

Project	Bedford Beverly Brownfield Site	Report No.	238
BCP Site	BCP Site No. C224384	Date	09/16/2024
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	59-77 °F
Contractor	Haley & Aldrich, Maman Contracting (Maman), International Concrete	Wind Direction	NE to SW, 8 mph
Weather	Sunny	Personnel on Site	E. Nunez
Humidity	79%	Time on Site	6:30am to 2:30pm

Haley & Aldrich of New York Engineering and Geology, LLP (Haley & Aldrich) was present to document implementation of the January 2024 NYSDEC-approved Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich for the Bedford Beverly BCP Site (C224384), located at 2359 and 2360 Bedford Avenue, Brooklyn, NY. Site observations are summarized below.

Daily Observations:

- Contractor (International Concrete) continued installation of foundation elements within Lot 14.

Waste Disposal/Backfill Import Tracking:

Material Export:

- None.
- Soil/Fill disposal is summarized below:

	<i>Facility: Bayshore Soil Management, Keasbey, NJ (Non-Haz Soil)</i>		<i>Facility: P Park NJ LLC, Prospect Park, NJ (Non-Haz Soil)</i>		<i>Facility: Keystone Trade Center, Fairless Hills, PA (Non-Haz Soil)</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>458 Loads</u>	<u>9,760 CY</u>	<u>2,096 Loads</u>	<u>41,920 CY</u>	<u>955 Loads</u>	<u>19,900 CY</u>
	<i>Facility: Posillico Materials Permitted Wash Plant, LLC, Farmingdale, NY (Non-Haz Soil)</i>		<i>Facility: Republic Environmental Systems, LLC, Hatfield PA (Haz Soil)</i>		<i>Facility: Conestoga Republic Environmental Systems, LLC, Prospect Park, NJ (Non-Haz Soil)</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>687 Loads</u>	<u>13,740CY</u>	<u>5 Loads</u>	<u>100 CY</u>	<u>44 Loads</u>	<u>880 CY</u>
Sitewide Total			*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)			
<i>Today:</i>	0 Loads	0 CY				
<i>Total:</i>	<u>4,343 Loads</u>	<u>87,660 CY</u>				

- Asphalt disposal is summarized below:

	Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)		Facility: Mount Materials, Fairless Hills, PA (Asphalt)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>117 Loads</u>	<u>2,340 CY</u>	<u>43 Loads</u>	<u>860 CY</u>	<u>160 Loads</u>	<u>3,200 CY</u>

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

- C&D disposal is summarized below:

	Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>232 Loads</u>	<u>4,640 CY</u>	<u>232 Loads</u>	<u>4,640 CY</u>

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

Material Import:

- None.
- Stone import is summarized below:

	Facility: Mount Hope Quarry, Wharton, NJ (ASTM #57)		Facility: Mount Hope Quarry, Wharton, NJ (ASTM #3)		Totals:	
Today:	0 Loads	0 Tons	0 Loads	0 Tons	0 Loads	0 Tons
Total:	<u>128 Loads</u>	<u>3,172.31 Tons</u>	<u>36 loads</u>	<u>931.33 Tons</u>	<u>164 Loads</u>	<u>4,103.64 Tons</u>

- RCA import is summarized below:

	Facility: Allocco Recycling Ltd., Brooklyn, NY (RCA)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>127 Loads</u>	<u>2,540 CY</u>	<u>127 Loads</u>	<u>2,540 CY</u>

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

Injection Tracking:

- ZVI injections were completed on February 1, 2024, in Lot 14.
- ISCO injections were completed on February 12, 2024, in Lot 53.

Samples Collected:

- No samples were collected.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at two locations during ground intrusive work from 7:45 am to 2:00 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 (International Concrete) will continue footing and subgrade preparation in Lot 14.
- Contractor (International Concrete) will continue building construction in Lots 14 and 53.

Site Photographs:



