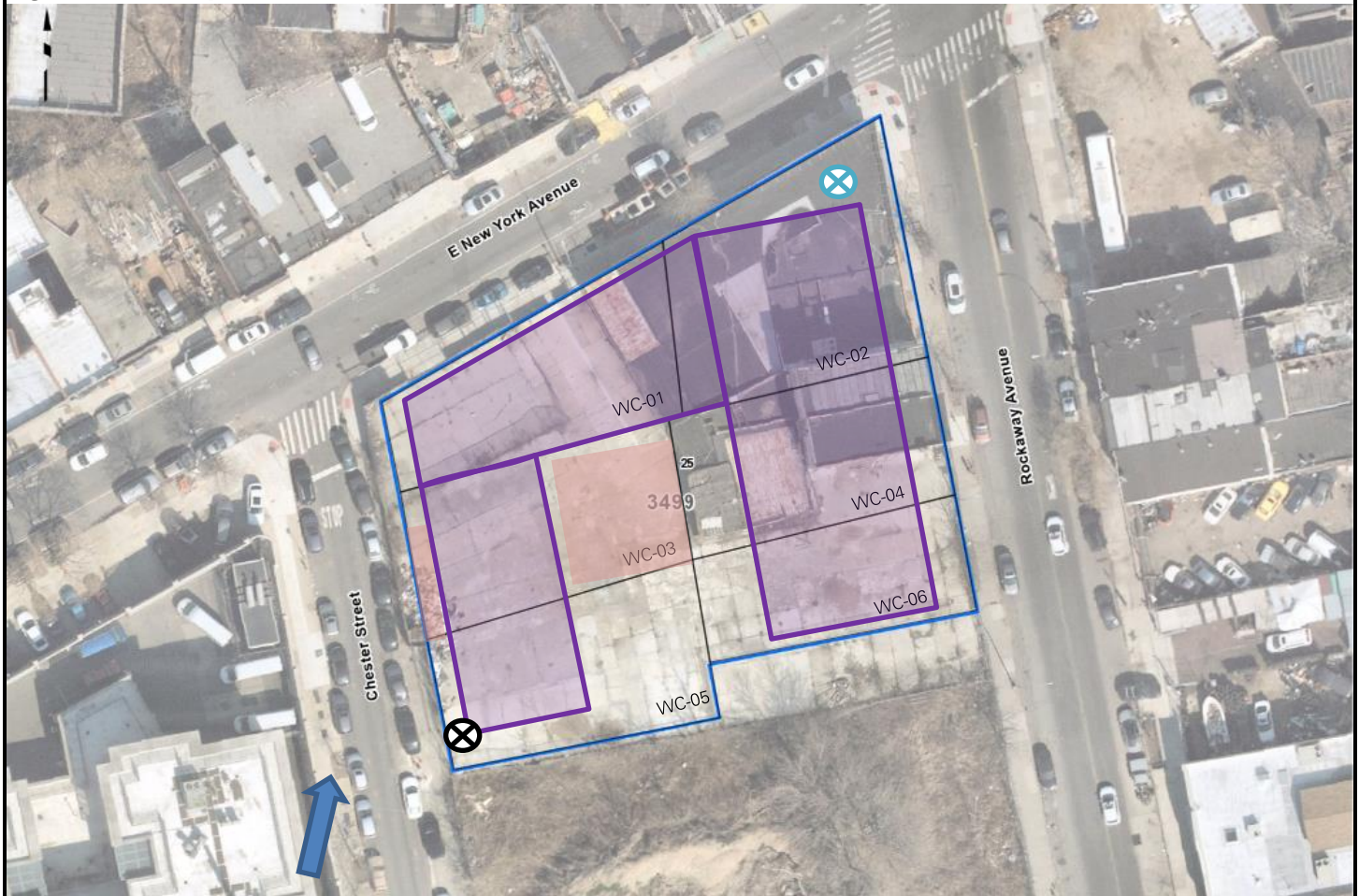
Anticipated Activities

- Legacy will continue to grade and compact clean sand in the central part of the site.










