

Monthly Progress Report No. 4
1709 Surf Avenue
Brooklyn, New York
Brownfield Cleanup Program Site #: C224398
Reporting Period: April 1 – April 30, 2025

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of Coney Island Associates Phase 3 LLC (the Volunteer) to summarize the work performed at 1709 Surf Avenue, Brooklyn, New York (the site) from April 1 through April 30, 2025. The BCA was executed on June 21, 2024.

The about 65,200-square-foot (1.5 acre) site is located at 1709 Surf Avenue in the Coney Island neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Block 7061, Lots 16, 20, 21, 27 and a portion of Lot 14. Lot 16 is improved with a one-story community health center with an associated parking lot. Lots 14, 20, 21, and 27 are paved with asphalt and currently used for parking and construction equipment storage. A 15-foot-wide strip along the northern part of Lot 14 is excluded from the BCP site due to the presence of an active underlying gas line. Block 7061 is bordered by Mermaid Avenue to the north, West 17th Street to the east, Surf Avenue to the south, and West 19th Street to the west. A site location map is shown as Figure 1.

The New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Report (RIR) in August 2024 and the Remedial Action Work Plan (RAWP) in December 2024. The Decision Document was issued in December 2024.

2. Investigation or Remedial Actions Relative to the Site During This Reporting Period

Precise Construction Contracting, Inc. and RYC Turbos Corp., on behalf the Volunteer, continued remediation implementation in accordance with the RAWP as follows:

- Installation of piles as part of foundation construction.
- Installation of sheet piles to facilitate excavation of petroleum impacted soil on the southern part of the site.
- Excavation and off-site disposal of about 4,300 cubic yards of non-hazardous historic fill to the Clean Earth of Carteret facility in Carteret, New Jersey
- Excavation and stockpiling of historic fill/soil for future off-site disposal
- Implementation of the Community Air Monitoring Program (CAMP)

On April 18 and April 23, 2025, two underground storage tanks (USTs) were identified on the southern part of the site. UST1 was cleaned and decommissioned by Boro Waste Oil LLC between April 21 and 28, 2025. About 150 gallons of oily water and 120 gallons of sludge were removed from the UST and transported to Clean Water in Staten Island, New York for disposal. Alternative Petroleum Solutions removed the UST scrap metal from the site for disposal at George's Salvage Company in Newtown, New Jersey. UST2 will be emptied, cleaned and removed during the next reporting period.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

- Excavation and off-site disposal of non-hazardous fill and soil
- Implementation of CAMP
- Collection of remedial endpoint samples
- Decommissioning of the remaining UST

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

Langan collected 15 endpoint samples and three sidewall samples from internal excavation sidewalls between April 15 and April 28, 2025. The samples were analyzed for Total Compound List (TCL)/Total Analyte List (TAL) and Chapter 6 New York Codes, Rules and Regulations (NYCRR) Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs) and metals; including total cyanide, trivalent chromium, and hexavalent chromium, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The samples were submitted to York Analytical Laboratories, Inc. (York), a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program-certified laboratory located in Stratford, Connecticut. Eleven samples achieved Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) as required by the NYSDEC-approved RAWP. Seven samples did not meet UU SCOs for SVOCs, pesticides and/or metals and will be over-excavated and re-sampled during the next reporting period.

6. Deliverables Submitted During This Reporting Period

Daily reports documenting the remedial action have been submitted to NYSDEC.

7. Information Regarding Percentage of Completion

The project is 20% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during This Reporting Period

None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.