LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Wednesday June 01, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Cloudy, 60-71°F Wind: NE at 0-9mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 245USLC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 17**
Environmental Engineer (Langan) – Jessica Babb
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator and a Zaxis 870LC excavator to excavate an about 20-foot long, 25-foot wide, 15-foot deep area and an about 25-foot long, 18-foot wide, 12-foot deep area in the northwest part of site (Grids WC01, WC02, and WC04), to facilitate installation of footing frames. Excavated material consisting of non-hazardous historic fill and native soil and was screened for odors, staining, and organic vapors using a photoionization (PID). Evidence of impacts were not observed and fill/soil was backfilled to around the footing frame to be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

- Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Elevated one minute readings recorded at the upwind monitoring station were the result of housekeeping activity (i.e., sweeping), and not attributed to ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m³)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.039			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.039	0.028	0.036	Daily Time Weighted Average	0.0	0.2	0.0
Maximum 15-min Average	0.151	0.054	0.090	Maximum 15-min Average	0.4	2.3	0.2
Minimum 1-min Instant Reading	0.018	0.015	0.017	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.432	0.119	0.352	Maximum 1-min Instant Reading	0.5	8.5	0.3

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Material Tracking

- No material was imported to the site.
- No fill/soil was exported from the site.

MATERIALS EMPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-hazardous historic fill and soil	
Today	Number of Loads	Approx. Volume (Tons)
	0	0
Total	Number of Loads	Approx. Volume (Tons)
	15	240

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

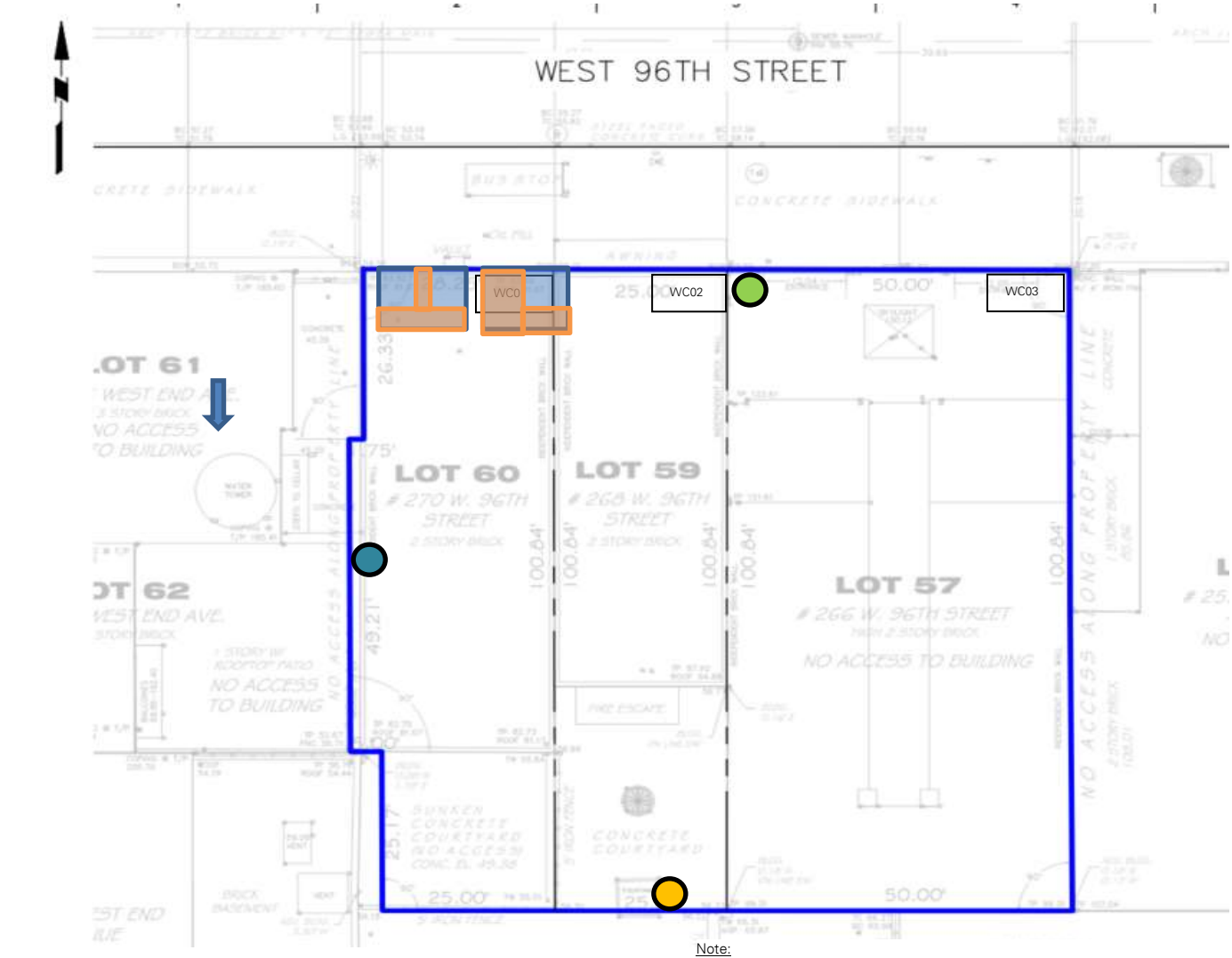
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil
- Continuation of SOE installation around development perimeter

