

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: Fri, April 18, 2025 WEATHER: Partly Cloudy, 44-61°F Wind: SSE at 1-13 mph TIME: 6:45am to 3:30pm
CONTRACTOR'S EQUIPMENT: Doosan DL 300 Loader Doosan DX300LC Excavator Bobcat S590 Skid Steer Bobcat E45 Mini Excavator CAT 345C Excavator CAT 350L Excavator	PRESENT AT SITE: RAWP Implementation Day 28 Environmental (Langan) – Michael 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"> Precise excavated an about 130-foot-long by 15-foot-wide by 4-foot-deep area in the central 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 photoionization detector (PID); evidence of impacts was not observed. Non-hazardous fill/soil was live-loaded into permitted triaxle trucks for offsite disposal at Clean Earth Carteret located in Carteret, New Jersey. Precise exposed an about 550-gallon (5.5-foot-long by 4-foot-diameter) steel underground storage tank (UST) in the central part of the site. The interior of the UST exhibited a petroleum-like odor and a maximum PID reading of 12.5 parts per million (ppm). Petroleum-like odors and a maximum PID reading of 9.1 ppm was observed in the non-hazardous fill/soil surrounding the UST, however, staining was not observed. The UST was temporarily covered in-place with polyethylene sheeting pending decommissioning and removal by a FDNY-licensed UST contractor at a future date. 		
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Sampling

- No samples were collected.

CAMP Activities

- 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

- Precise will continue site wide excavation and offsite disposal of non-hazardous fill/soil.
- Cleaning, decommissioning, and offsite disposal of uncovered UST.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.

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Material Tracking

- No material was imported to the site
- Forty-one truckloads (about 820 cubic yards [CY]) of non-hazardous fill/soil were exported to Clean Earth Carteret located in Carteret, New Jersey.

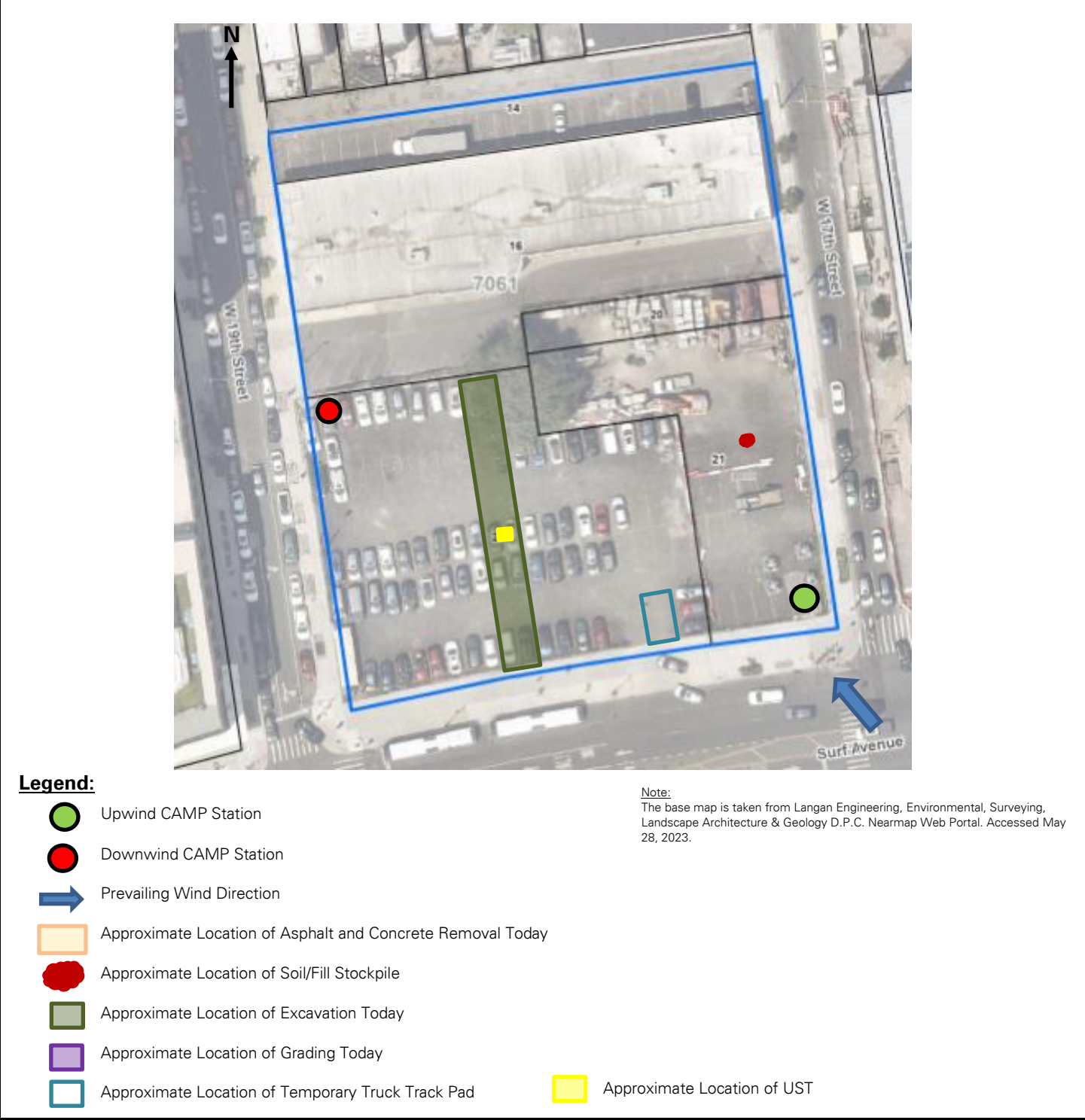
MATERIALS EXPORT SUMMARY		
Facility Name	Clean Earth Carteret	
Location	Carteret, New Jersey	
Type of Material	Non-hazardous fill/soil - Standard	
Today	Number of Loads	Approx. Volume (CY)
	41	820
Total	Number of Loads	Approx. Volume (CY)
	151	3,020

