

## 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> Wed, May 28, 2025  <b>WEATHER:</b> Cloudy, 56-69°F Wind: ESE at 1-9 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	<b>PRESENT AT SITE: RAWP Implementation Day 50</b> Environmental (Langan) – Michael Pinnella General Contractor (BFC Construction) Foundation Contractor (Precise Contracting [Precise]) Deep Foundation Contractor (RYC Turbos Corp.)	
<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 60-foot-wide by 2.5-foot-deep area in the southern part of the site and an about 20-foot-long by 8-foot-wide area by 6-foot-deep area in the eastern 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 899 parts per million (ppm) was observed in the southern part of the site. Impacts were not observed in the eastern part of the site. Non-hazardous soil/fill was stockpiled in the southern and southeastern parts of the site, respectively, for future offsite disposal. The stockpiles were covered with polyethylene sheeting at the end of the workday. Langan subsequently collected a documentation sample (TPC04_EL-0.5) to document the observable impacts within the southern 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).</li> <li>Precise loaded previously excavated soil/fill into permitted triaxle trucks from stockpiles in the southern and southeastern part of the site for offsite disposal at Clean Earth of Carteret located in Carteret, New Jersey and Clean Earth of New Castle located in New Castle, Delaware.</li> <li>Precise backfilled an about 10-foot-long by 10-foot-wide area from 6 feet bgs to surface grade in the eastern part of the site with newly imported pipe sand from Braen Stone of Sparta located in Sparta, New Jersey.</li> <li>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</li> </ul>		
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within the system. Groundwater was discharged into the sanitary-sewer along W17<sup>th</sup> Street in accordance with the New York City Department of Environmental Protection (NYCDEP) permit C003671447.

### **Sampling**

- Langan collected one documentation sample in the area of observed impacts 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 Total Compound List (TCL) Part 375 volatile organic compounds (VOCs):
  - TPC04\_EL-0.5

### **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.
- Precise will continue to import approved backfill.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.

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### Material Tracking

- Four truckloads of pipe sand were imported to the site from Braen Stone of Sparta located in Sparta, New Jersey.
- Twenty-one truckloads of non-hazardous soil/fill were exported to Clean Earth of Carteret located in Carteret, New Jersey
- One truckload of non-hazardous soil/fill was exported to Clean Earth of New Castle located in New Castle, Delaware.

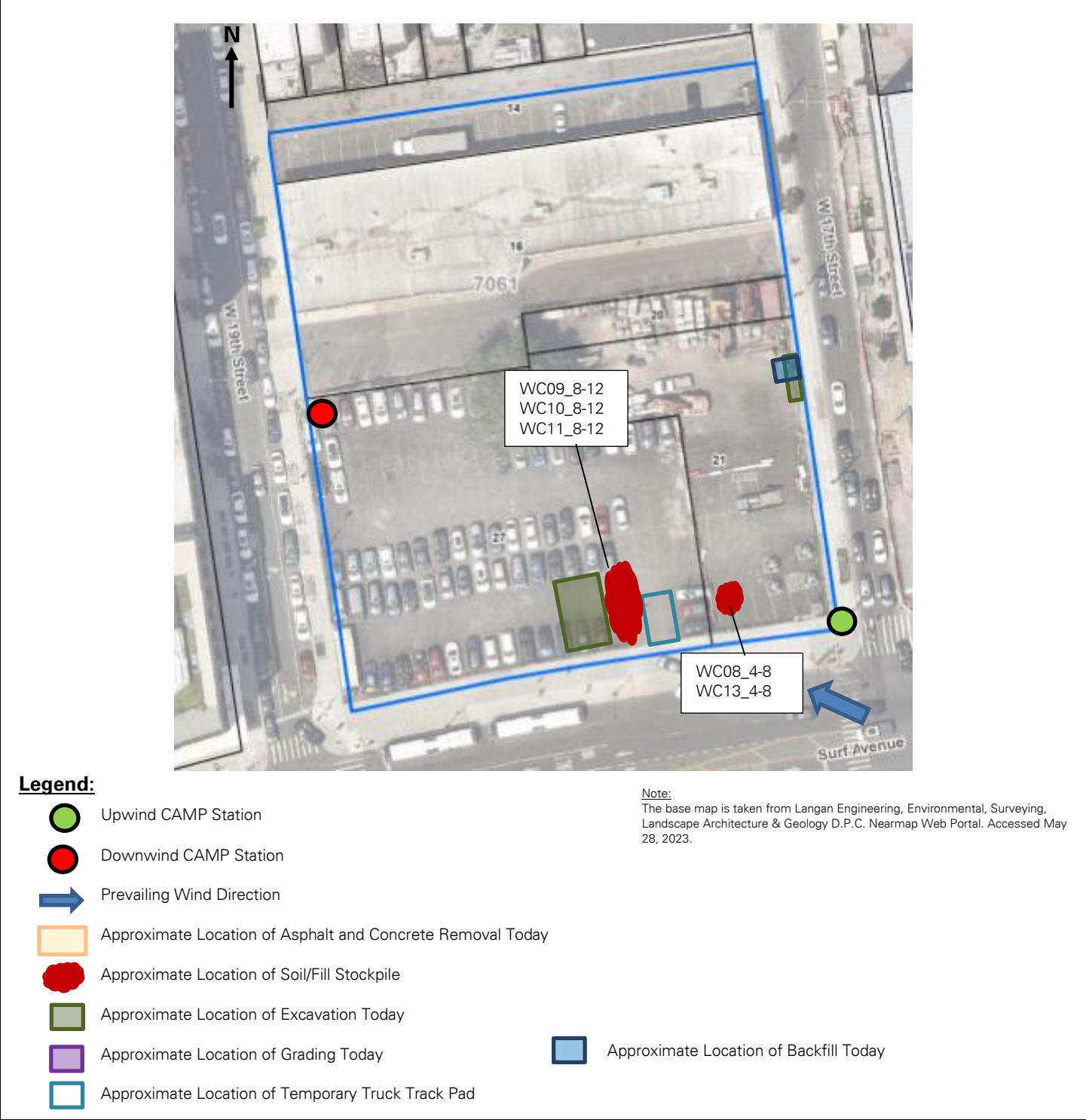
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	20	400	1	20	1	20
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	263	5,260	26	520	73	1,460

