

Project	Bedford Beverly Brownfield Site	Report No.	1
BCP Site	BCP Site No. C224384	Date	9/20/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	57-76 °F
Contractor	Haley & Aldrich, Lakewood Environmental Solutions	Wind Direction	NW to SE, 2-4 mph
Weather	Sunny	Personnel on Site	Z. Simmel, C. Evertz
Humidity	59%	Time on Site	6:45am to 4:00pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the NYSDEC-approved April 2023 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich. Site Observations are summarized below.

Daily Observations:

- Lakewood Environmental Services (Lakewood) advanced 30 soil borings to 15 feet below ground surface.
- Haley & Aldrich conducted waste characterization sampling of grids: WC-01, WC-02, WC-03, WC-06, WC-07, and WC-08.

Samples Collected:

- The following waste characterization samples were collected:
 - Composite samples: WC-01_0-5, WC-01_5-10, WC-01_10-15, WC-02_0-5, WC-02_5-10, WC-02_10-15, WC-03_0-5, WC-03_5-10, WC-03_10-15, WC-06_0-5, WC-06_5-10, WC-06_10-15, WC-07_0-5, WC-07_5-10, WC-07_10-15, WC-08_0-5, WC-08_5-10, WC-08_10-15.
 - Discrete samples: WC-01-B4_3-4, WC-01-B3_9-10, WC-01-B5_13-14, WC-02-B2_3-4, WC-02-B2_7-8, WC-02-B2_14-15, WC-03-B4_4-5, WC-03-B3_8-9, WC-03-B1_11-12, WC-06-B1_3-4, WC-06-B3_6-7, WC-06-B4_14-15, WC-07-B3_2-3, WC-07-B5_8-9, WC-07-B2_13-14, WC-08-B1_3-4, WC-08-B5_9-10, and WC-08-B4_10-11.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at one upwind and one downwind location from 7:30 AM to 1:30 PM. No 15-minute average concentrations of volatile organic compounds (VOCs) or particulate matter smaller than 10 microns in diameter (PM10) exceeded the action levels. No visible dust was observed leaving the site perimeter.

Activities Planned for Coming Week:

- Haley & Aldrich is anticipated to complete waste characterization sampling by 9/29/2023.

Site Photographs:



Photo 1: View of contractor advancing waste characterization borings, facing west.

