

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, June 18, 2025 WEATHER: Cloudy, 62-72°F Wind: SE 1-6 mph TIME: 6:50 am to 2:00 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 65 Environmental (Langan) – Mike Pinnella and Ciara Cavanaugh 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 20-foot-long by 20-foot-wide by 16-foot-deep area and an about 20-foot-long by 5-foot-wide by 3-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); impacts were not observed. Excavated soil/fill was live-loaded into permitted triaxle trucks for offsite disposal at Clean Earth of Carteret in Carteret, New Jersey or stockpiled on polyethylene sheeting in the southern part of the site for future offsite disposal and covered at the end of the workday. 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. 		
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Sampling

- No samples were collected.

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.
- Precise will continue to import approved backfill.
- Langan will continue to collect endpoint and sidewall samples from remedial subgrade across the site.
- Langan will begin implementation of the contingency groundwater treatment plan.

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Material Tracking

- No material was imported to the site.
- Seven truckloads (about 140 cubic yards [CY]) of non-hazardous fill/soil 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)
	7	140	0	0	0	0
Total	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)	Number of Loads	Approx. Volume (CY)
	400	8,000	26	520	76	1,520

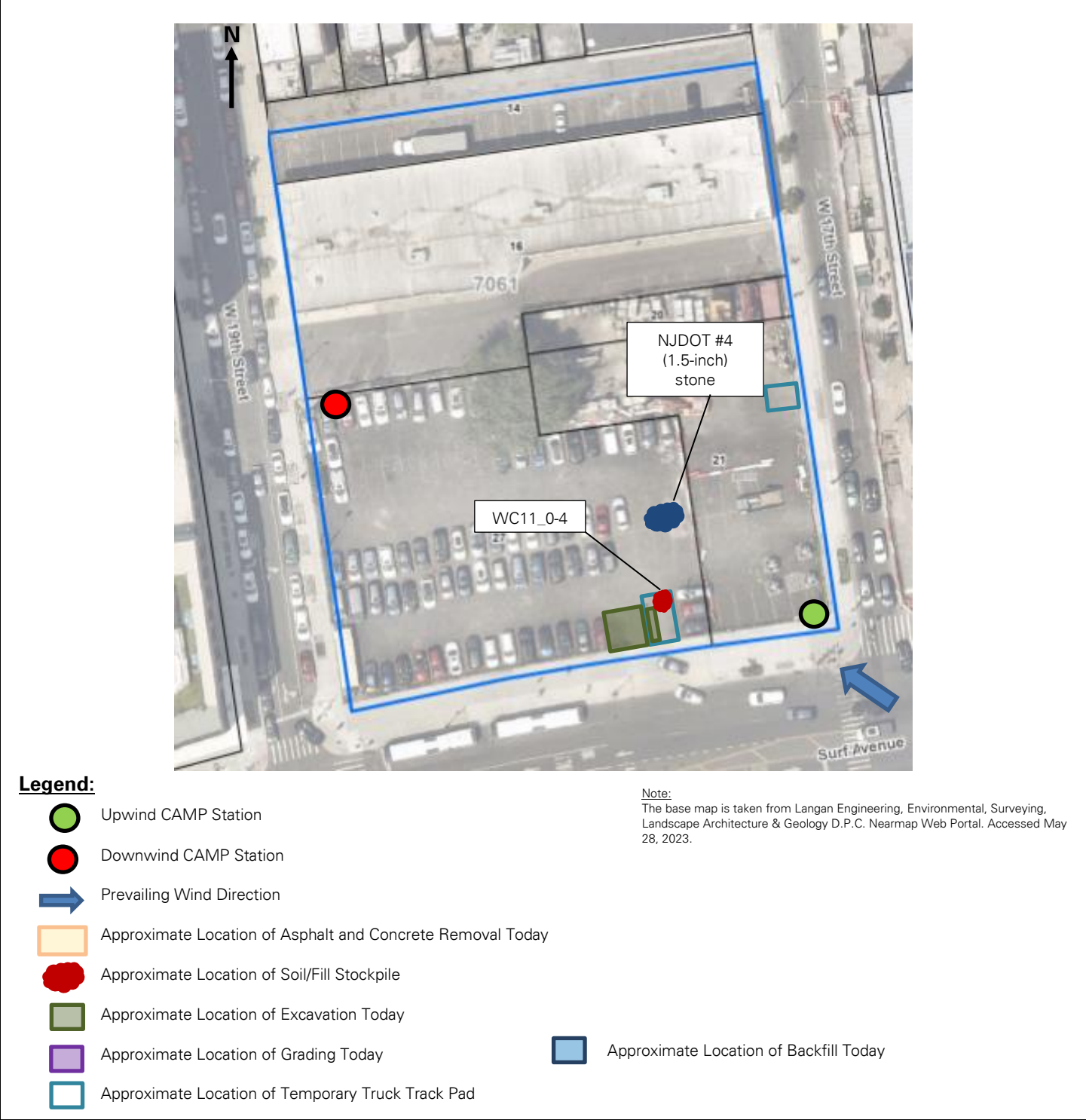
MATERIALS IMPORT SUMMARY

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 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: General view of the southern part of site (facing south).



Photo 2: Precise excavating and live-loading non-hazardous fill/soil for offsite disposal in the southern part of the site (facing south).

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