

Monthly Progress Report No. 6
1709 Surf Avenue
Brooklyn, New York
Brownfield Cleanup Program Site #: C224398
Reporting Period: June 1 – June 30, 2025

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of Coney Island Associates Phase 3 LLC (the Volunteer) to summarize the work performed at 1709 Surf Avenue, Brooklyn, New York (the site) from June 1 through June 30, 2025. The BCA was executed on June 21, 2024.

The about 65,200-square-foot (1.5 acre) site is located at 1709 Surf Avenue in the Coney Island neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Block 7061, Lots 16, 20, 21, 27 and a portion of Lot 14. Lot 16 is improved with a one-story community health center with an associated parking lot. Lots 14, 20, 21, and 27 are paved with asphalt and currently used for parking and construction equipment storage. A 15-foot-wide strip along the northern part of Lot 14 is excluded from the BCP site due to the presence of an active underlying gas line. Block 7061 is bordered by Mermaid Avenue to the north, West 17th Street to the east, Surf Avenue to the south, and West 19th Street to the west. A site location map is shown as Figure 1.

The New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Report (RIR) in August 2024 and the Remedial Action Work Plan (RAWP) in December 2024. The Decision Document was issued in December 2024.

2. Investigation or Remedial Actions Relative to the Site During This Reporting Period

Precise Construction Contracting, Inc. on behalf the Volunteer, continued remediation implementation in accordance with the RAWP and In-Situ Groundwater Treatment Remedial Design Plan as follows:

- Installation of sheet piles to a maximum depth of about 35 feet below grade surface (bgs) to facilitate excavation of petroleum impacted soil in the southern part of the site.
- Excavation and off-site disposal of 116 truckloads (about 2,320 cubic yards) of non-hazardous fill/soil to the Clean Earth of Carteret located in Carteret, New Jersey.
- Excavation and off-site disposal of six truckloads (about 120 cubic yards) of non-hazardous fill/soil to the Clean Earth New Castle located in New Castle, Delaware.
- Import and backfill of 209 truckloads (4,884.29 tons) of pipe sand from Braen Stone of Sparta located in Lafayette, New Jersey.
- Import and backfill of two truckloads (36.27 tons) of New Jersey Department of Transportation (NJDOT) #3 stone (2.5-inch) from Braen Aggregates, LLC located in Franklin, New Jersey.
- Import and backfill of three truckloads (50.62 tons) of NJDOT #4 stone (1.5-inch) from Braen Stone of Sparta located in Lafayette, New Jersey.

- Implementation of the Community Air Monitoring Program (CAMP).
- Dewatering to the sanitary sewer in accordance with the New York City Department of Environmental Protection (NYCDEP) permit and to the stormwater sewer in accordance with the State Pollutant Discharge Elimination System (SPDES) Permit Equivalent and Long Island Well Permit Equivalence.
- Implementation and completion of the contingency groundwater treatment plan, which included the application of 24,800 pounds of PetroFix™ with 1,240 pounds of Electron Acceptor (EA) blend from about 16 to 5 feet bgs within the about 140-foot-long by 80-foot-wide excavation in the southern part of the site.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

- Excavation and off-site disposal of non-hazardous fill/soil
- Demolition of the one-story community health center
- Import and backfill of NYSDEC-approved pipe sand and stone
- Implementation of CAMP
- Collection of remedial endpoint samples

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing and Other Relevant Data

Langan collected 14 endpoint samples from internal excavation areas between June 13 and June 20, 2025. The samples were analyzed for Total Compound List (TCL)/Total Analyte List (TAL) and Chapter 6 New York Codes, Rules and Regulations (NYCRR) Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs) and metals; including total cyanide, trivalent chromium, and hexavalent chromium, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The samples were submitted to York Analytical Laboratories, Inc. (York), a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program-certified laboratory located in Stratford, Connecticut. All 14 samples achieved Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) as required by the NYSDEC-approved RAWP.

Langan collected three dewatering effluent samples between June 5 and June 20, 2025. The samples were 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) in accordance with the SPDES Permit Equivalent and Long Island Well Permit Equivalence. The samples were submitted to York.

6. Deliverables Submitted During This Reporting Period

Daily reports documenting the remedial action have been submitted to NYSDEC.

Langan submitted the analytical results and lab report from one dewatering sample, collected on June 5, 2025, to NYSDEC in accordance with SPDES Permit Equivalent and Long Island Well Permit Equivalence

Langan submitted an import request application for 500 cubic yards of NJDOT#4 stone (1.5-inch) from Braen Stone of Sparta located in Lafayette, New Jersey on June 2, 2025. The application was approved by the NYSDEC via email correspondence on June 3, 2025

Langan submitted an import request application for 14,500 cubic yards of pipe sand from North American Aggregates located in Perth Amboy, New Jersey on June 27, 2025. The application was approved by the NYSDEC via email correspondence on July 2, 2025.

7. Information Regarding Percentage of Completion

The project is 35% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during This Reporting Period

None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.



Legend

Approximate Site Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Coney Island, New York, Quadrangle.

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Collectively known as Langan

Project

1709 SURF AVE

BLOCK No. 7061,
LOT Nos. 14, 16, 20, 21, & 27

BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170747001

Date

8/3/2023

Scale

1"=2,000'

Drawn By

GS

Figure No.

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