

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: Thu, May 15, 2025 WEATHER: Fog, 60-68°F Wind: SE at 1-6 mph TIME: 7:10am to 3:45pm
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 47 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 continued dewatering through 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. Groundwater was pumped into the settling tank and continued through the two carbon pre-treatment tanks within the system. Groundwater was discharged into the sanitary-sewer along W17th Street in accordance with the DEP permit C003671447. Langan collected three endpoint sidewall samples (EPSW23, EPSW24, and EPSW25) from the remedial subgrade in the central part of the site, which was surveyed at elevation (el) 3 North American Vertical Datum of 1988 (NAVD88), corresponding to between 6 feet below grade surface (bgs). 		
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Sampling

- Langan collected three endpoint sidewall soil samples from the central part 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:
 - EPSW23_EL3
 - EPSW24_EL3
 - EPSW25_EL3
- Langan collected the following quality assurance/quality control (QA/QC) samples that will be analyzed at Pace as noted:
 - Field Blanks: FB02_051525 and PFAS_FB11_051525 to be analyzed for TCL/Part 375 VOCs, SVOCs, pesticides, herbicides, PCBs, cyanide, TAL metals including hexavalent and trivalent chromium, 1,4 dioxane, and/or PFAS
 - Trip Blank: TB02_051525 to be analyzed for TCL/Part 375 VOCs
 - Duplicate: DUP02_051525 to be analyzed for TCL/Part 375 VOCs, SVOCs, pesticides, herbicides, PCBs, cyanide, TAL metals including hexavalent and trivalent chromium, 1,4 dioxane, and PFAS

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 VOCs. 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.

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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

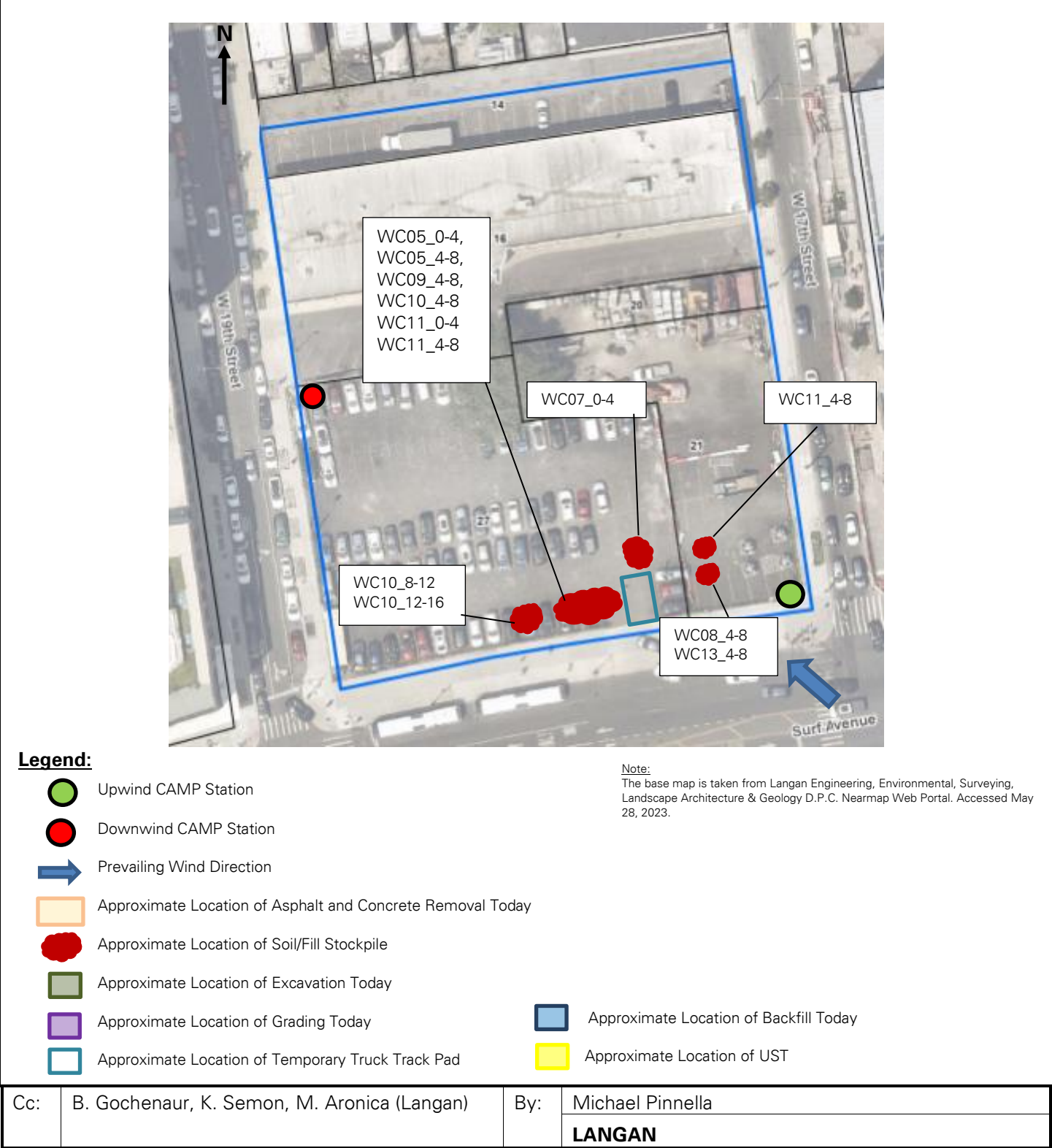
MATERIALS IMPORT SUMMARY

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

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FIGURE 1: SITE PLAN



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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: View of the dewatering sump in the southern part of the site (facing south).

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