

Prepared By: Victor Chang

NYSDEC BCP Site No:	C224392	Date:	July 1, 2025
Project Name:	601-607 Union Street, Brooklyn, NY	Weather:	P. Cloudy/Int. Rain, 72-88 °F
Applicant Name:	601 Union Street Owner LLC		

Personnel On-Site:

Environmental Consultant: Vektor Consultants – Ben Neumann & Victor Chang

Geophysical: Coastal Environmental Solutions – Eric Schnopp

Driller: Coastal Environmental Solutions – Brandon Sullivan

NYSDEC Representative: WSP – Chris Disclafani

Work Activities Performed:

- Coastal mobilized with Geoprobe 6011DT direct-push drill rig to advance 5 soil borings: 25SB-6, 25SB-10, 25SB-11, 25SB-12, 25SB-13, and 25SB-14 to depths ranging between 12 and 15 feet below grade. All work was conducted in accordance with the Remedial Investigation Work Plan (RIWP) dated February 21, 2025.
- Coastal performed a geophysical investigation to clear all sampling locations of subsurface obstructions and utilities.
- Groundwater was encountered at approximately 12 feet bgs during advancement of soil borings. Soil was retrieved continuously in 5-foot intervals and field screened with a photo ionization detector (PID) for presence of contamination, odor, and staining. No elevated PID readings, evidence of staining, or olfactory odors were observed in any of the soil samples.
- Soil samples were collected from each of the borings and submitted for laboratory analysis for TCL VOCs, TCL SVOCs, TAL Metals, mercury, pesticides, herbicides, and PCBs, including requisite quality assurance/quality control (QA/QC) samples. All samples were immediately placed in a cooler with ice after labeling and transported to Pace Analytical Services of Westborough, Massachusetts under proper chain of custody procedures.

Community Air Monitoring Program

Real-time Community Air Monitoring Plan (CAMP) was implemented during all intrusive work at an upwind and a downwind location. The CAMP stations were relocated as needed based on the area of work. No CAMP exceedances were observed.

Problems Encountered

N/A

Planned Activities for the Next Day

Work will continue in accordance with the RIWP including the advancement of soil borings, installation of groundwater monitoring wells and soil vapor points, and the collection and submitting of soil samples for laboratory analysis.

Samples Collected:

The following samples were collected as per the Remedial Investigation Work Plan dated February 21, 2025:

	Soil Boring ID	Sample Depths (ft)	Vertical Representation	
	25SB-6	(0-2')	Shallowest (below slab)	
		(11-10')	Deepest interval above groundwater	
	25SB-10	(0-2')	Shallowest (below slab)	
		(11-10')	Deepest interval above groundwater	
	25SB-11	(0-2')	Shallowest (below slab)	
		(11-10')	Deepest interval above groundwater	
	25SB-12	(0-2')	Shallowest (below slab)	
		(11-10')	Deepest interval above groundwater	
	25SB-13	(0-2')	Shallowest (below slab)	
		(11-10')	Deepest interval above groundwater	
	25SB-14	(0-2')	Shallowest (below slab)	
		(7-9')	Intermediate interval below fill layer	
		(11-12')	Deepest interval above groundwater	

