

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 170747001  <b>PROJECT:</b> C224398 – 1709 Surf Avenue  <b>LOCATION:</b> 1709 Surf Avenue, Brooklyn, New York	<b>CLIENT:</b> Coney Island Associates Phase 3 LLC c/o BFC Partners	<b>DATE:</b> Tue, April 29, 2025  <b>WEATHER:</b> Clear, 53-75°F Wind: SE at 1-8 mph  <b>TIME:</b> 6:45am to 4:30pm
<b>CONTRACTOR'S EQUIPMENT:</b> Doosan DL 300 Loader Doosan DX300LC Excavator Bobcat S590 Skid Steer Bobcat E45 Mini Excavator CAT 345C Excavator CAT 350L Excavator Kenworth Vacuum Truck	<b>PRESENT AT SITE: RAWP Implementation Day 35</b> Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  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:  <b>Site Activities</b> <ul style="list-style-type: none"> <li>Precise excavated an about 30-foot-long by 20-foot-wide by 4-foot-deep area in the east-central part of the site, and an about 30-foot-long by 20-foot-wide by 5-foot-deep area in the southeastern 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, and Clean Earth New Castle located in New Castle, Delaware, respectively.</li> <li>Precise excavated an about 20-foot-long by 10-foot-wide by 5-foot-deep area in the east-central part of the site to facilitate sheet pile installation. 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 was not observed. Precise added excavated soil/fill to the previously existing stockpile in the central part of the site for future offsite disposal. The stockpile was covered with poly sheeting at the end of the workday.</li> <li>Precise installed sheet piles to a depth of about 25 feet below grade surface (bgs) in the central part of the site.</li> </ul>		
Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By: Michael Pinnella <b>LANGAN</b>

## SITE OBSERVATION REPORT

### 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 the remaining uncovered UST.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.

Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By:	Michael Pinnella
			LANGAN

## SITE OBSERVATION REPORT

### Material Tracking

- No material was imported to the site.
- Six truckloads (about 120 cubic yards [CY]) of non-hazardous fill/soil were exported Clean Earth Carteret located in Carteret, New Jersey.
- Eight truckloads (about 160 CY) of non-hazardous fill/soil were exported to Clean Earth New Castle located in New Castle, Delaware.

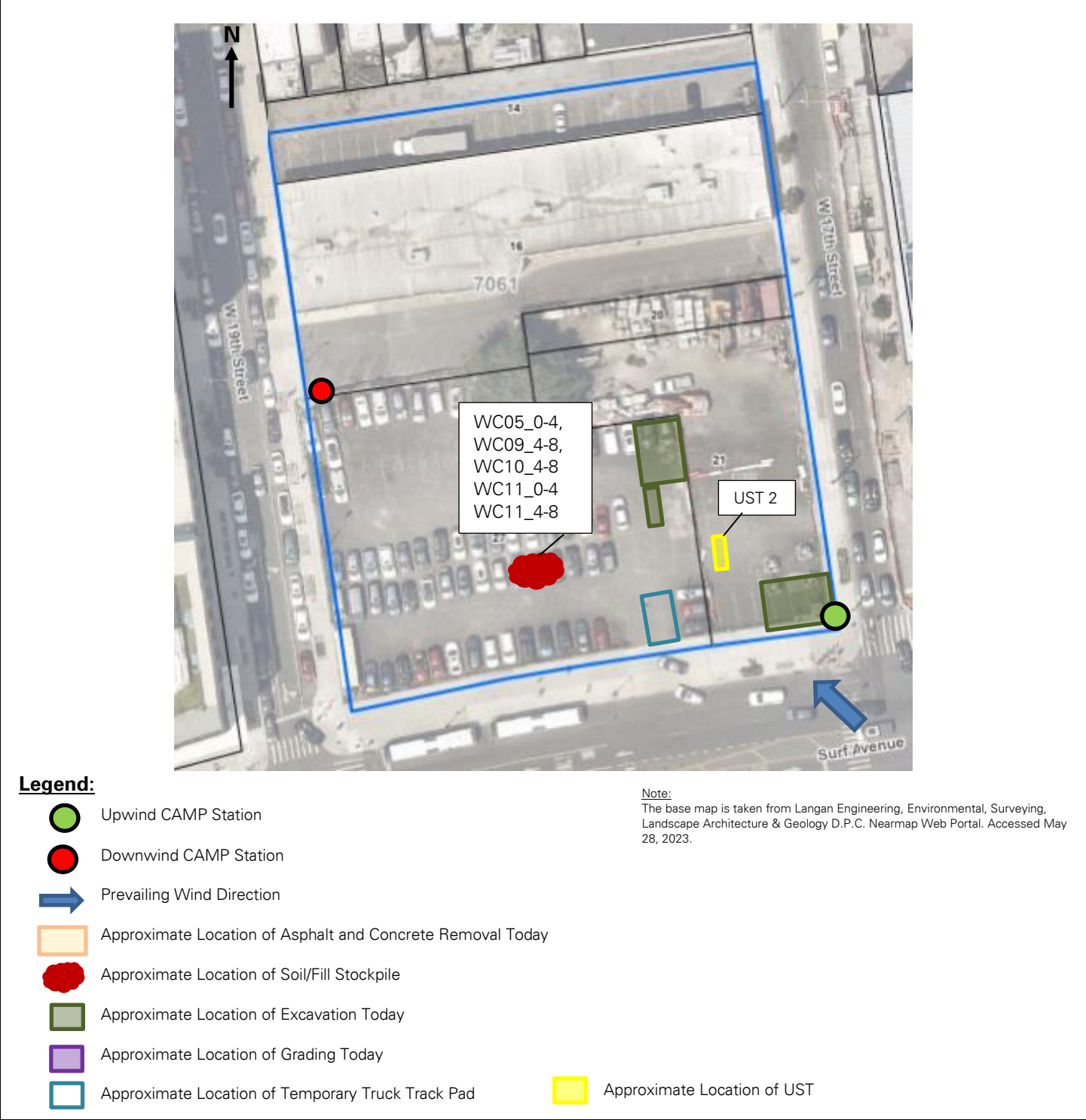
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	0	0	6	120	8	160
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	181	3,620	20	400	68	1,360