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating non-hazardous historical fill and native soil in the northwestern part of the site (facing southwest).

Photo 2: General view of the upwind CAMP station (facing northeast).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Jessica Babb **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Thursday June 2, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 66-78°F Wind: N at 0-5mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 245USLC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 18**
Environmental Engineer (Langan) – Sophia Misiakiewicz and Meghan Aronica
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator and a Zaxis 870LC excavator to excavate an about 25-foot long, 15-foot wide, 10-foot deep area the northwest part of site (Grids WC01 and WC04) to bedrock, to facilitate installation of footing frames. Excavated material consisting of non-hazardous historic fill and native soil and was screened for odors, staining, and organic vapors using a photoionization (PID). Evidence of impacts were not observed and fill/soil was temporarily backfilled around the footing frame to be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

- Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Fugitive dust or odors associated with intrusive activities were not observed.
    - Monitoring of 15-minute average concentrations at the upwind and downwind air monitoring stations were not recorded between 9:18am and 9:36am (UW), and 9:23am and 9:44am (DW1) due to a server error. The telemetry company's technician was informed and assisted Langan personnel troubleshoot the equipment at the end of the day and the power cable was replaced.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.038			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.038	0.044	0.035	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.062	0.089	0.080	Maximum 15-min Average	0.0	0.0	0.3
Minimum 1-min Instant Reading	0.014	0.020	0.012	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.186	0.236	0.116	Maximum 1-min Instant Reading	0.0	0.1	0.7

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No material was imported to the site.
- No fill/soil was exported from the site.

MATERIALS EMPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-hazardous historic fill and soil	
Today	Number of Loads	Approx. Volume (Tons)
	0	0
Total	Number of Loads	Approx. Volume (Tons)
	15	240

