

## 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> Fri, May 2, 2025  <b>WEATHER:</b> Clear, 55-75°F Wind: SSE at 1-7 mph  <b>TIME:</b> 6:45am to 3:45pm
<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 38</b> Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.) UST Contractor (Brookside Environmental Inc.)	
<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 1-foot-deep area in the eastern part of the site, and an about 30-foot-long by 18-foot-wide area by 1-foot-deep area in the western 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 stockpiled in the eastern and central parts of the site, respectively, for future offsite disposal. Stockpiles were covered with poly sheeting at the end of the work day.</li> <li>Brookside Environmental, Inc. used a vacuum truck to remove about 340 gallons of oily water from the underground storage tank (UST) that was identified in the eastern central part of the site on Wednesday, 4/23. The UST contents were transported for offsite disposal at the Clean Water of New York, Inc. facility located in Staten Island, New York. The UST was left in place and covered with polyethylene sheeting pending future cleaning and decommissioning.</li> <li>Langan collected five endpoint samples (EP42, EP55, EP56, EP64, and EP72) from the remedial subgrade on the eastern and western parts of the site, which was surveyed at elevation (el) 3 North American Vertical Datum of 1988 (NAVD88), corresponding to between 5 and 6 feet below grade surface (bgs).</li> <li>Precise installed sheet piles to a depth of about 35 feet bgs in the southern part of the site.</li> </ul>		
<b>Cc:</b> B. Gochenaur, K. Semon, M. Aronica (Langan)	<b>By:</b> Michael Pinnella  <b>LANGAN</b>	

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### Sampling

- Langan collected five endpoint soil samples from the eastern and western parts of the site, and submitted the samples to Pace Analytical Laboratories, an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols. The following samples will be analyzed for target compound list (TCL)/Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), cyanide, target analyte list (TAL) metals including hexavalent and trivalent chromium, per- and polyfluoroalkyl substances (PFAS), and/or 1,4-dioxane:
  - EP42\_EL3
  - EP55\_EL3
  - EP56\_EL3
  - EP64\_EL3
  - EP72\_EL3
- Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted:
  - Field Blank: PFAS\_FB08\_050225

### 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.

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### Material Tracking

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

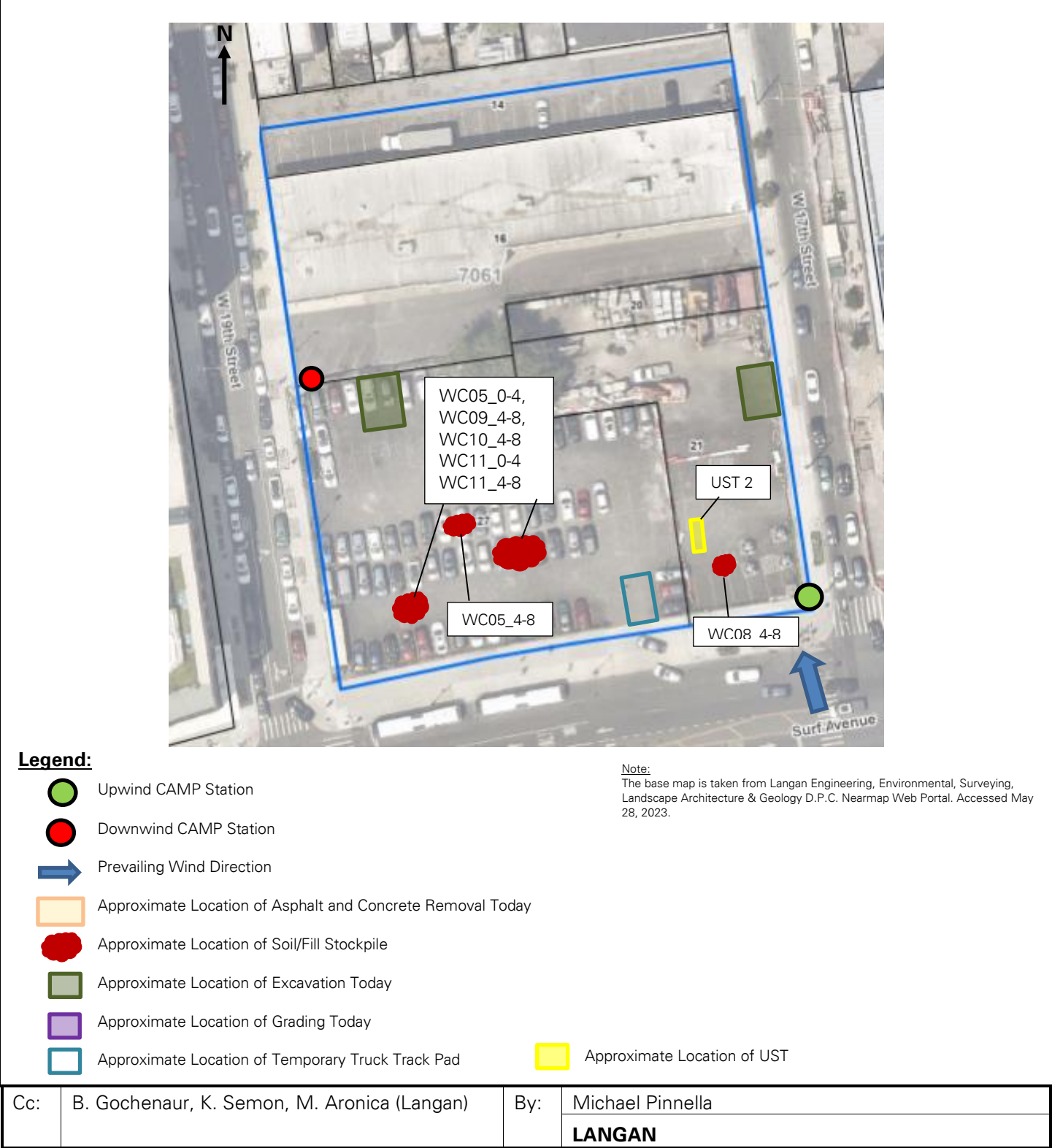
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	0	0	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	207	4,140	22	440	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

