

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: Wed, March 12, 2025 WEATHER: Partly Cloudy, 45-52°F Wind: SSW at 0.5-8 mph TIME: 7:00am to 3:30pm
CONTRACTOR'S EQUIPMENT: CAT 328DLCR Excavator Doosan DX300LC Excavator Bobcat 566 Skid Steer EK300LS Pile Driver	PRESENT AT SITE: RAWP Implementation Day 10 Environmental (Langan) – Mike Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: 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: Site Activities <ul style="list-style-type: none"> RYC Turbos Corp. excavated two about 20-foot-long by 10-foot-wide by 1.5-foot-deep areas in the southern part of the site to support pile testing. Excavated material consisted of non-hazardous fill/soil and was screened for staining, odors, and instrumental evidence of contamination using a handheld photoionization detector (PID); evidence of impacts were not observed. The non-hazardous fill/soil was temporary stockpiled adjacent to the respective excavations and covered with polyethylene sheeting. Sampling <ul style="list-style-type: none"> No samples were collected. CAMP Activities <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. Anticipated Activities <ul style="list-style-type: none"> RYC Turbos Corp. will perform pile testing. Material Tracking <ul style="list-style-type: none"> No material was imported to the site. No material was exported from the site. 		
Cc:	B. Gochenaur, K. Semon, M.Aronica (Langan)	By: Mike Pinnella LANGAN

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FIGURE 1: SITE PLAN



Legend:

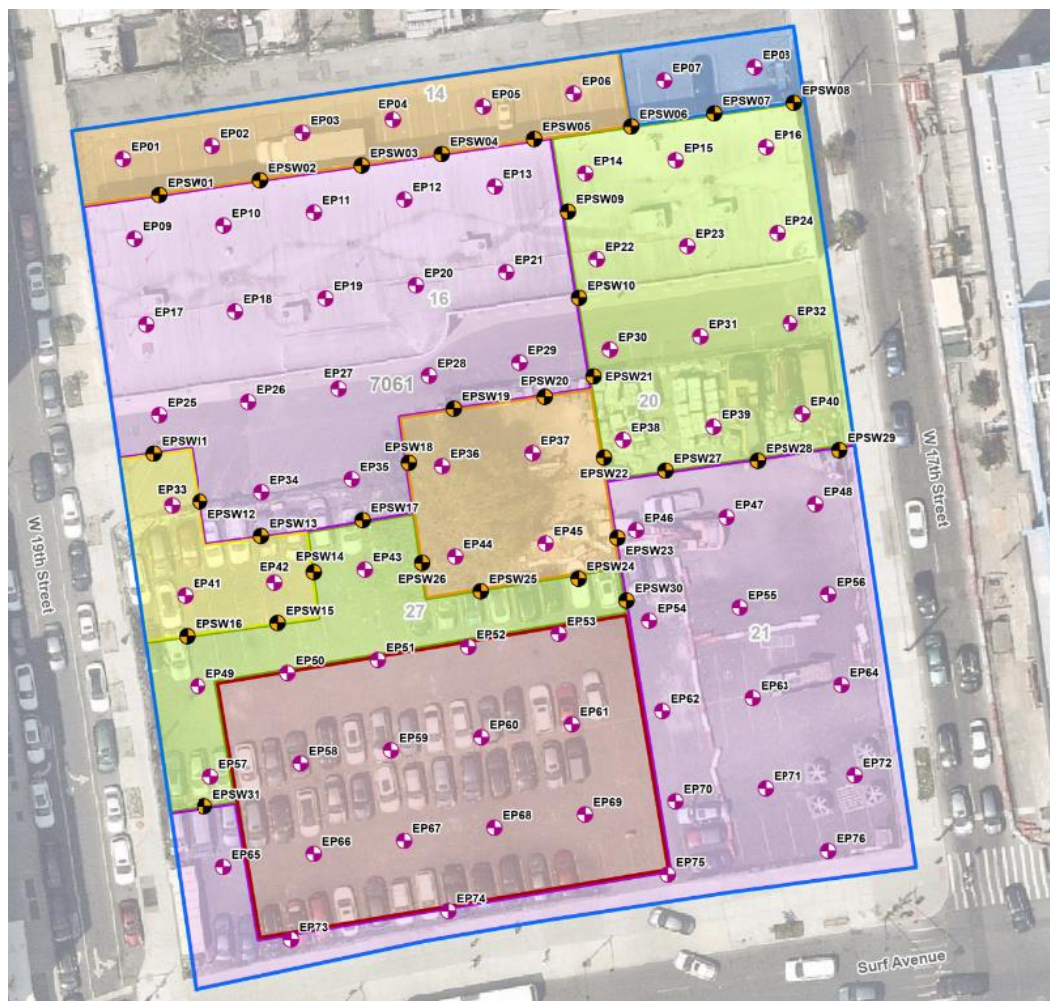
-  Upwind CAMP Station
-  Downwind CAMP Station
-  Prevailing Wind Direction
-  Approximate Location of Asphalt Removal Today
-  Approximate Location of Soil/Fill Stockpile
-  Approximate Location of Piles Installed Today
-  Approximate Location of Excavation Today
-  Approximate Location of Grading 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: View of RYC Turbos Corp. excavating non-hazardous fill/soil in the southern part of the site (facing southwest).



Photo 2: View of stockpiled non-hazardous fill/soil covered with polyethylene sheeting at the end of the work day (facing southwest).

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