

SITE OBSERVATION REPORT

PROJECT No.: 170747001 PROJECT: C224398 – 1709 Surf Avenue LOCATION: 1709 Surf Avenue, Brooklyn, New York	CLIENT: Coney Island Associates Phase 3 LLC c/o BFC Partners	DATE: Mon, March 3, 2025 WEATHER: Cloudy, 23-44°F Wind: SE at 0.5-3 mph TIME: 7:00am to 3:00pm
CONTRACTOR'S EQUIPMENT: CAT 328DLCR Excavator Doosan DX300LC Excavator Bobcat 566 Skid Steer	PRESENT AT SITE: RAWP Implementation Day 6 Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: <p>Langan was present to oversee implementation of the November 20, 2024 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C224398 at 1709 Surf Avenue. Observed activities were as follows:</p> <p>Site Activities</p> <ul style="list-style-type: none"> RYC Turbos Corp. installed two piles in the southern part of the site to a maximum depth of about 100 feet below grade surface (bgs). <ul style="list-style-type: none"> Less than 1 cubic yard of spoils were generated during pile drilling. Spoils consisted of non-hazardous fill/soil and were screened for staining, odors, and instrumental evidence of contamination using a handheld photoionization detector (PID). Evidence of impacts were not observed, and the spoils were graded adjacent to their respective pile. RYC Turbos Corp. excavated an about 16-foot-long by 11-foot-wide area by 2-foot-deep area to support pile testing in the northeastern part of the site. Excavated material consisted of non-hazardous fill/soil and was screened for staining, odors, and instrumental evidence of contamination using a handheld PID. Evidence of impacts were not observed. The non-hazardous fill/soil was temporary stockpiled adjacent to the excavation and subsequently covered with polyethylene sheeting. The stockpiled fill/soil will be temporarily graded adjacent to the work area. <p>Sampling</p> <ul style="list-style-type: none"> No samples were collected. <p>CAMP Activities</p> <ul style="list-style-type: none"> 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 (VOC). Particulate and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Fugitive dust or odors associated with intrusive activities were not observed. <p>Anticipated Activities</p> <ul style="list-style-type: none"> Precise will continue to remove the asphalt cover and install piles across the site's footprint. 		
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Material Tracking

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

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FIGURE 1: SITE PLAN



Legend:

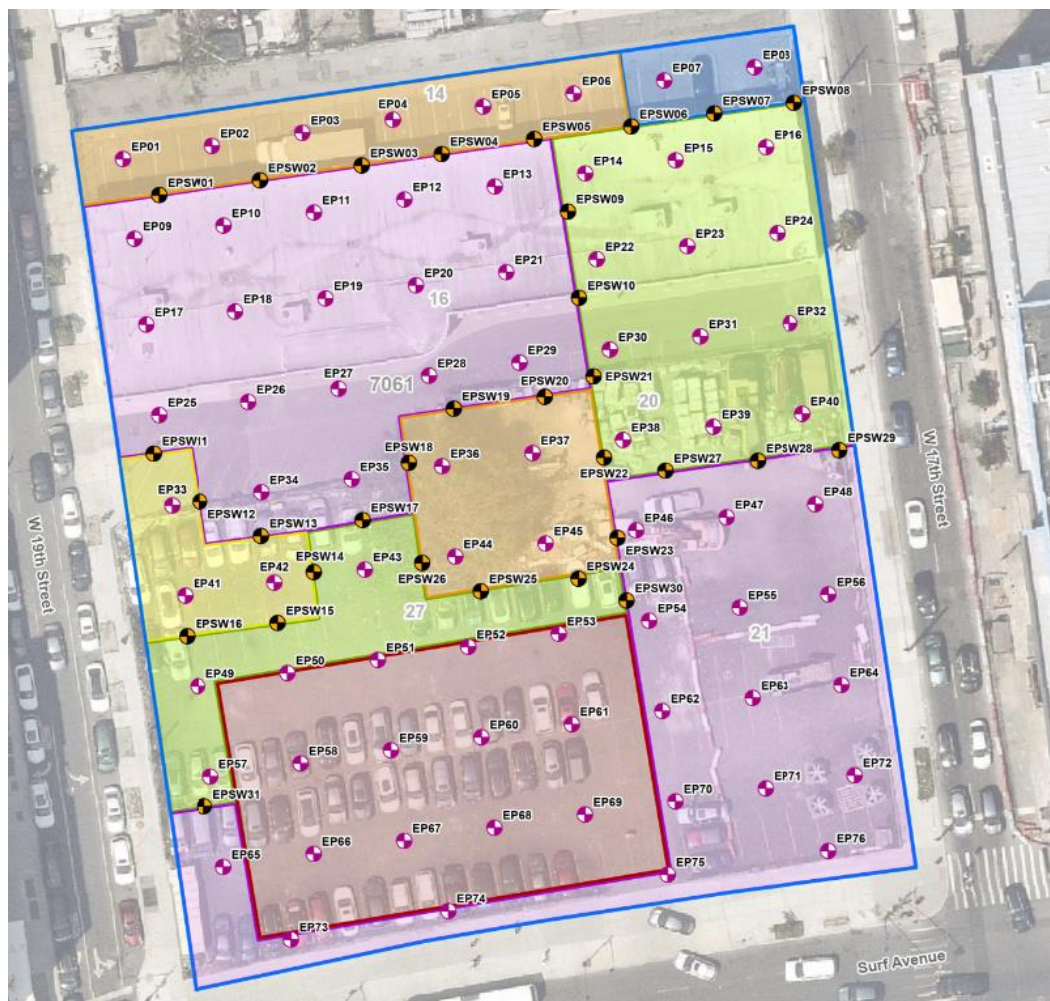
- Upwind CAMP Station
- Downwind CAMP Station
- Prevailing Wind Direction
- Approximate Location of Asphalt Removal Today
- Approximate Location of Soil/Fill Stockpile
- Approximate Location of Piles Installed Today
- Approximate Location of Excavation Today

Note:
The base map is taken from Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C. Nearmap Web Portal. Accessed May 28, 2023.

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FIGURE 2: ENDPOINT/SIDEWALL SAMPLE LOCATION MAP



Legend

- Approximate Site Boundary
- Excavation to about 2 feet bgs
- Excavation to about 3 feet bgs
- Excavation to about 4 feet bgs
- Excavation to about 5 feet bgs
- Excavation to about 6 feet bgs
- Excavation to about 16 feet bgs to Remove Petroleum Impacts
- Proposed Endpoint Sample Location
- Proposed Sidewall Sample Location

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SITE PHOTOGRAPHS



Photo 1: RYC Turbos Corp. installing a pile in the southern part of the site (facing southeast).



Photo 2: View of excavation in the northeastern part of the site (facing northwest).

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