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SITE OBSERVATION REPORT

Figure 1: Site Map



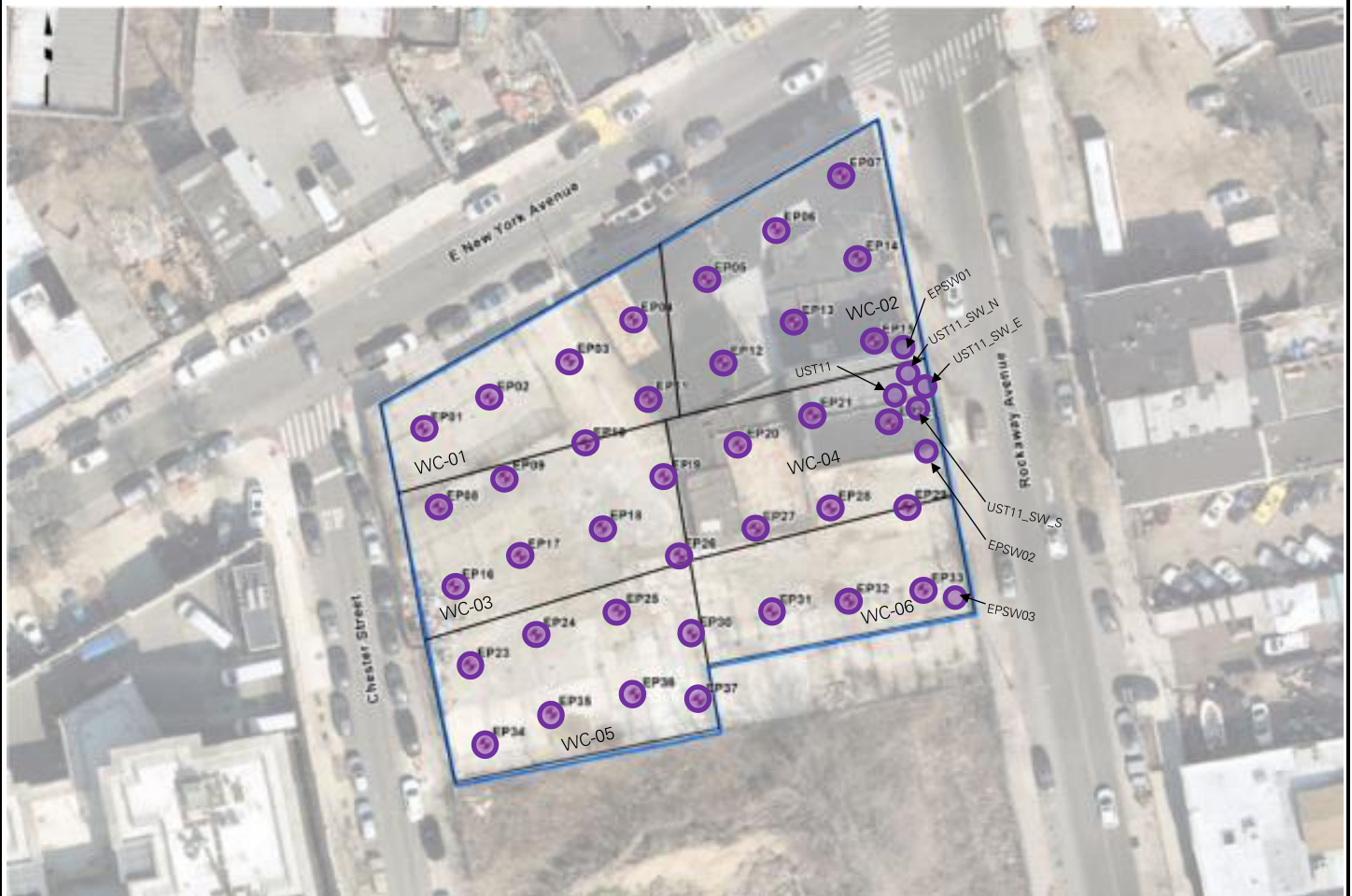
Legend:

-  Upwind CAMP Station
-  Downwind CAMP Station
-  Clean Sand Stockpile Location
-  Approximate Extent of Backfilled Area
-  Gravel Stockpile Location
-  Wind Direction
-  Approximate Work Area
-  Approximate Extent of Graded Area
-  Approximate Location of Poured Concrete Slab





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Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
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SITE PHOTOGRAPHS



Photo 1: View of Legacy backfilling clean sand in the central part of the site (facing northwest) .