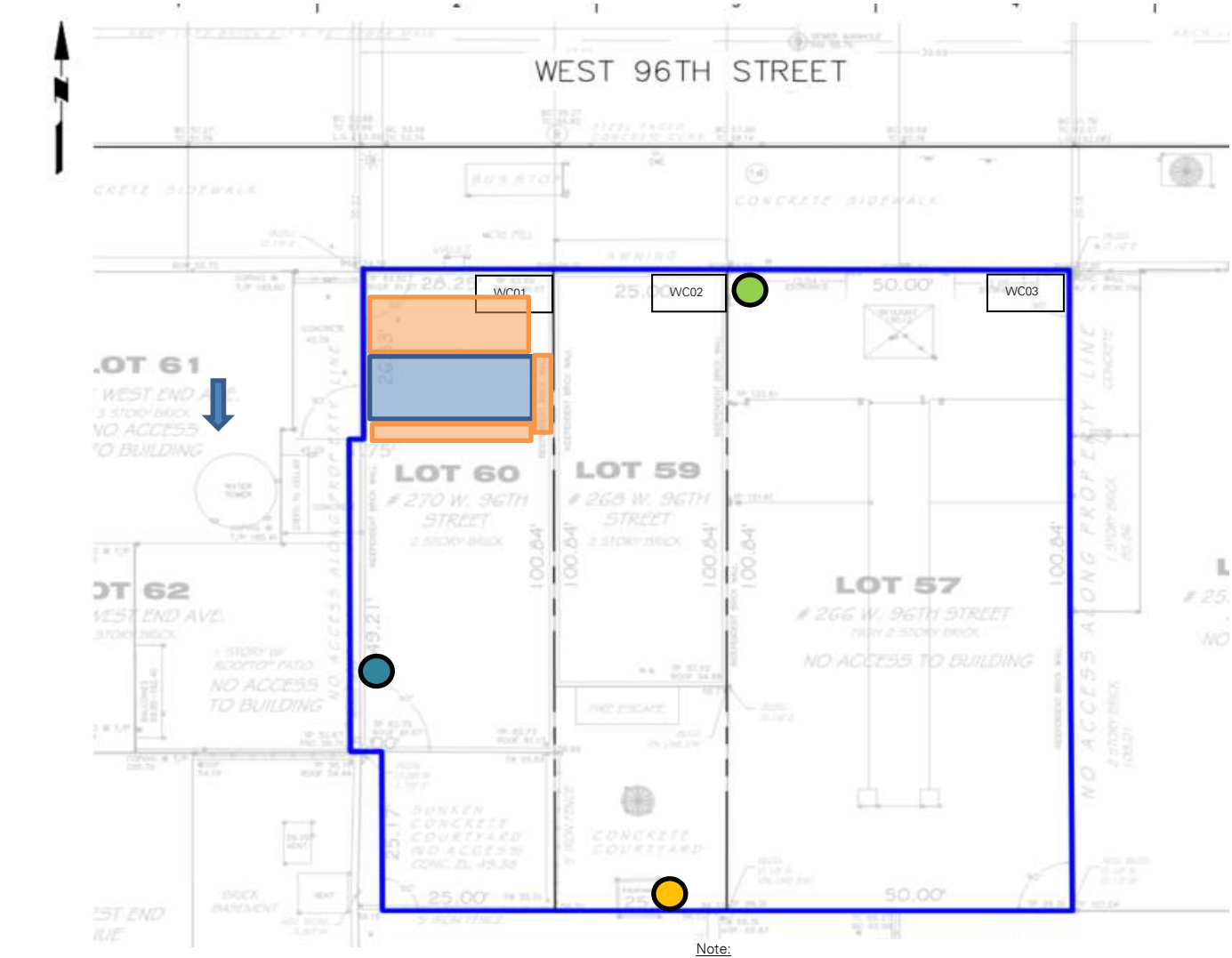
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil
- Continuation of foundation installation in northwest and southwest area of site

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavated non-hazardous historic fill and native soil to bedrock in the northwestern part of the site (facing southwest).

Photo 2: General view of the site at the end of the day (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Friday June 3, 2022	
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 62-74°F Wind: N at 4–6mph	
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm	

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 19**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator to excavate an about 25-foot long, 8-foot wide, 12-foot deep area the southwest part of site (Grids WC01 and WC04) to bedrock, to facilitate installation of footing frames. Excavated material consisting of non-hazardous historic fill and native soil and was screened for odors, staining, and organic vapors using a photoionization (PID). Evidence of impacts were not observed and fill/soil was stockpiled, then temporarily graded in the southwest part of the site and will be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of bedrock chipping. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.061			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.061	0.055	0.015	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.396	0.141	0.056	Maximum 15-min Average	0.0	0.2	0.3
Minimum 1-min Instant Reading	0.000	0.034	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	2.092	0.418	0.143	Maximum 1-min Instant Reading	0.1	0.3	2.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Material Tracking

