

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, May 14, 2025 WEATHER: Rain, 57-61°F Wind: SSW at 1-11 mph TIME: 6:45am to 5:00 pm
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 46 Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: <p>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:</p> <p>Site Activities</p> <ul style="list-style-type: none"> Precise completed installation of the temporary dewatering system, consisting of shallow wells and carbon filter pre-treatment, in accordance with the Wastewater Discharge State Pollutant Discharge Elimination System (SPDES) Permit Equivalent and Long Island Well Permit Equivalence to facilitate remedial excavation. The temporary dewatering system was started and groundwater was pumped into the settling tank and continued the two carbon pre-treatment tanks system to allow for collection of a system effluent sample. No groundwater was discharged from the system. Langan collected one dewatering effluent sample (DTD_Effluent_051425) from the sampling port located at the effluent of the second carbon tank within the temporary dewatering system. The sample was collected in accordance with the monitoring requirements outlined in the Wastewater Discharge SPDES Permit Equivalent. <p>Sampling</p> <ul style="list-style-type: none"> Langan collected one dewatering effluent sample and submitted the sample to Pace Analytical Laboratories, an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols. The following sample will be analyzed for pH, total suspended solids, total lead, total zinc, total arsenic, total mercury, ethylbenzene, toluene, xylenes, naphthalene, 1,4-dioxane, perfluorooctanoic acid (PFOA), and perfluorooctanesulfonic acid (PFOS): <ul style="list-style-type: none"> DTD_Effluent_051425 Langan collected the following quality assurance/quality control (QA/QC) sample that will be analyzed at Pace as noted: <ul style="list-style-type: none"> Field Blank: DTD_PFAS_FB01_051425 for PFAS 		
Cc: B. Gochenaur, K. Semon, M. Aronica (Langan)	By: Michael Pinnella LANGAN	

SITE OBSERVATION REPORT

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.
- 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 materials were imported to the site.
- No materials were 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)
	243	4,860	25	500	72	1,440

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)
	2	37.84
NYSDEC Approval Quantity (CY)		500

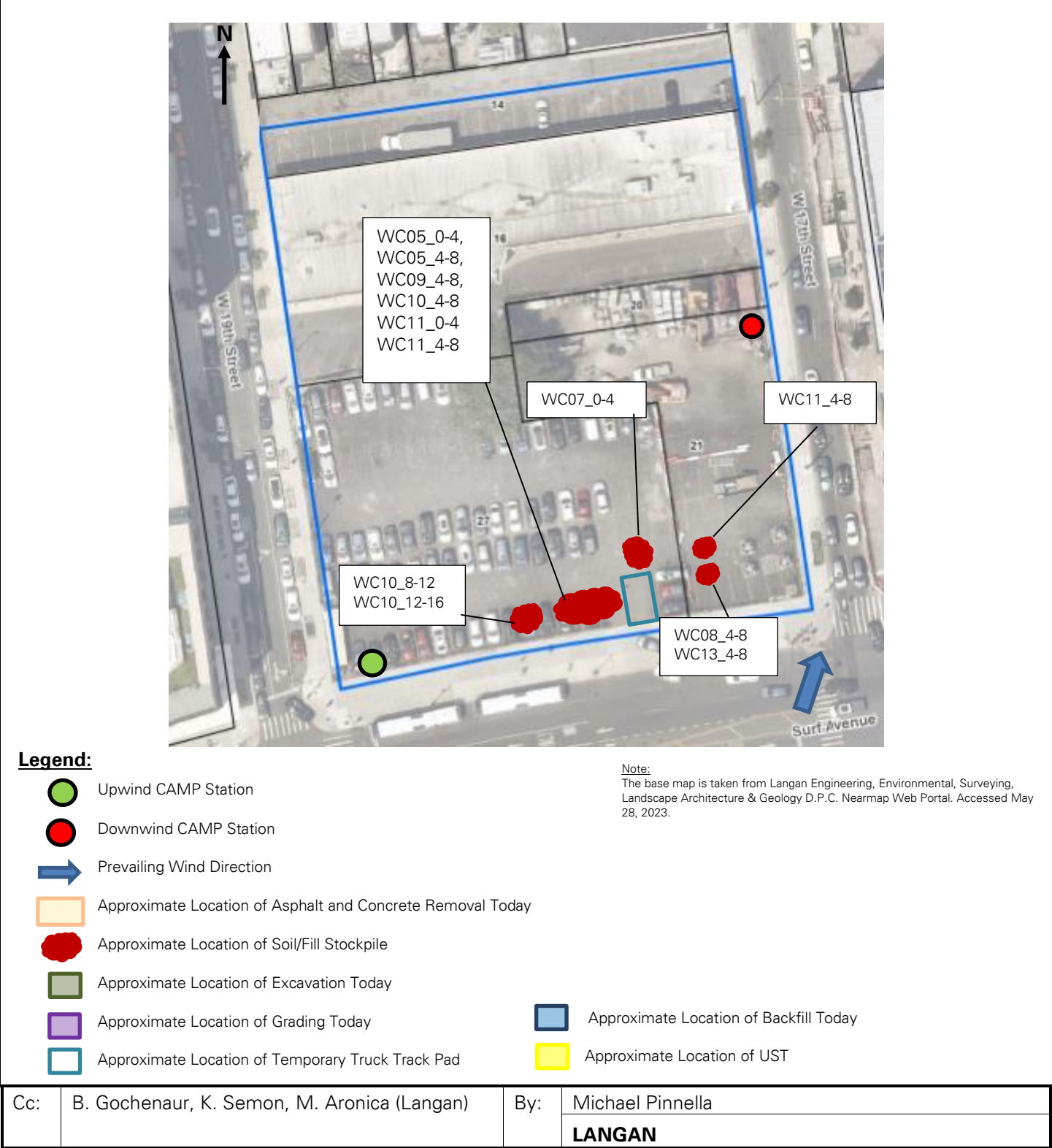
Cc: B. Gochenaur, K. Semon, M. Aronica (Langan)