SITE PLAN / WORK AREAS

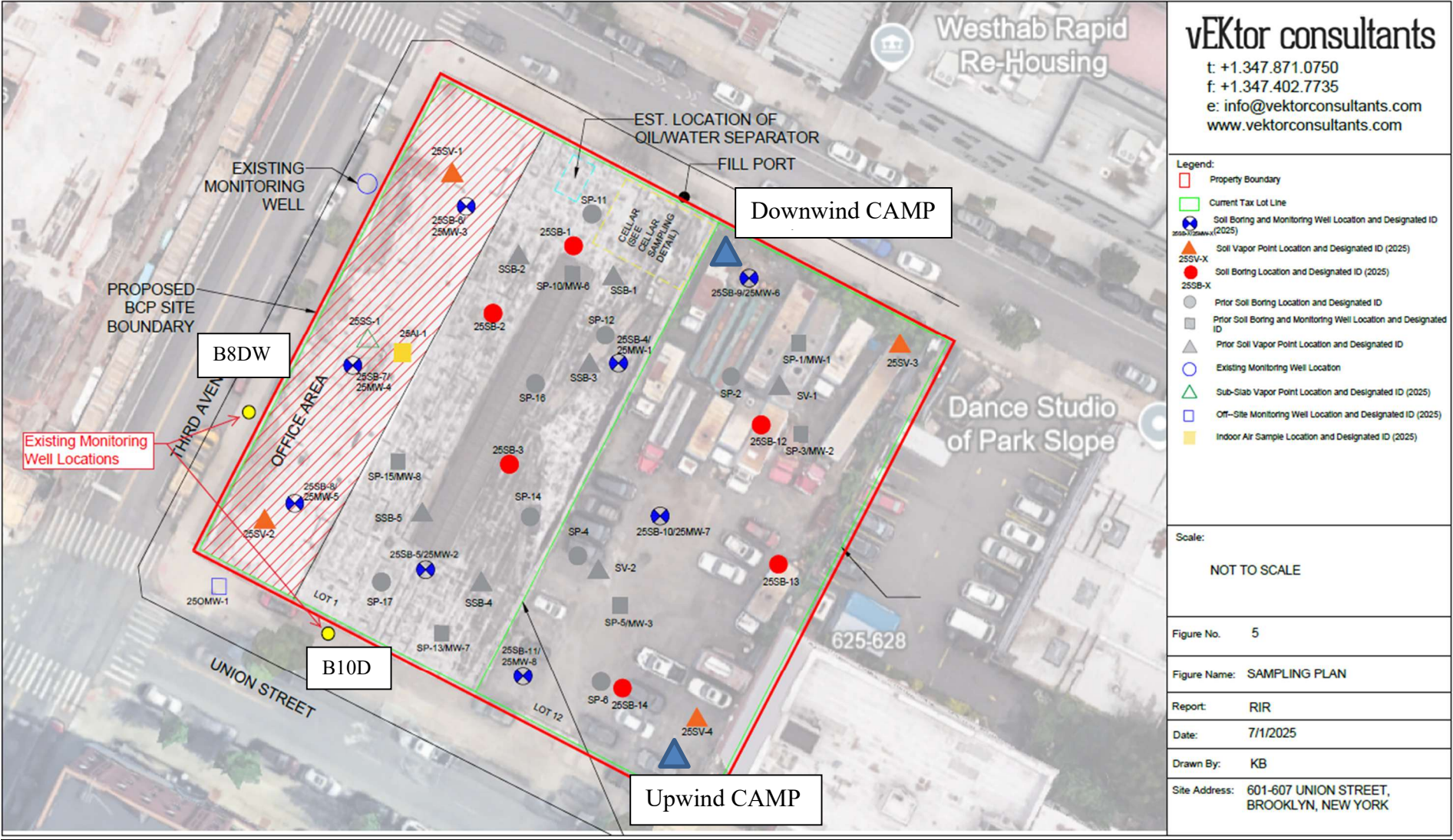


PHOTO LOG

Photo 1: Coastal Environmental Solutions (Coastal) mobilizing to the exterior yard, the eastern portion of the Site.

View facing west.



Photo 2: Coastal conducting geophysical investigation to clear boring and sampling locations.

View facing southwest.