- No material was imported to the site.
- No fill/soil was exported from the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-hazardous historic fill and soil	
Today	Number of Loads	Approx. Volume (Tons)
	0	0
Total	Number of Loads	Approx. Volume (Tons)
	15	240

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

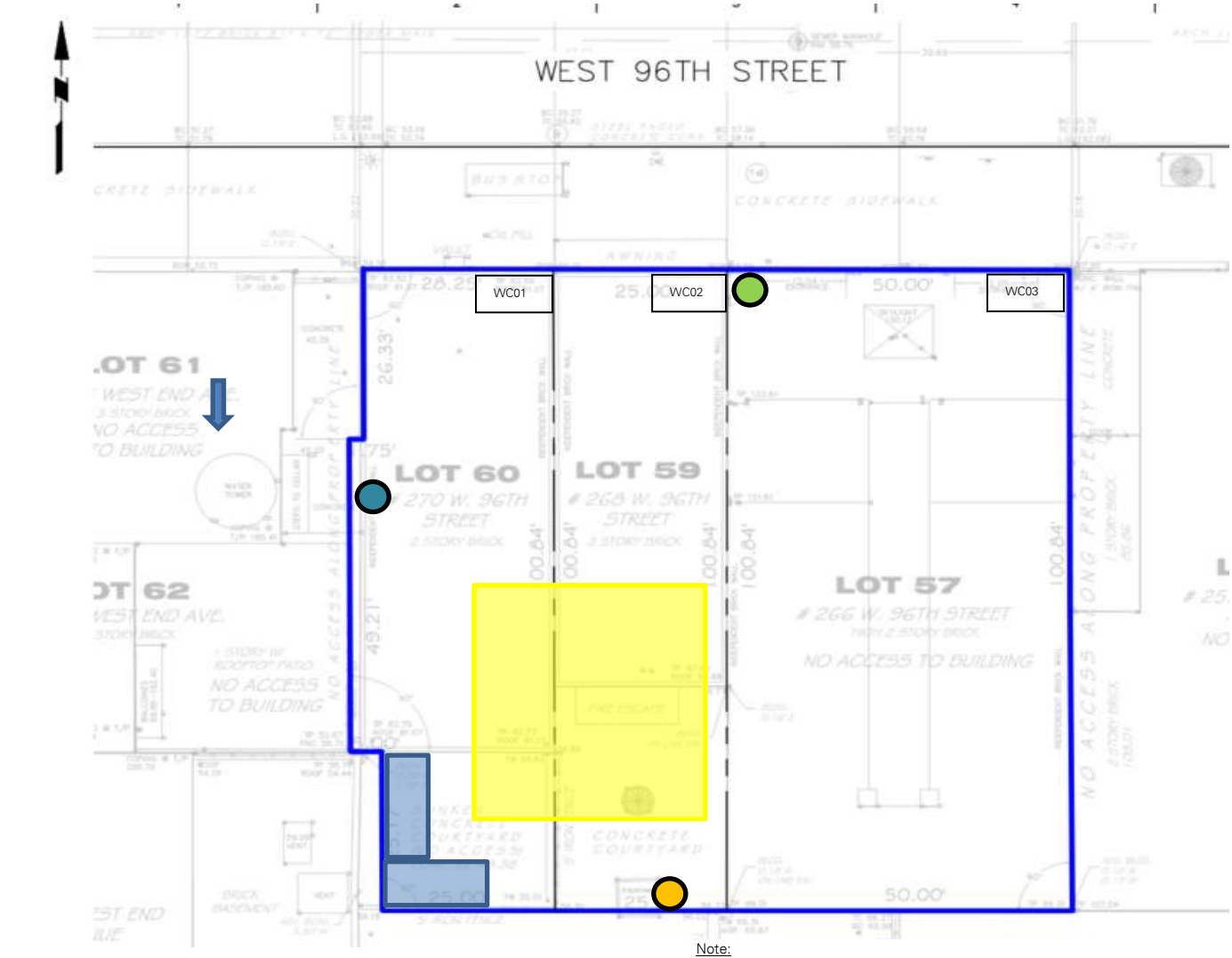
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil
- Continuation of foundation installation in northwest and southwest area of site