Photo 2: General view of the site at the end of the work day (facing north).

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SITE OBSERVATION REPORT

PROJECT No.: 170610401 PROJECT: 326-350 Rockaway Avenue LOCATION: Brooklyn, NY	CLIENT: 326 Rockaway Investors LLC	DATE: Tuesday, August 8, 2023 WEATHER: Cloudy, 72.0 – 82.0 °F Wind: WSW @ 1.3 – 7.0 mph TIME: 6:45 am – 3:30 pm	
CONTRACTOR: SD Builders		LANGAN REP.: Isabella Legovich	
CONTRACTOR'S EQUIPMENT: Link-Belt 350X4 Excavator Link-Belt 145X4 Excavator Bobcat E50 Excavator Bobcat T550 Skid Steer	PRESENT AT SITE: Environmental Staff (Langan) – Isabella Legovich General Contractor (SD Builders) – Stephen Brady, Kyle Kroning, Ameer Hakim Foundation Contractor (Legacy Contractors NYC [Legacy]) – Jose Alvarez, Tarek Omara		
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224328 at 326-350 Rockaway Avenue (Block 3499, Lot 25). Observed activities were as follows: Site Activities <ul style="list-style-type: none"> Legacy graded and compacted previously imported clean sand in an about 50-foot-long by 30-foot-wide area in the central part of the site. 			
Cc:	L. Haley, L. Esmail, K. Semon, B. Gochenaur (Langan)	By:	Isabella Legovich LANGAN

SITE OBSERVATION REPORT

Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Materials Import Summary			
Facility	Imported	Today	Total
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	No. Loads	0	2
	Quantity (CY)	0	40
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	Quantity (CY)	0	3,420
Cycle Chem (ACV) Elizabeth, New Jersey Non-Hazardous Historic Fill (Approval Volume: 150 CY)	No. Loads	0	6
	Quantity (CY)	0	120

Sampling

- No samples were collected.

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SITE OBSERVATION REPORT

CAMP Activities

Langan performed community air monitoring at the perimeter of the site at two locations (one downwind and one upwind) and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). No fugitive dust or odors were observed leaving the site.

- Community air monitoring was not implemented from 9:45 to 10:44 due to inclement weather. Fugitive dust and odors associated with ground-intrusive activity were not observed during this time.

Particulate Monitoring (mg/m ³)			Organic Vapor Monitoring (ppm)		
Daily background	0.013		Daily Background	0.0	
Averaging Period	Upwind	Downwind	Averaging Period	Upwind	Downwind
Daily Time Weighted Average	0.013	0.013	Daily Time Weighted Average	0.0	0.0
Maximum 15-min Average	0.027	0.020	Maximum 15-min Average	0.0	0.0
Minimum 1-min Instant Reading	0.000	0.008	Minimum 1-min Instant Reading	0.0	0.0
Maximum 1-min Instant Reading	0.039	0.024	Maximum 1-min Instant Reading	0.0	0.0

