

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: Tue, May 27, 2025 WEATHER: Partly Cloudy, 56-71°F Wind: ESE at 0.6-7 mph TIME: 6:40am to 4:30pm
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 49 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 excavated an about 100-foot-long by 80-foot-wide by 2.5-foot-deep area in the southern 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); a petroleum-like odor and maximum PID reading of 1,248 ppm was observed. Non-hazardous soil/fill was stockpiled in the southern part of the site for future offsite disposal. The stockpile was covered with polyethylene sheeting at the end of the workday. Langan subsequently collected a documentation sample (TPC03_EL-0.5) to document the observable impacts within the excavation area. The sample collection point was surveyed at elevation (el) -0.5 North American Vertical Datum of 1988 (NAVD88), corresponding to about 10.5 feet below grade surface (bgs). 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 one dewatering effluent sample (DTD_Effluent_052725) 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. 		
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Sampling

- Langan collected one dewatering effluent sample and submitted the sample to York 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):
 - DTD_Effluent_052725
- Langan collected one documentation sample in the area of observed impacts:
 - TPC03_EL-0.5 to be analyzed for volatile organic compounds (VOCs)

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

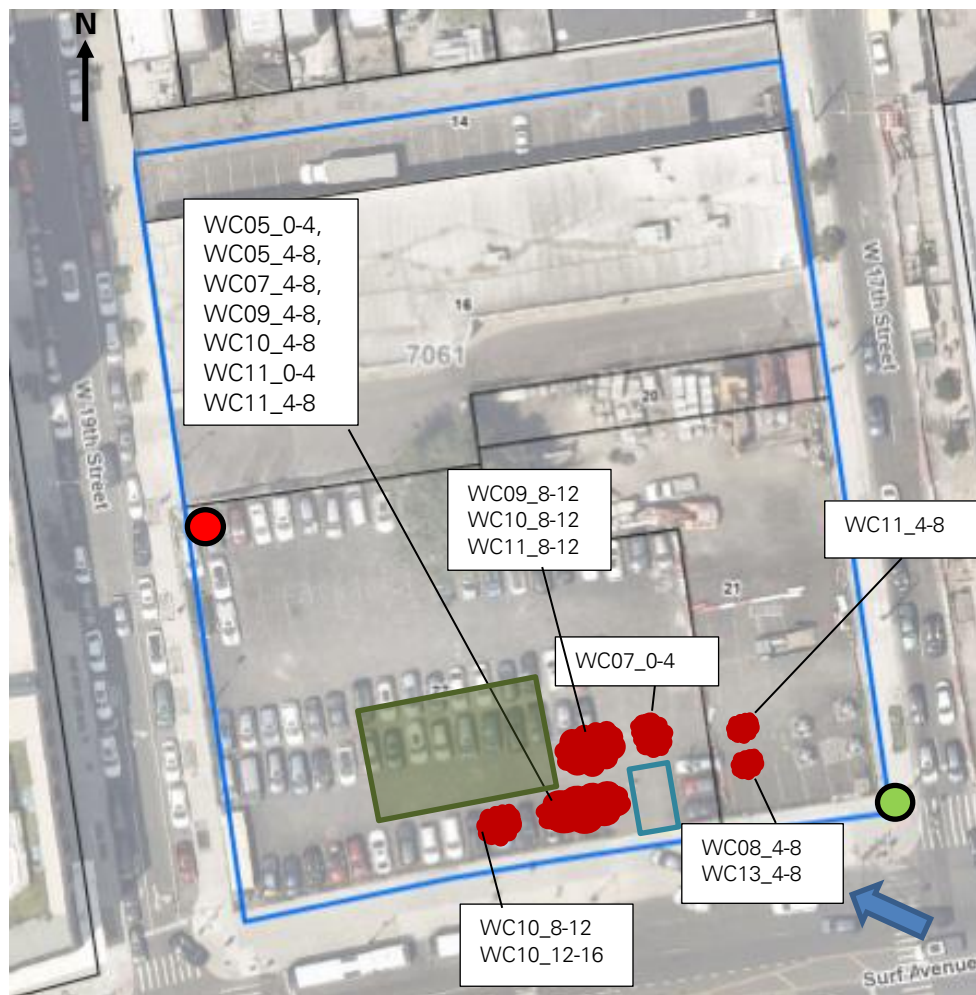
MATERIALS IMPORT SUMMARY

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



Legend:

-  Upwind CAMP Station
-  Downwind CAMP Station
-  Prevailing Wind Direction
-  Approximate Location of Asphalt and Concrete Removal Today
-  Approximate Location of Soil/Fill Stockpile
-  Approximate Location of Excavation Today
-  Approximate Location of Grading Today
-  Approximate Location of Temporary Truck Track Pad

Note:

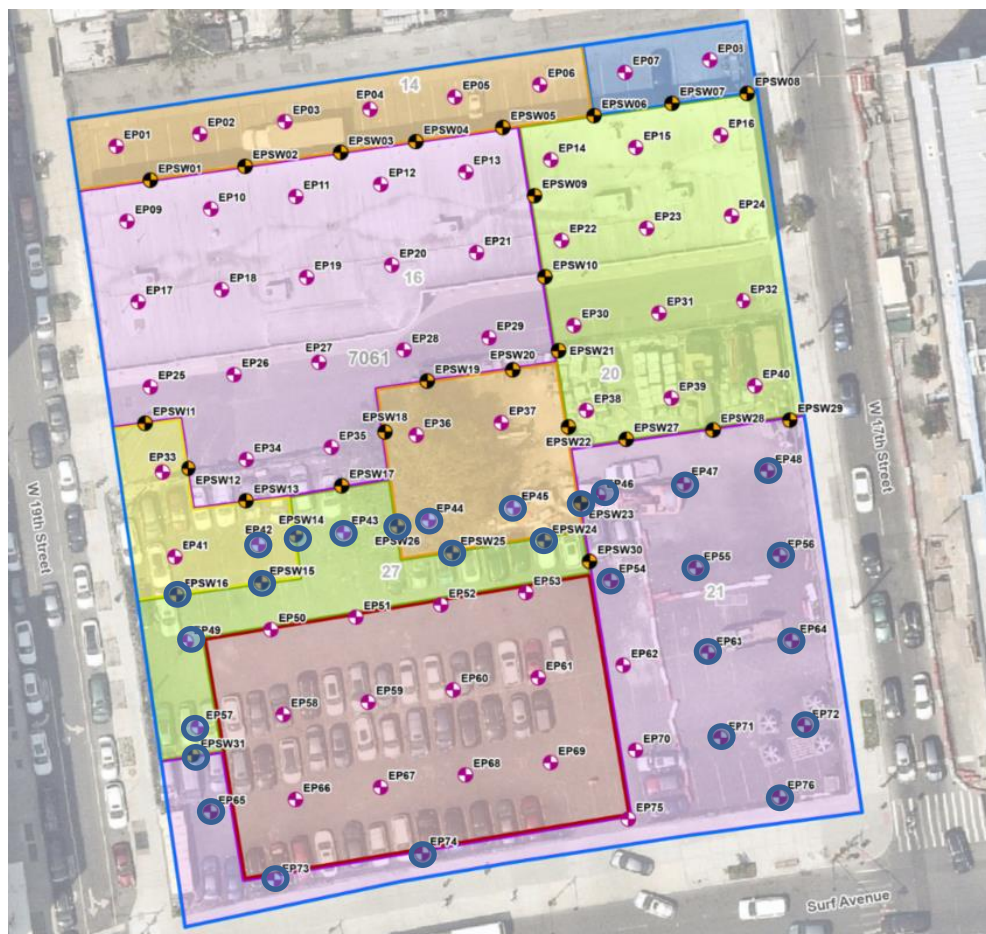
The base map is taken from Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C. Nearmap Web Portal. Accessed May 28, 2023.

 Approximate Location of Backfill Today

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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

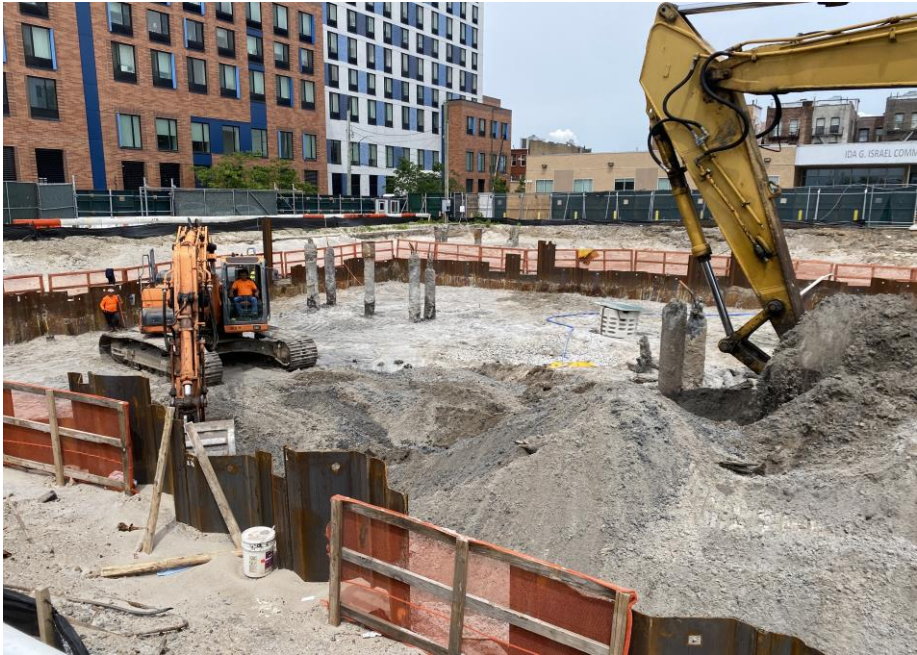


Photo 1: Precise excavating non-hazardous fill/soil in the southern part of the site (facing northwest).

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