

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: Thurs, June 12, 2025 WEATHER: Sunny, 67-94°F Wind: ESE 0.8-5.8 mph TIME: 7:00 am to 4:00 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 61 Environmental (Langan) – Max Ringold 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 45-foot-long by 45-foot-wide by 2-foot-deep area in the southwestern 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); impacts were not observed. Non-hazardous soil/fill was added to the existing stockpile in the southern part of the site for future offsite disposal and covered with polyethylene sheeting at the end of the day. Precise exported stockpiled non-hazardous soil/fill located in the southern part of the site to Clean Earth of Carteret in Carteret, New Jersey. 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 stormwater sewer along W17th Street in accordance with the SPDES Permit Equivalent and Long Island Well Permit Equivalence. Sampling <ul style="list-style-type: none"> No samples collected today. CAMP Activities <ul style="list-style-type: none"> 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. 		
Cc:	B. Gochenaur, K. Semon, M. Aronica (Langan)	By: Max Ringold LANGAN

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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

- Fifteen truckloads (about 300 cubic yards [CY]) of non-hazardous soil/fill were exported to Clean Earth of Carteret in Carteret, New Jersey.

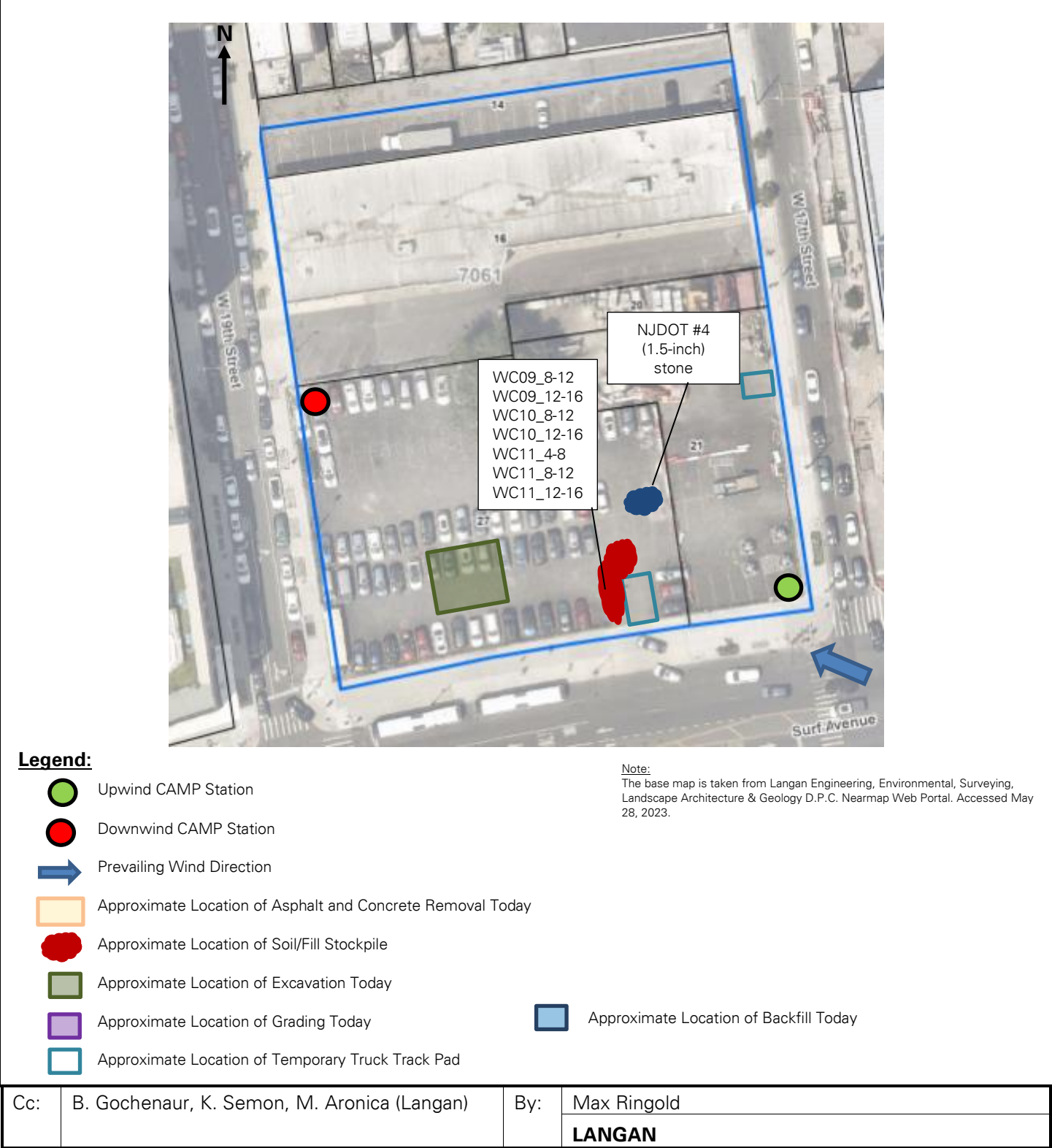
MATERIALS EXPORT SUMMARY						
Facility Name	Clean Earth Carteret		Clean Earth Carteret		Clean Earth New Castle	
Location	Carteret, New Jersey		Carteret, New Jersey		New Castle, Delaware	
Type of Material	Non-hazardous fill/soil - Standard		Non-hazardous fill/soil - Elevated		Non-hazardous fill/soil	
Today	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	15	300	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	318	6,360	26	520	76	1,520

MATERIALS IMPORT SUMMARY						
Facility Name	Braen Aggregates, LLC					
Location	Franklin, New Jersey			Lafayette, New Jersey		
Type of Material	NJDOT #3 (2.5-inch) stone		Pipe Sand		NJDOT #4 (1.5-inch) stone	
Today	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	0	0	0	0	0	0
Total	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)	Number of Loads	Approx. Volume (Tons)
	4	74.11	138	3,169.06	4	69.27
NYSDEC Approval Quantity (CY)		500	4,300		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: Precise excavating non-hazardous soil/fill in the southwestern part of the site (facing west).



Photo 2: Precise exporting non-hazardous soil/fill for offsite disposal (facing west).

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