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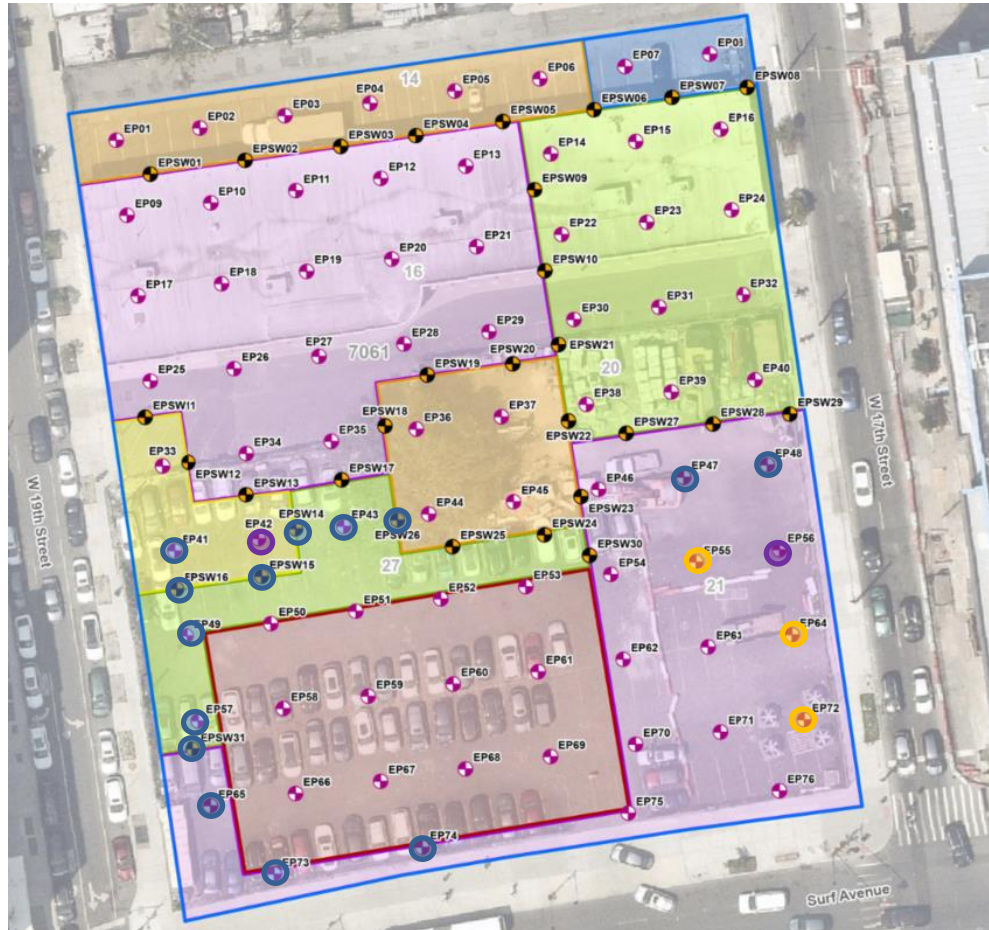
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FIGURE 1: SITE PLAN



## 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

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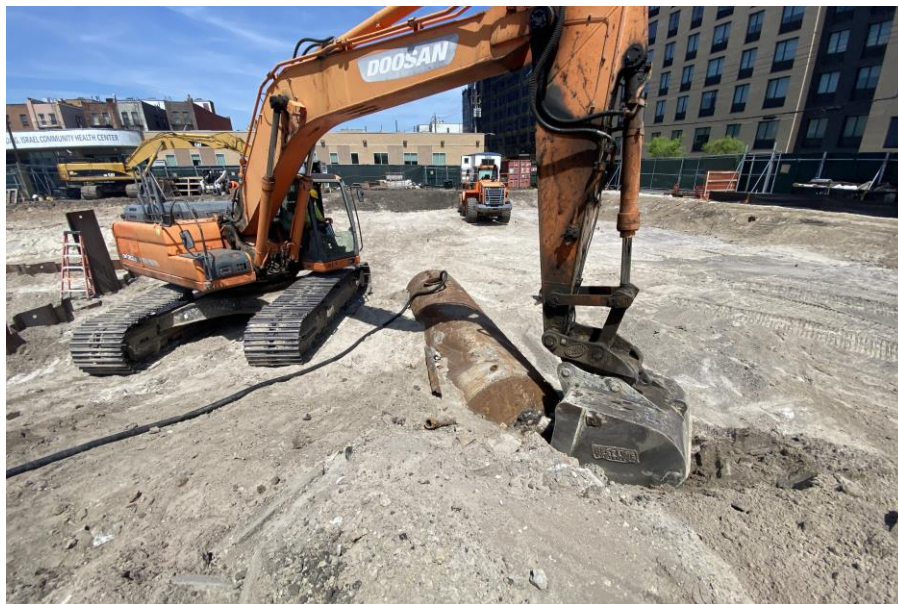


## SITE OBSERVATION REPORT

### SITE PHOTOGRAPHS



**Photo 1:** Precise excavating non-hazardous fill/soil in the northwestern part of the site (facing southwest).



**Photo 2:** View of Brookside removing contents of the UST located on the southeastern part of the site (facing northeast)

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