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich applying dust suppression during bedrock chipping on the southwest part of the site (facing south)

Photo 2: Mayrich excavating non-hazardous historic fill and native soil in the southwestern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Monday June 6, 2022	
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 64-79°F Wind: N at 0–7mph	
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm	

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 20**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator to excavate two about 7-foot long, 7-foot wide, 10-foot deep areas in the northwest part of site and an about 3-foot long, 5-foot wide, 11-foot deep area in the southwest part of the site (Grids WC01, WC02, and WC04) to bedrock, to facilitate installation of footing frames. Excavated material consisting of non-hazardous historic fill and native soil and was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and fill/soil was temporarily backfilled around the footing frames to be removed at a future date.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 35-foot long, 4-foot wide, 4-foot deep area in the southwest part of site (Grid WC04) to bedrock, to facilitate installation of footing frames. Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a PID. Evidence of impacts were not observed and soil was stockpiled, then temporarily graded in the southwest part of the site and will be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of bedrock chipping. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.032			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.032	0.032	0.031	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.090	0.083	0.058	Maximum 15-min Average	0.0	0.0	0.1
Minimum 1-min Instant Reading	0.014	0.014	0.014	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.506	0.202	0.178	Maximum 1-min Instant Reading	0.2	0.0	0.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Material Tracking

- No material was imported to the site.
- No fill/soil was exported from the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CYs)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	15	240