mg/m³ = milligrams per cubic meter

ppm = parts per million

NA = Not Available

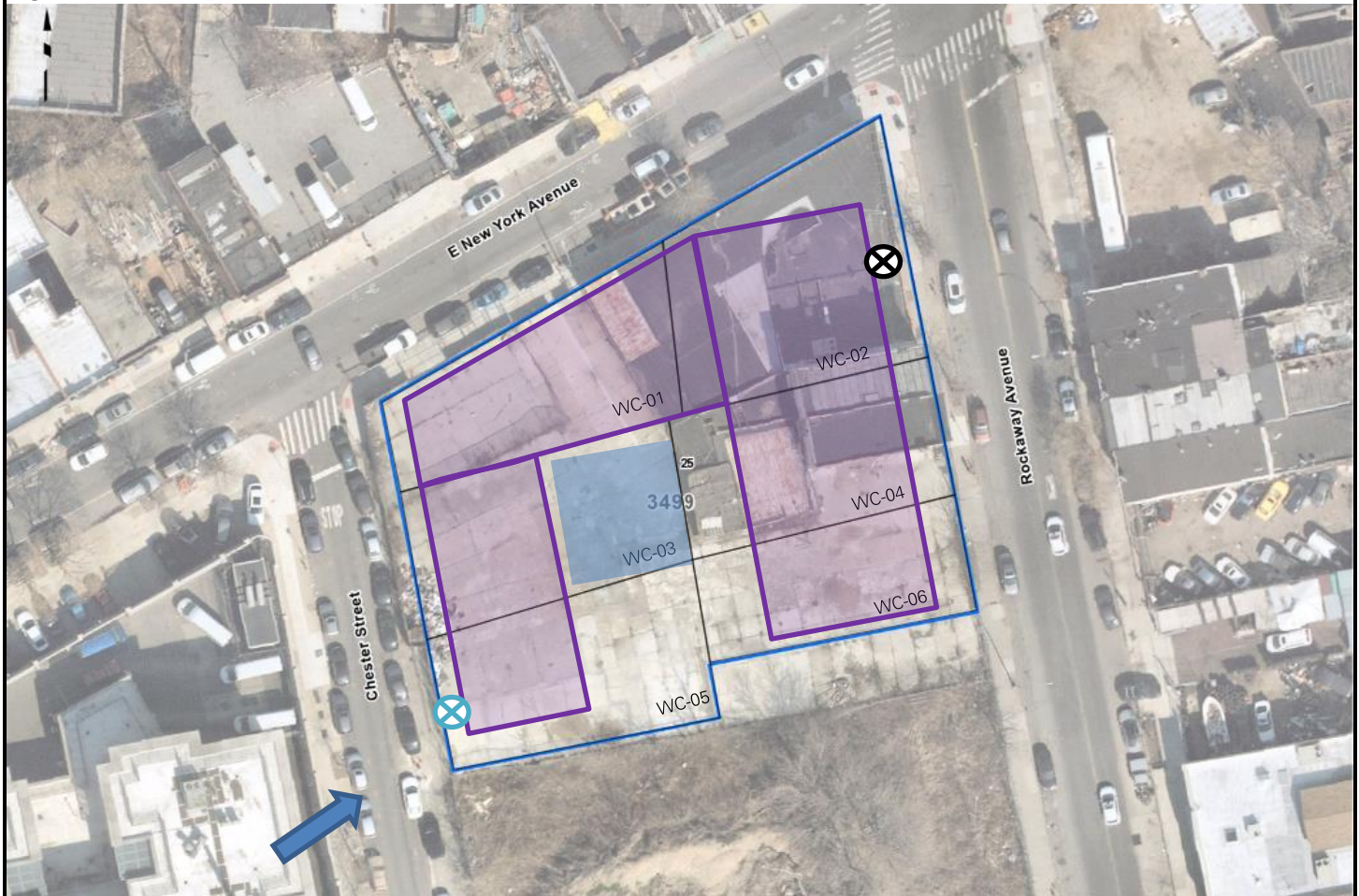
Anticipated Activities

- Remedial action at the site is complete.