By: Michael Pinnella

LANGAN

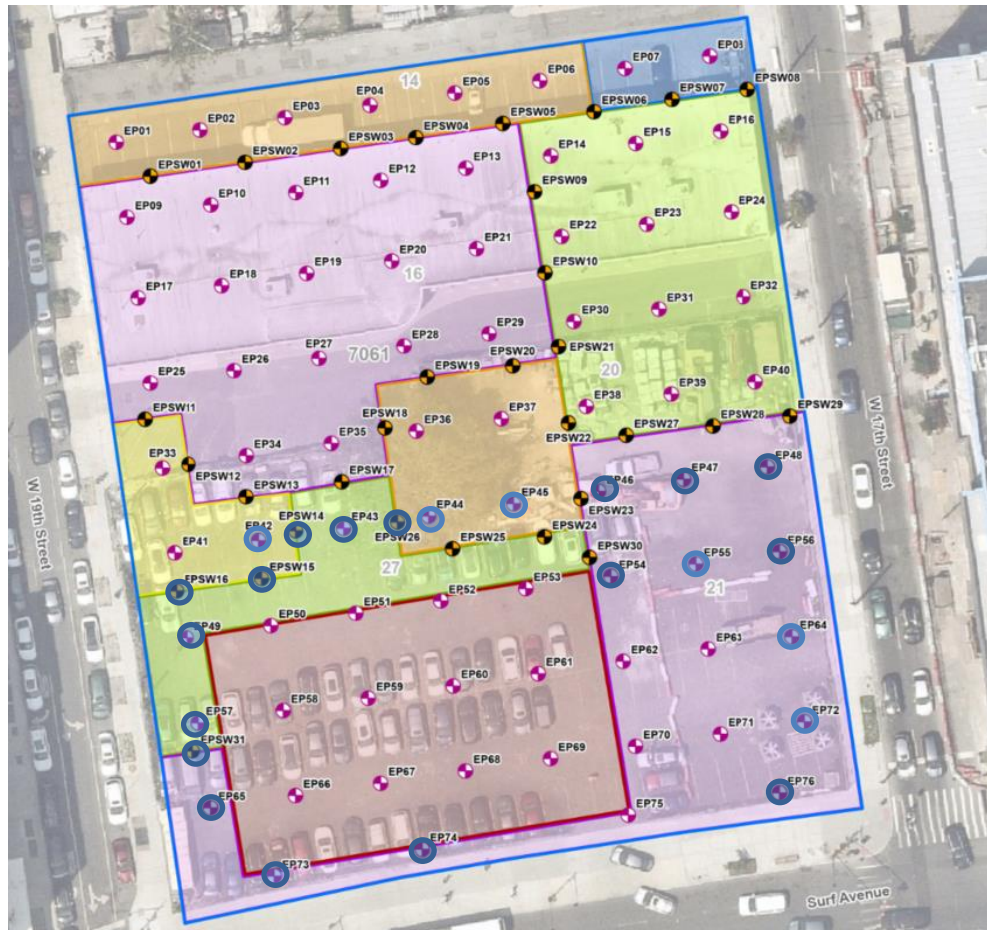
SITE OBSERVATION REPORT

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

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

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS



Photo 1: View of the dewatering sump in the southern part of the site (facing southwest).



Photo 2: General view of the site (facing southwest).

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