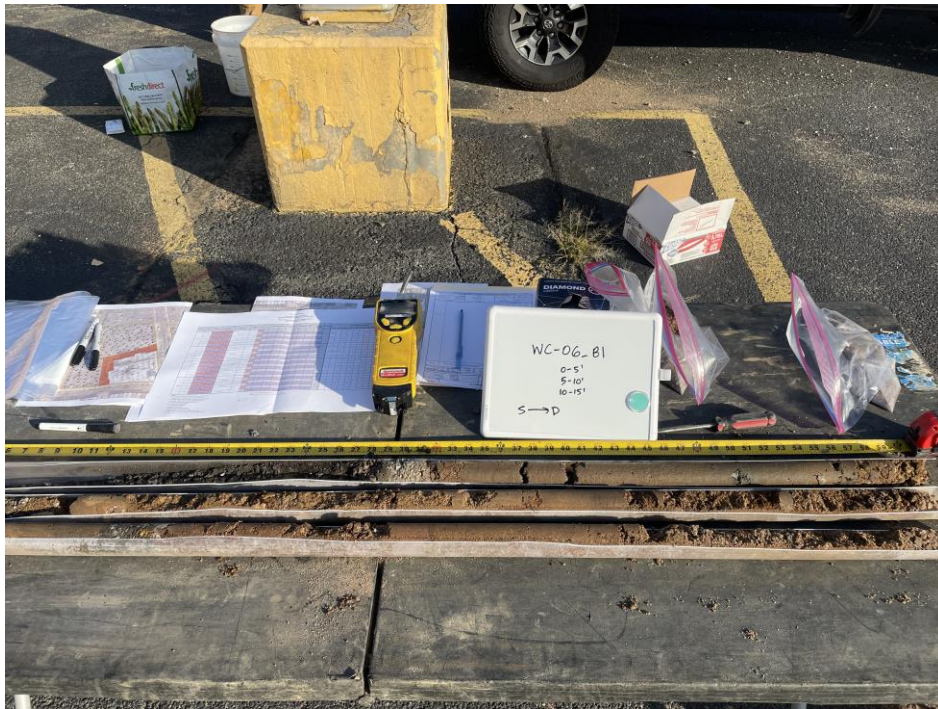
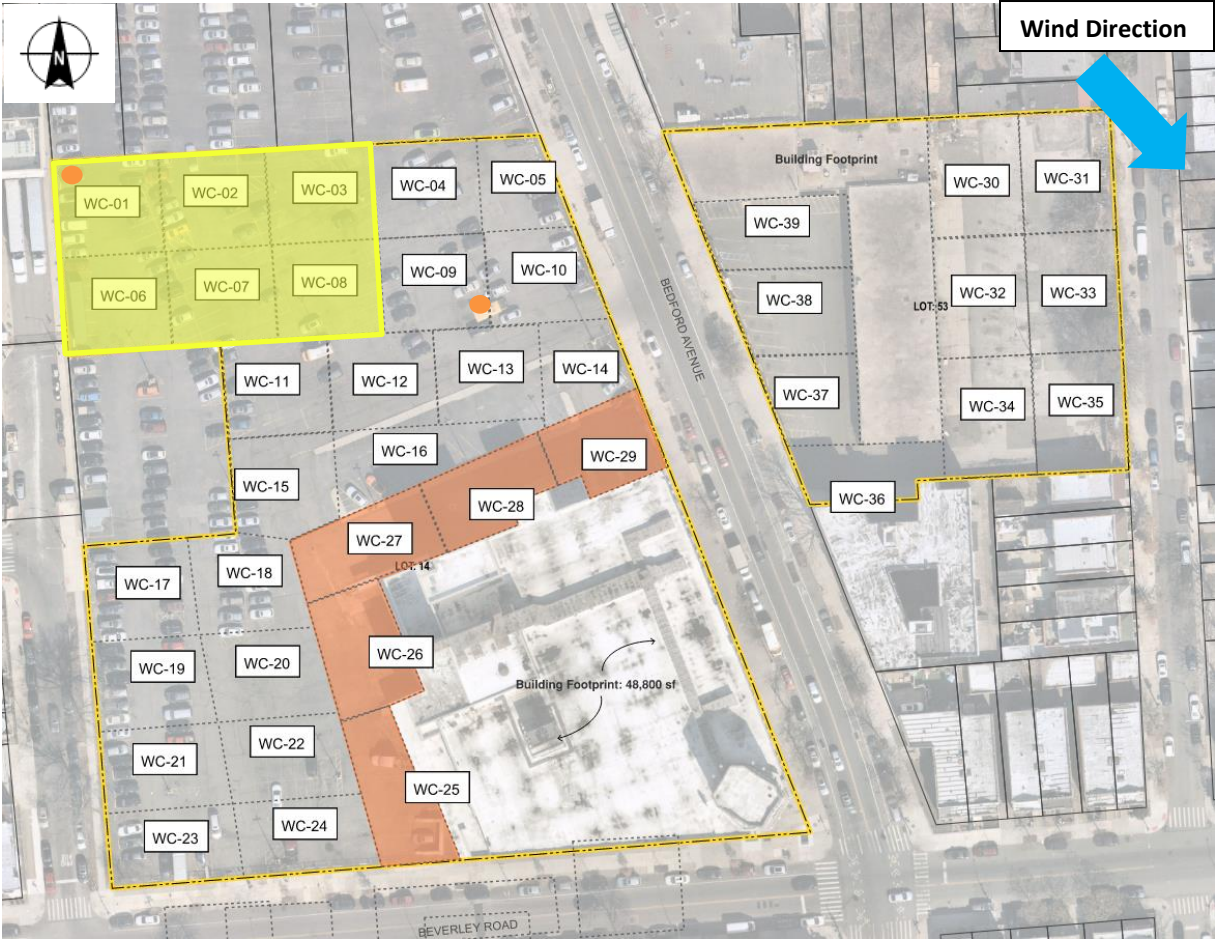


Photo 2: View of soil sampling activities, facing north.