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			LANGAN

SITE OBSERVATION REPORT

Figure 1: Site Map



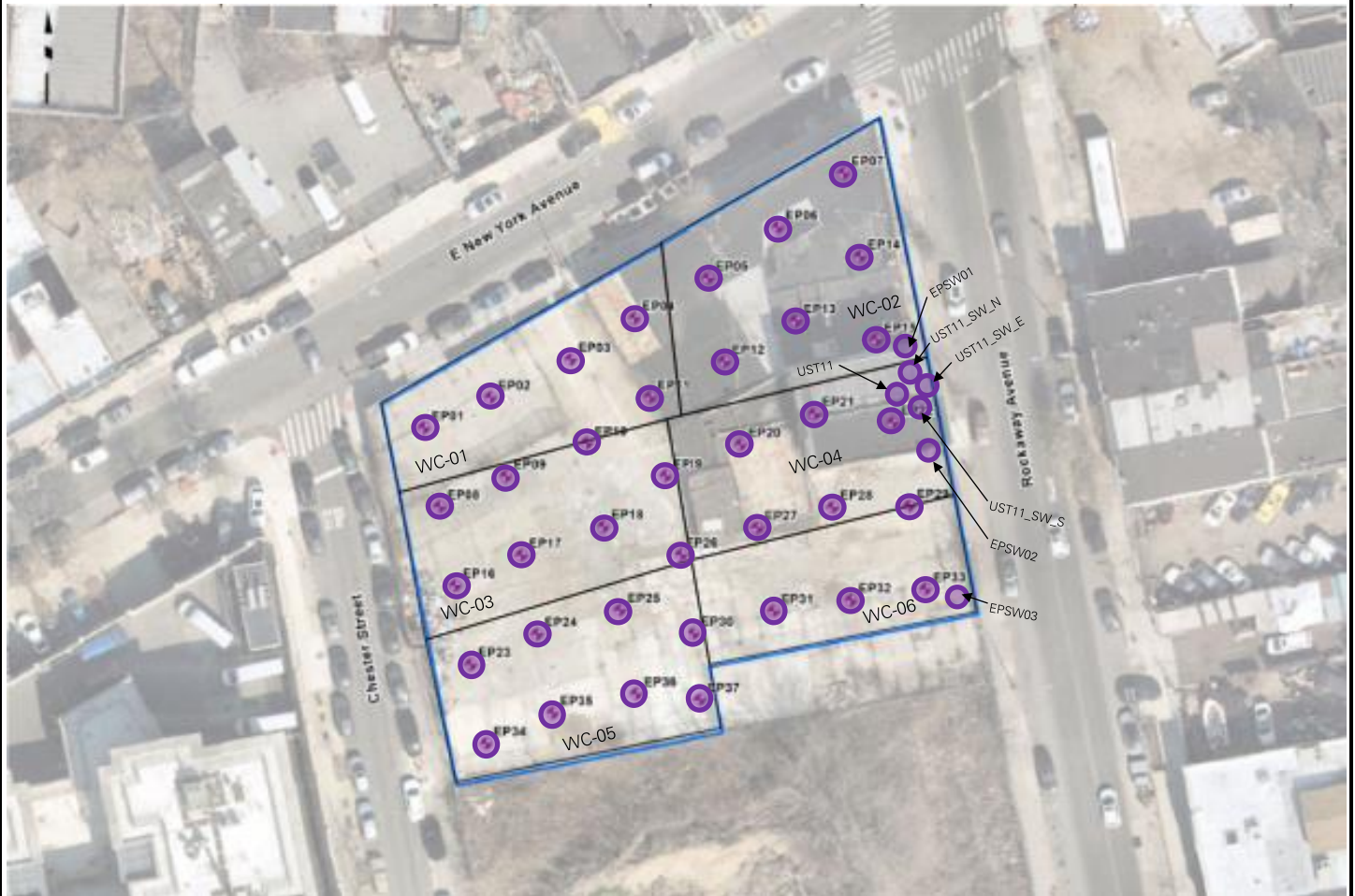
Legend:

-  Upwind CAMP Station
-  Downwind CAMP Station
-  Clean Sand Stockpile Location
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SITE OBSERVATION REPORT

Figure 2: Documentation Sample Location Map



Legend:

-  Proposed Endpoint Sample Location
-  Endpoint Sample(s) Collected Since Last Report
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SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of Legacy grading clean sand in the central part of the site (facing northeast) .



Photo 2: View of Legacy compacting clean sand in the central part of the site (facing north).

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