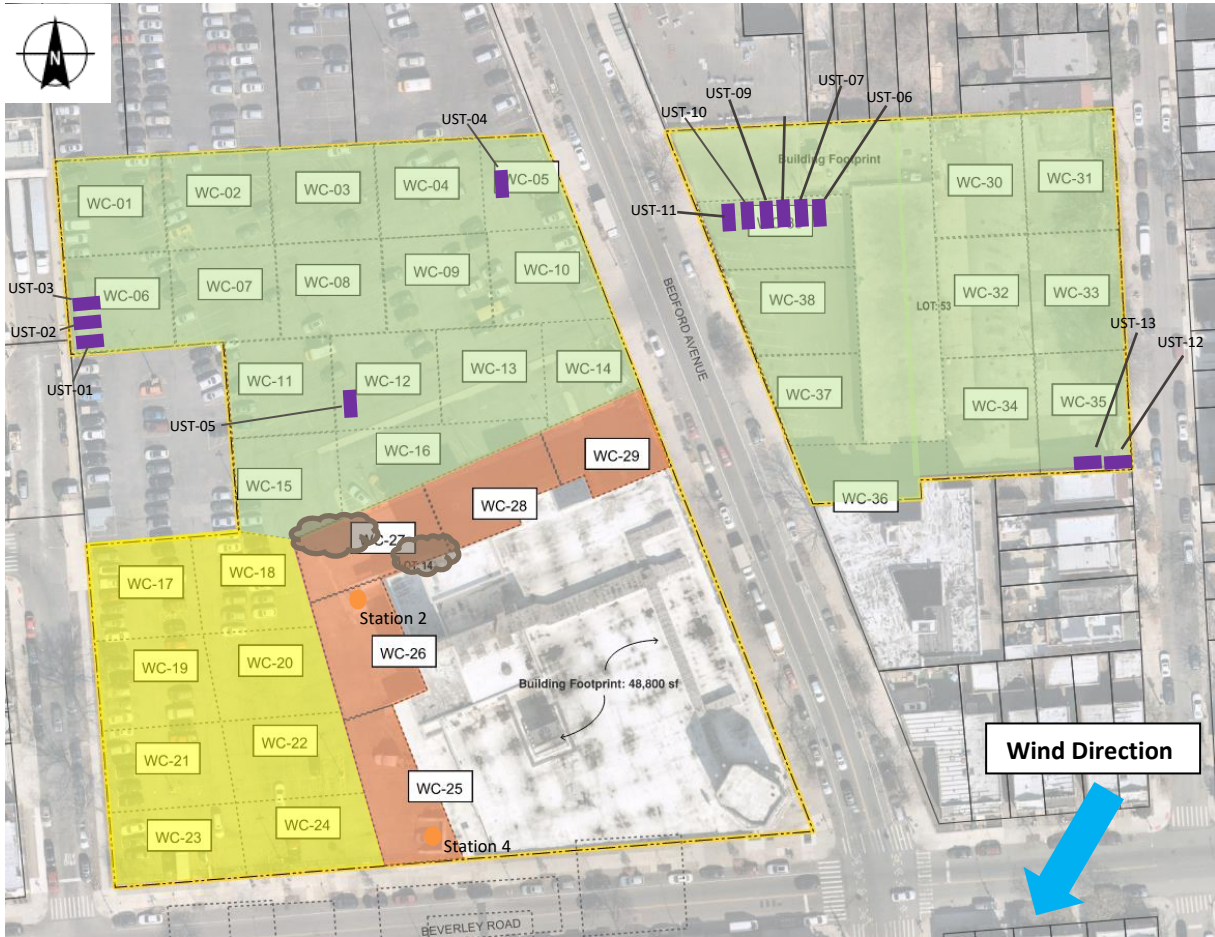
Photo 1: View of site conditions in Lot 14, facing northwest.



Photo 2: View of site conditions in Lot 14, facing 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)
- Former UST Location

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2024-09-16

Personnel : E. Nunez
Weather : Sunny
Humidity : 79%
Wind Direction : NE to SW, 8 mph

Particulate Background (ug/m3) : 42.352
PID Background (ppm) : 0.1

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
07:45		42.352		6.008		0.1		0.0		
08:00		19.088		3.657		0.1		0.0		
08:15		19.026		5.987		0.2		0.0		
08:30		25.756		2.910		0.1		0.0		
08:45		40.865		8.468		0.1		0.0		
09:00		26.392		10.314		0.1		0.0		
09:15				12.328				0.0		
09:30		10.585		10.013		0.0		0.0		
09:45		8.778		7.812		0.1		0.0		
10:00		8.510		6.934		0.1		0.0		
10:15		8.605		5.389		0.1		0.0		
10:30		13.258				0.0				
10:45		11.172				0.1				

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		28.179						0.1		
11:15		10.369						0.1		
11:30		12.819		13.2				0.1		
11:45		9.784		5.4				0.1		
12:00		11.008		4.3				0.1		
12:15		7.964		3.8				0.1		
12:30		9.204		6.4				0.2		
12:45		7.113		6.4				0.1		
13:00		9.718		7.8				0.0		
13:15		25.983		15.2				0.1		
13:30		44.570		13.6				0.1		
13:45		10.544		5.9				0.1		
14:00		33.474		16.9				0.1		

GIS FILE PATH: \\haleyaldrich.com\hshar\CIP\Projects\2024\GIS\Maps\2023_112024\32_000_0010_PROPOSED_CONF_DOC_SAMPLE_PLAN.mxd — USER: hshar — LAST SAVED: 11/21/2023 10:03:58 AM

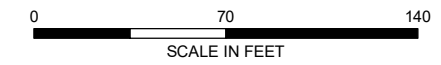


LEGEND

- TRACK 1 UUSCO CONFIRMATION BASE SAMPLE
- TRACK 1 UUSCO CONFIRMATION SIDEWALL SAMPLE
- TRACK 4 DOCUMENTATION SAMPLE
- ENDPOINT SAMPLE GRID
- ▭ SITE BOUNDARY
- ▭ PARCEL BOUNDARY
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE COLLECTED
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE NOT COLLECTED

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. UUSCO = UNRESTRICTED USE SOIL CLEANUP OBJECTIVE
3. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
4. AERIAL IMAGERY SOURCE: NEARMAP, 27 FEBRUARY 2022



HALEY ALDRICH BEDFORD BEVERLY BROWNFIELD SITE
 2359 AND 2360 BEDFORD AVENUE
 BROOKLYN, NEW YORK

**CONFIRMATION/DOCUMENTATION SAMPLE
 PROGRESS MAP**

MARCH 2024

FIGURE X