MATERIALS IMPORT SUMMARY		
Facility Name	Braen Aggregates, LLC	
Location	Franklin, New Jersey	
Type of Material	NJDOT #3 (2.5-inch) stone	
Today	Number of Loads	Approx. Volume (Tons)
	0	0
Total	Number of Loads	Approx. Volume (Tons)
	1	18.40
NYSDEC Approval Quantity (CY)		500

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FIGURE 1: SITE PLAN

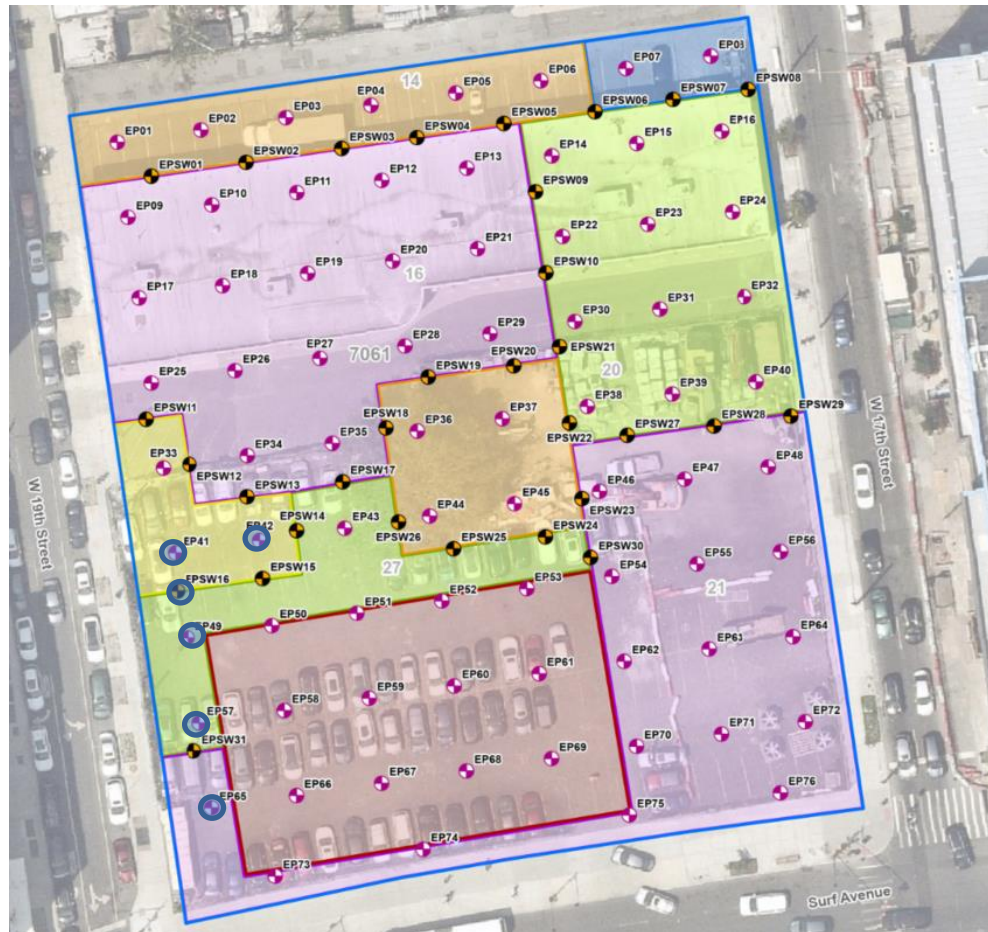


Note:
The base map is taken from Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C. Nearmap Web Portal. Accessed May 28, 2023.

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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

- Endpoint/Sidewall Sample(s) Collected Since Last Report
- Previously Collected Endpoint/Sidewall Samples
- Endpoint/Sidewall Sample(s) Re-collected Since Last Report

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SITE PHOTOGRAPHS



Photo 1: Precise live-loading non-hazardous fill/soil for offsite disposal in the central part of the site (facing northeast).



Photo 2: View of uncovered UST in the central part of the site covered with polyethylene sheeting (facing southwest).

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