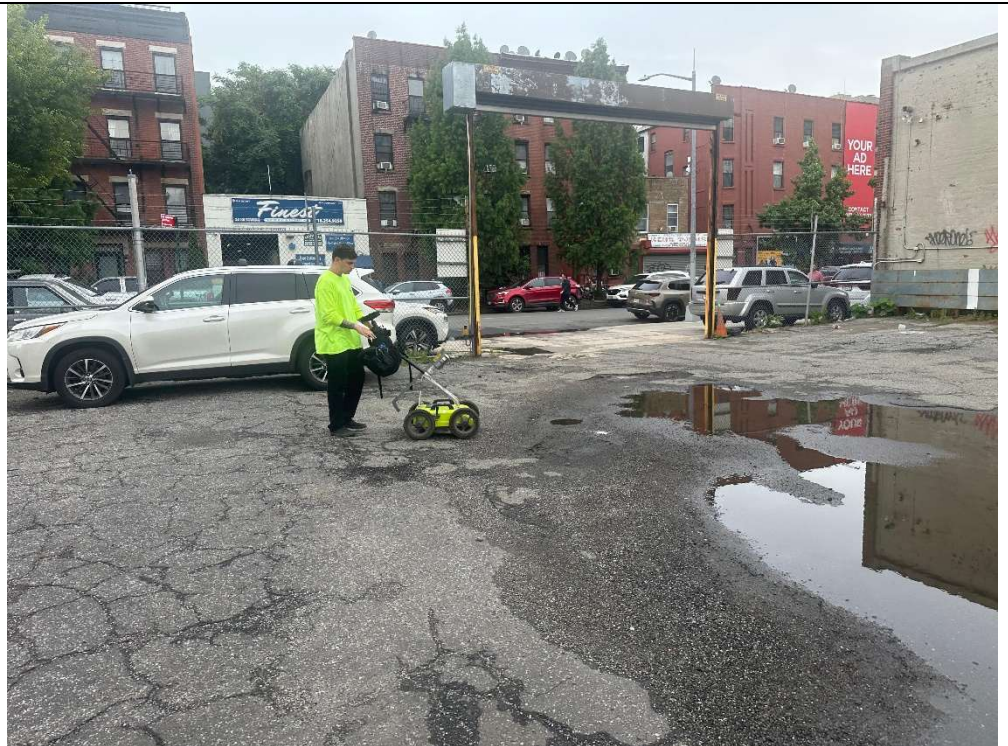


Photo 3: Advancing soil boring 25SB-14 in the eastern portion of the Site.

View facing northwest.



Photo 4: Existing monitoring well (B10D) observed along Union Street.

View facing north.

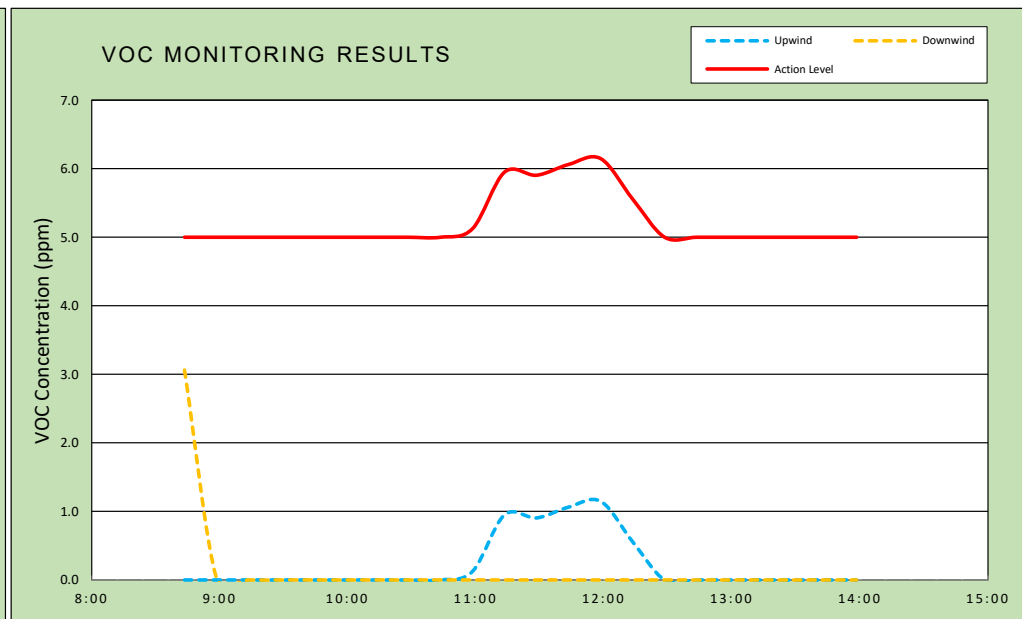
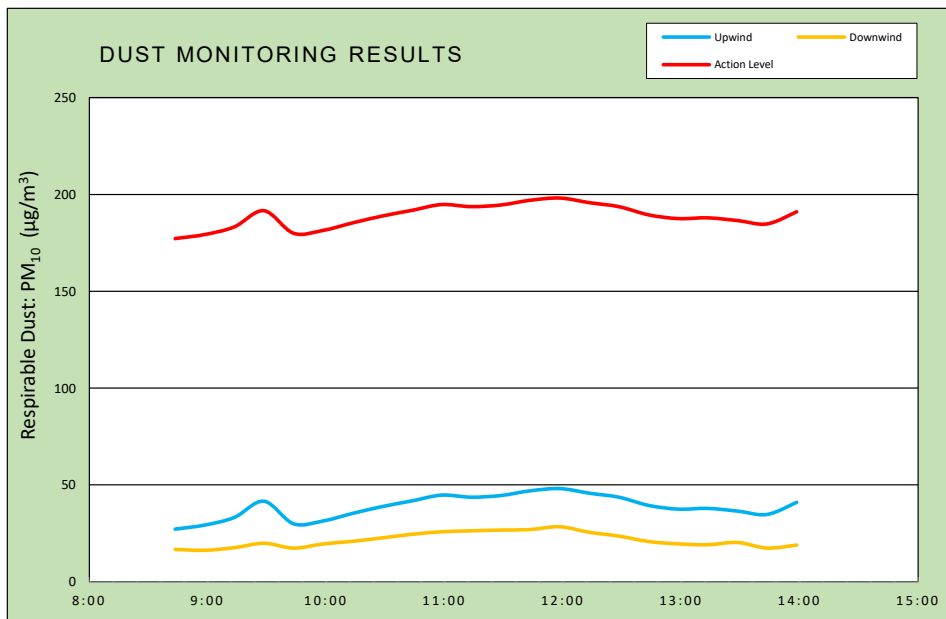