MATERIALS IMPORT SUMMARY				
Facility Name	Braen Aggregates, LLC			
Location	Franklin, New Jersey		Sparta, New Jersey	
Type of Material	NJDOT #3 (2.5-inch) stone		Pipe Sand	
Today	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	0	0	4	70.29
Total	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	2	37.84	4	70.29
NYSDEC Approval Quantity (CY)		500	4,300	

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FIGURE 1: SITE PLAN

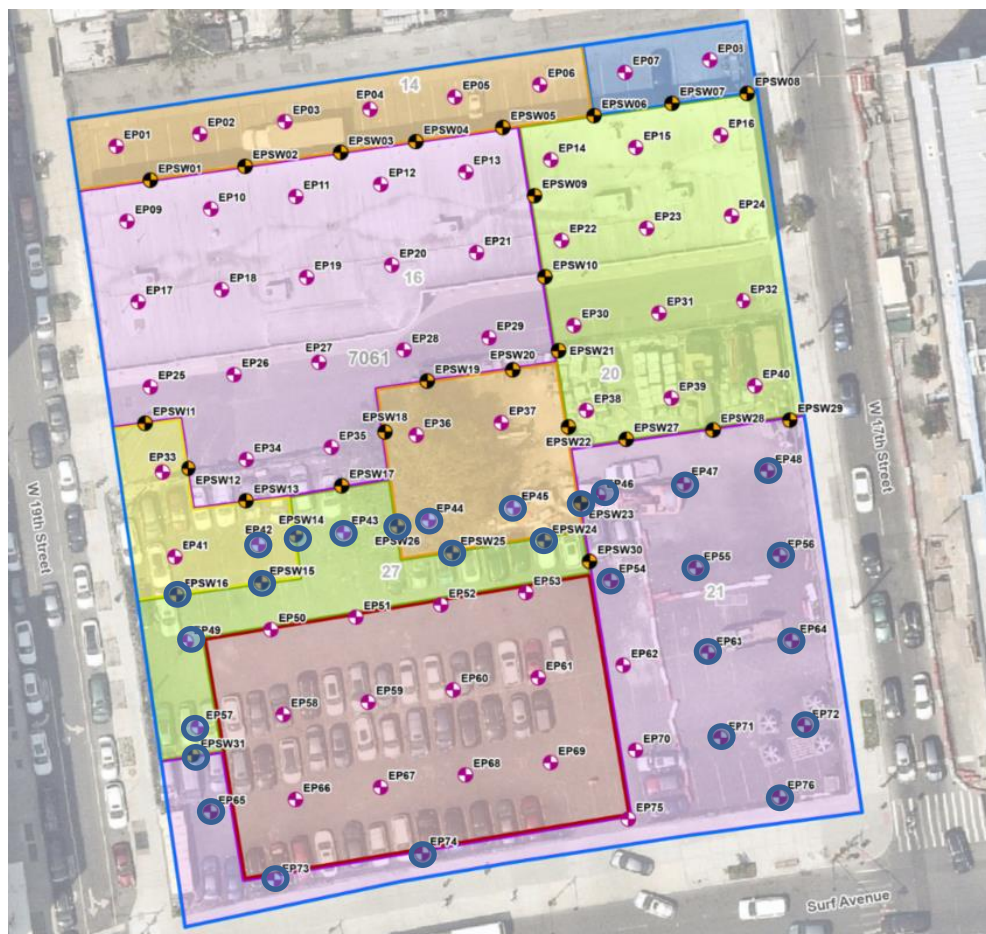


Note:  
The base map is taken from Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C. Nearmap Web Portal. Accessed May 28, 2023.

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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 eastern part of the site (facing southeast).



**Photo 2:** Precise importing pipe sand in the eastern part of the site (facing southeast).

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