Site Plan:

Reference: RIWP Figure 2 Proposed Sample Location Plan, prepared by Haley & Aldrich, dated April 2023



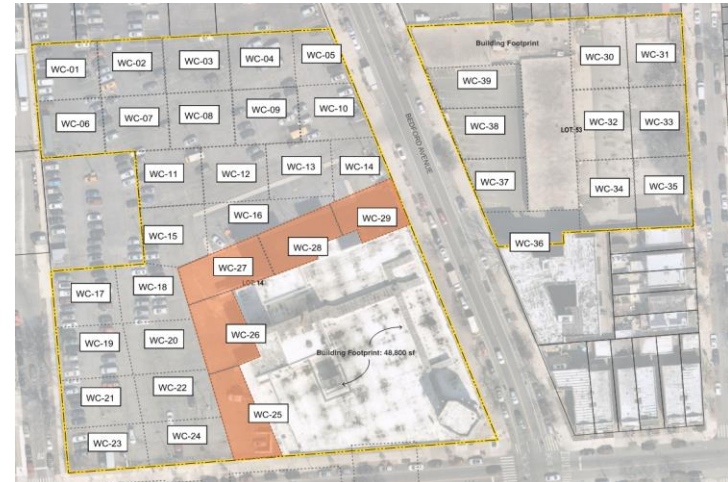
LEGEND:

- Area of work
- CAMP Station

2360 Bedford Avenue, Brooklyn, NY
0205432 - Air Monitoring Log

Date: 9/20/2023
 Personnel: Z. Simmel, C. Evertz
 Weather: Sunny
 Humidity: 59%
 Wind Direction: NW to SE, 2-4 mph

Site Map:



Particulate Background (mcg/m3): 0.022
 PID Background (ppm): 0.0

Upwind

Dustrak #: 8530142301

Downwind

Dustrak #: 8530215005

Time	Upwind	Downwind	Upwind	Downwind	Odors (y/n)	Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)		
630						
645						
700						
715						
730	0.022	0.025	0.0	0.0	N	
745	0.007	0.028	0.0	0.0	N	
800	0.000	0.023	0.0	0.0	N	
815	0.000	0.019	0.0	0.0	N	
830	0.000	0.02	0.0	0.0	N	
845	0.000	0.019	0.0	0.0	N	
900	0.000	0.018	0.0	0.0	N	
915	0.000	0.021	0.0	0.0	N	
930	0.000	0.012	0.0	0.0	N	
945	0.000	0.01	0.0	0.0	N	
1000	0.000	0.011	0.0	0.0	N	
1015	0.000	0.01	0.0	0.0	N	
1030	0.000	0.01	0.0	0.0	N	
1045	0.000	0.009	0.0	0.0	N	

2360 Bedford Avenue, Brooklyn, NY
 0205432 - Air Monitoring Log

Time	Upwind	Downwind	Upwind	Downwind	Odors (y/n)	Notes
	Dust (mcg/m3)	Dust (mcg/m3)	PID (ppm)	PID (ppm)		
1100	0.000	0.011	0.0	0.0	N	
1115	0.000	0.008	0.0	0.0	N	
1130	0.000	0.009	0.0	0.0	N	
1145	0.000	0.009	0.0	0.0	N	
1200	0.000	0.012	0.0	0.0	N	
1215	0.000	0.008	0.0	0.0	N	
1230	0.000	0.009	0.0	0.0	N	
1245	0.000	0.01	0.0	0.0	N	
1300	0.000	0.011	0.0	0.0	N	
1315	0.000	0.011	0.0	0.0	N	
1330	0.000	0.01	0.0	0.0	N	
1345						
1400						
1430						
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