CAMP DATA

vEktor consultants 37 W. 37th St, 6th Floor - New York, NY	DAILY AIR MONITORING REPORT 601 Union Street Brooklyn, New York				07/01/2025	
					Rev. No. 0	Page 1 of 2
					Project Number:	
					Dust Action Level	150 $\mu\text{g}/\text{m}^3$
		VOC Action Level	5 ppm			

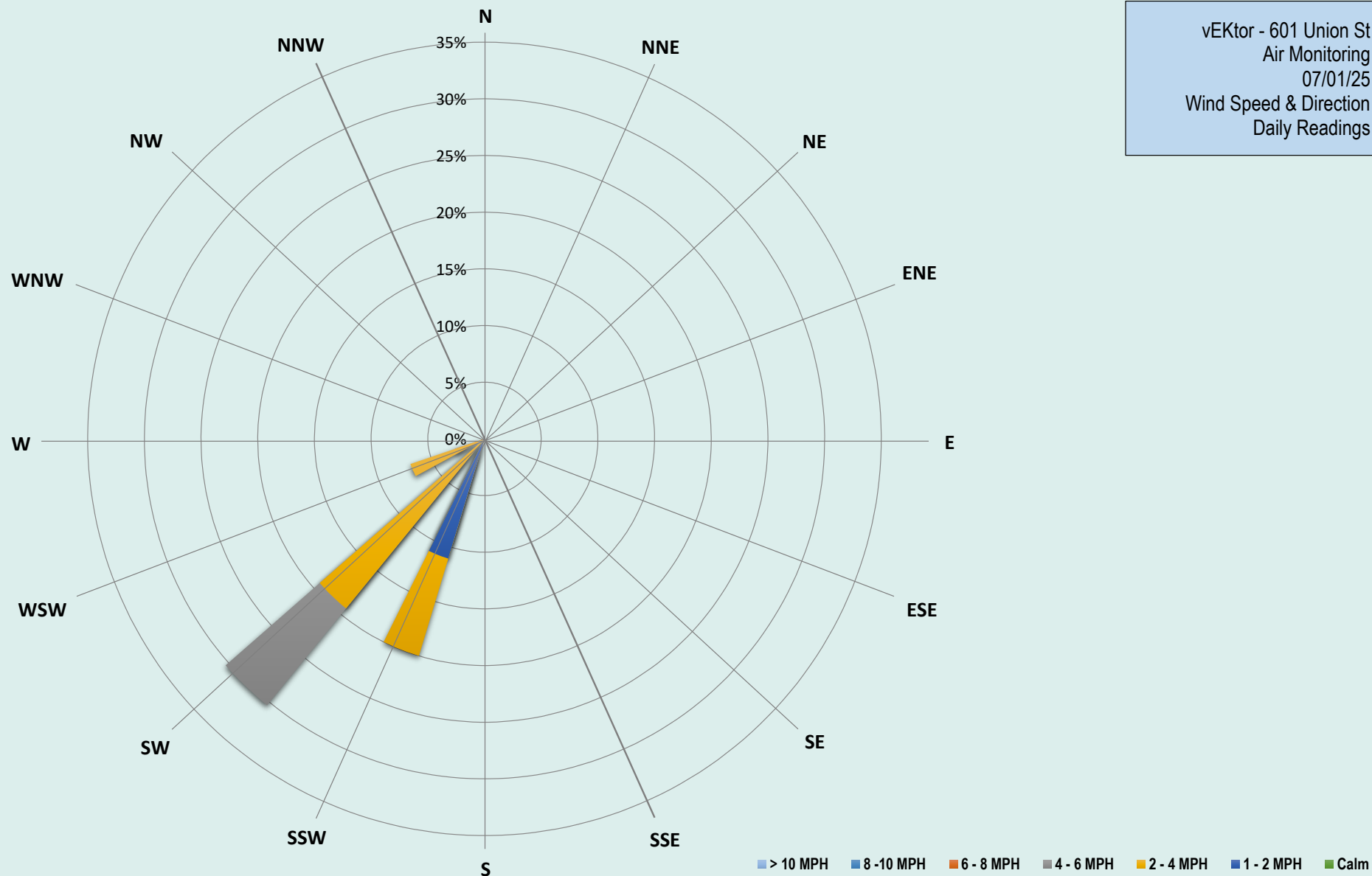
Weather Data Range for Work Day		Wind Direction	SW	Relative Humidity (%)	63.0 - 98.0	Daily Rain Total (in)	0.02	Readings in the summary table and graphs below are the reported downwind concentrations.
Temperature (°F)	73.0 - 91.0	Wind Speed (MPH)	1.3 - 7.6	Barometer (inHg)	29.90 - 29.90	Avg. Dew Point Temp (°F)	75.2	

