

Project	Bedford Beverly Brownfield Site	Report No.	14
BCP Site	BCP Site No. C224384	Date	10/24/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC, Star Demolition (Star), Maman Contracting (Maman)	Temperature	45-66 °F
Contractor	Haley & Aldrich	Wind Direction	NE to SW, 15 mph
Weather	Mostly Sunny	Personnel on Site	D. Djombalic
Humidity	84%	Time on Site	8:00am to 5:00pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich currently under review by NYSDEC and the NYSDEC-approved Change of Use dated 17 August 2023 to begin support of excavation work. Site observations are summarized below.

Daily Observations:

- Contractor (Star) continued demolition of the former building on Lot 53 and stockpiled demolition debris for disposal.

Waste Disposal/Backfill Import Tracking:

Material Export:

- No soil was transported off-site.
- C&D disposal is summarized below:

	<i>Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>87 Loads</u>	<u>1740 CY</u>	<u>87 Loads</u>	<u>1740 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

Material Import:

- No material was imported to the Site.

Samples Collected:

- No samples were collected.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at three locations during ground intrusive work from 8:15 am to 4:15 pm. No 15-minute average concentration of volatiles organic compounds (VOCs) or particulate 15-minute average concentration of 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:

- Contractor (Star) will continue demolition of the former building on Lot 53.
- Contractor (Maman) will continue stripping asphalt on both lots and stockpile throughout the Site for disposal.

Site Photographs:



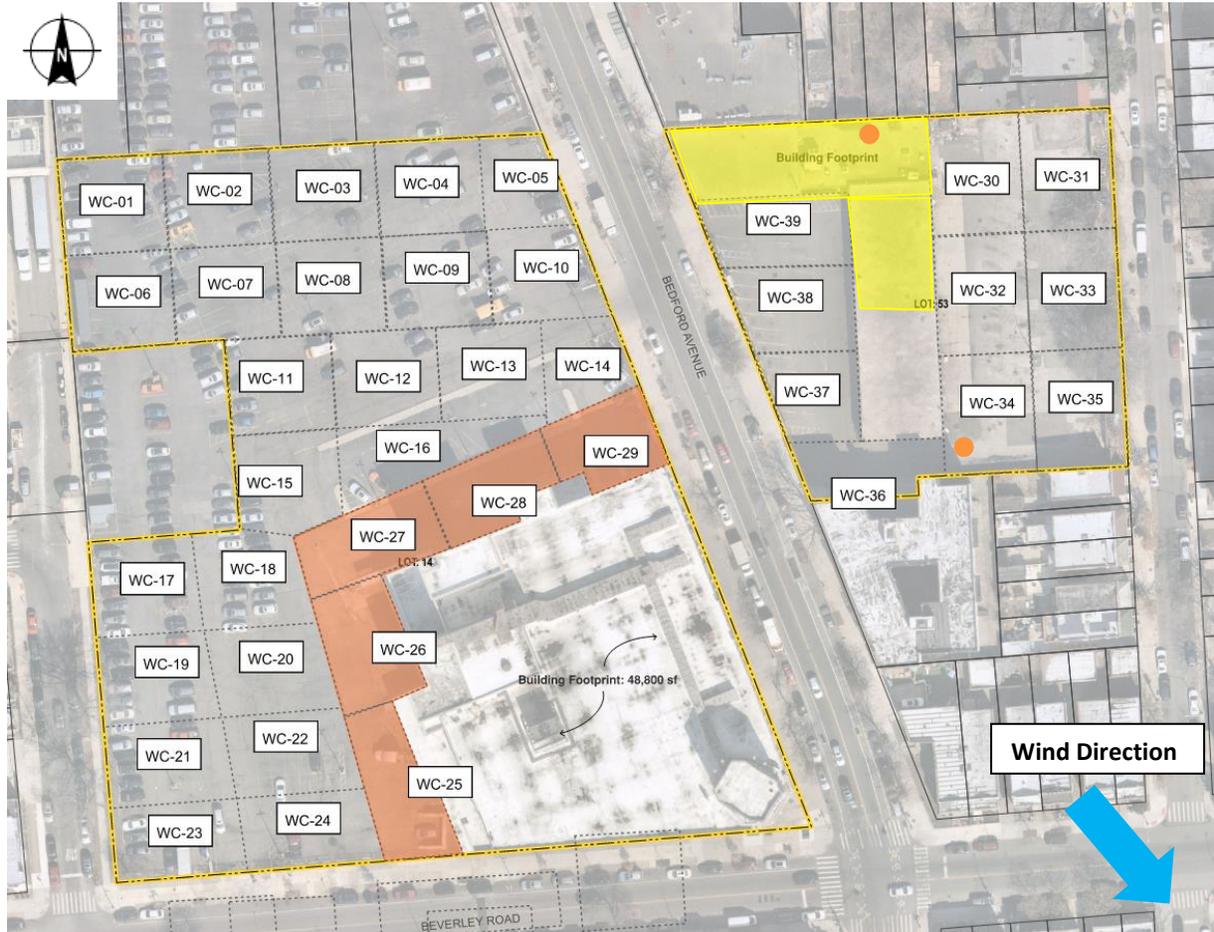
Photo 1: View of demo work in Lot 53, facing east-northeast.