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

Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By:	Michael Pinnella
			<b>LANGAN</b>

SITE OBSERVATION REPORT

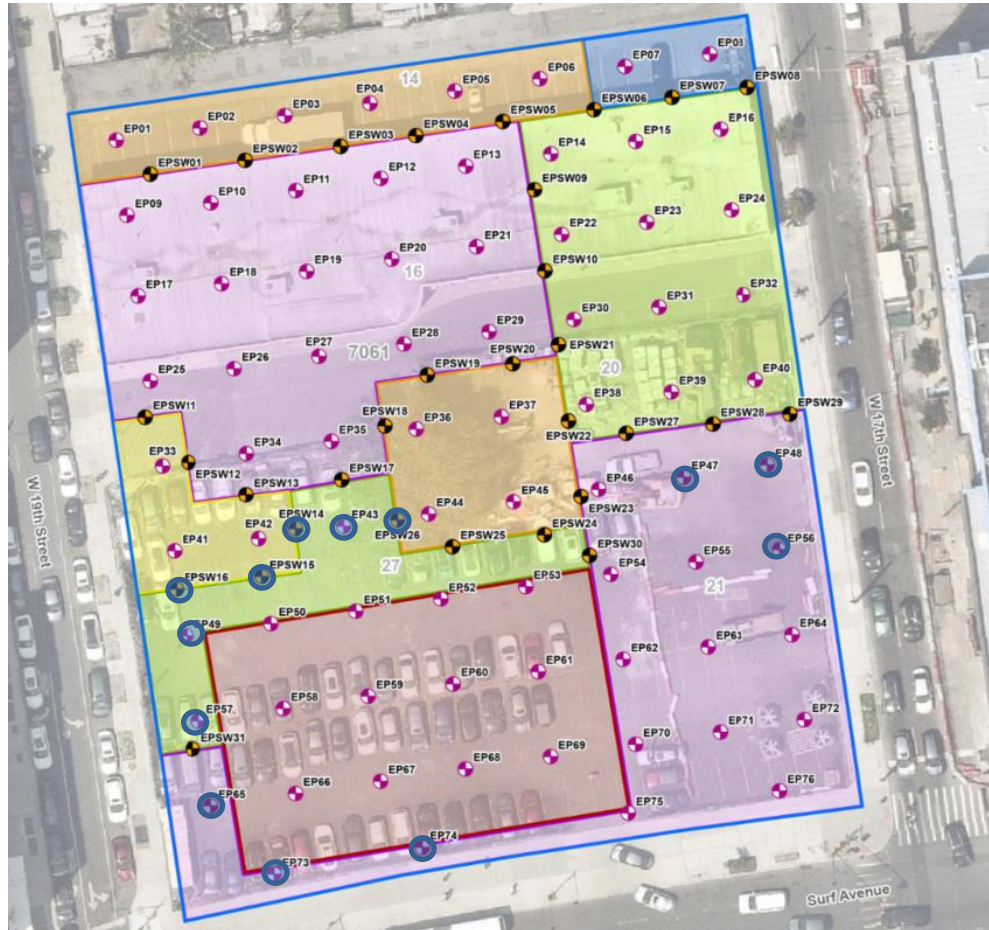
FIGURE 1: SITE PLAN



Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By:	Michael Pinnella
			LANGAN

## SITE OBSERVATION REPORT

**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

Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By:	Michael Pinnella
			LANGAN



SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



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



**Photo 2:** Precise installing sheet piles in the east-central part of the site (facing south).

Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By:	Michael Pinnella
			LANGAN