Station Location	Daily Avg. Dust Concentration ($\mu\text{g}/\text{m}^3$)	Max 15-Min Dust Concentration ($\mu\text{g}/\text{m}^3$)	Time of Max Dust Reading	Daily Avg. VOC Concentration (ppm)	Max 15-Min VOC Concentration (ppm)	Time of Max VOC Reading
Upwind	38.6	48.1	11:59	0.2	1.1	11:59
Downwind	21.4	28.4	11:59	0.1	3.1	9:14



Air Monitoring Notes:

Weather Notes:



Tuesday, July 1, 2025				
Number of Instances Where Downwind Particulates				0
Number of Comparable Data Points =				22
Start Time:				8:44
End Time:				13:59
PARTICULATE DATA				
Upwind		Downwind		Exceeds Particulate Alarm Limit
Time	15-Min Avg Concentration (ug/m ³)	Time	15-Min Avg Concentration (ug/m ³)	
8:44	27.2	8:44	16.7	-
8:59	29.3	8:59	16.3	-
9:14	33.2	9:14	17.6	-
9:29	41.6	9:29	19.9	-
9:44	30.0	9:44	17.4	-
9:59	31.4	9:59	19.6	-
10:14	35.3	10:14	20.9	-
10:29	38.9	10:29	22.7	-
10:44	41.8	10:44	24.5	-
10:59	44.8	10:59	25.8	-
11:14	43.7	11:14	26.3	-
11:29	44.5	11:29	26.7	-
11:44	47.0	11:44	27.0	-
11:59	48.1	11:59	28.4	-
12:14	45.7	12:14	25.5	-
12:29	43.7	12:29	23.6	-
12:44	39.4	12:44	20.8	-
12:59	37.5	12:59	19.6	-
13:14	37.9	13:14	19.1	-
13:29	36.5	13:29	20.3	-
13:44	34.8	13:44	17.4	-
13:59	41.1	13:59	19.0	-

Tuesday, July 1, 2025				
Number of Instances Where Downwind VOCs Exceeds				0
Number of Comparable Data Points =				0
Start Time:				8:44
End Time:				13:59
PID DATA				
Upwind		Downwind		Exceeds VOC Alarm Limit
Time	15-Min Avg Concentration (ppm)	Time	15-Min Avg Concentration (ppm)	
8:44	0.0	8:44	3.1	-
8:59	0.0	8:59	0.0	-
9:14	0.0	9:14	0.0	-
9:29	0.0	9:29	0.0	-
9:44	0.0	9:44	0.0	-
9:59	0.0	9:59	0.0	-
10:14	0.0	10:14	0.0	-
10:29	0.0	10:29	0.0	-
10:44	0.0	10:44	0.0	-
10:59	0.1	10:59	0.0	-
11:14	1.0	11:14	0.0	-
11:29	0.9	11:29	0.0	-
11:44	1.1	11:44	0.0	-
11:59	1.1	11:59	0.0	-
12:14	0.6	12:14	0.0	-
12:29	0.0	12:29	0.0	-
12:44	0.0	12:44	0.0	-
12:59	0.0	12:59	0.0	-
13:14	0.0	13:14	0.0	-
13:29	0.0	13:29	0.0	-
13:44	0.0	13:44	0.0	-
13:59	0.0	13:59	0.0	-