Photo 2: View of demo work in Lot 53, facing south-southwest.

Site Plan:

Reference: Waste Characterization Letter Figure 3 Grid Location Map, prepared by Haley & Aldrich, dated October 2023



LEGEND:

- Area of work
- CAMP Station
- Stockpile Location (soil/fill)
- Stockpile location (C&D)

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2023-10-24

Personnel : D. Djombalic

Weather : Mostly Sunny

Humidity : 84%

Wind Direction : NE to SW, 15 mph

Particulate Background (mg/m3) : 2.492

PID Background (ppm) : 0.0

Action Levels : Downwind perimeter of work area above background levels

PID (ppm) : > 5 ppm for the 15-min average

Dust (ug/m3) : > 150 for the 15-min average

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
08:15	4.327		2.492		0.0		0.0			
08:30	4.414		2.140		0.0		0.0			
08:45	4.180		1.889		0.0		0.0			
09:00	3.784		1.829		0.0		0.0			
09:15	3.185		1.785		0.0		0.0			
09:30	3.448		1.572		0.0		0.0			
09:45	3.470		2.133		0.0		0.0			
10:00	2.835		1.367		0.0		0.0			
10:15	2.456		1.519		0.0		0.0			
10:30	2.542		2.085		0.0		0.0			
10:45	2.666		2.582		0.0		0.0			

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
11:00	2.244		2.457		0.0		0.0			
11:15	5.165		2.345		0.0		0.0			
11:30	6.759		1.292		0.0		0.0			
11:45	4.925		1.355		0.0		0.0			
12:00	2.950		0.843		0.0		0.0			
12:15	2.847		0.733		0.0		0.0			
12:30	5.487		1.140		0.0		0.0			
12:45	7.330		2.065		0.0		0.0			
13:00	7.489		2.501		0.0		0.0			
13:15	7.148		2.319		0.0		0.0			
13:30	10.569		2.784		0.0		0.0			
13:45	7.781		2.493		0.0		0.0			
14:00	7.856		2.310		0.0		0.0			
14:15	9.331		2.743		0.0		0.0			
14:30	9.356		2.562		0.0		0.0			
14:45	7.311		2.161		0.0		0.0			
15:00	6.865		6.631		0.0		0.0			
15:15	6.409		4.719		0.0		0.0			
15:30	5.639		3.872		0.0		0.0			
15:45	5.306		3.105		0.0		0.1			
16:00	5.059		4.108		0.0		0.0			
16:15	4.894		4.834		0.0		0.0			