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

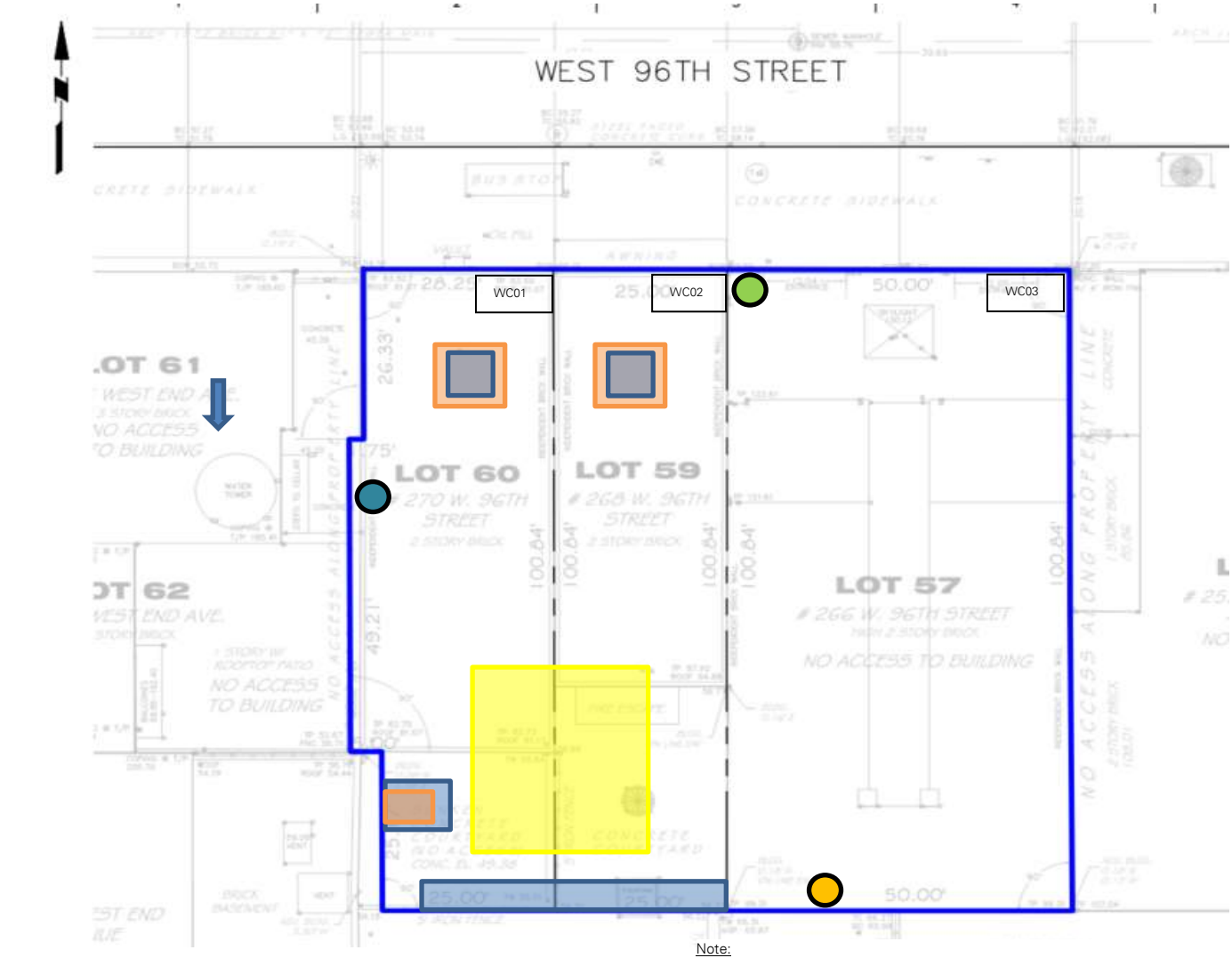
Anticipated Activities

- Excavation and export of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating non-hazardous historic fill and native soil in the northwestern part of the site (facing south).

Photo 2: Mayrich applying dust suppression during bedrock chipping in the southwest part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Tuesday June 7, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 63-77°F Wind: N at 0–8mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 21**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator to excavate an about 60-foot long, 30-foot wide, 6-foot deep area in the northwest part of site (Grids WC01, WC02, and WC04). Excavated material consisting of non-hazardous historic fill and native soil was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and fill/soil was live-loaded into trucks for off-site disposal.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 50-foot long, 8-foot wide, 4-foot deep area in the southwest part of site (Grid WC04) to bedrock, to facilitate installation of footing frames. Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a PID. Evidence of impacts were not observed and the soil was temporarily backfilled around the footing frame or stockpiled and subsequently temporarily graded adjacent to the excavation to be removed at a future date.

Sampling

- Two endpoint samples (EP01 and EP02) plus quality assurance/quality control (QA/QC) samples were collected from elevation (el.) 38 North American Vertical datum of 1988 (NAVD88) and were analyzed for parameters outlined in the RAWP. The samples were submitted to Alpha Analytical Laboratories, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) between 7:20am and 7:33am as a result of rebar being cut directly next to the downwind air monitoring station (DW2) and not attributed to ground-intrusive work. Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of bedrock chipping. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

- Monitoring of 15-minute average concentrations at the downwind air monitoring station (DW2) was momentarily paused between 7:43am and 7:59am for recalibration. Work was paused until recordings resumed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.042			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.024	0.020	0.053	Daily Time Weighted Average	0.0	0.0	0.1
Maximum 15-min Average	0.148	0.085	1.046	Maximum 15-min Average	0.3	0.3	1.4
Minimum 1-min Instant Reading	0.003	0.000	0.003	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.631	0.301	3.192	Maximum 1-min Instant Reading	0.5	0.8	2.3

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- Eleven truckloads (about 220 cubic yards [CY]) of non-hazardous historic fill and native soil (WC01, WC02, and WC04) were exported from the site to the Bayshore Soil Management facility in Keasbey, New Jersey as non-hazardous petroleum-contaminated soil/urban fill material for off-site disposal.

- No fill/soil was imported to the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	11	220
Total	Number of Loads	Approx. Volume (CY)
	26	520

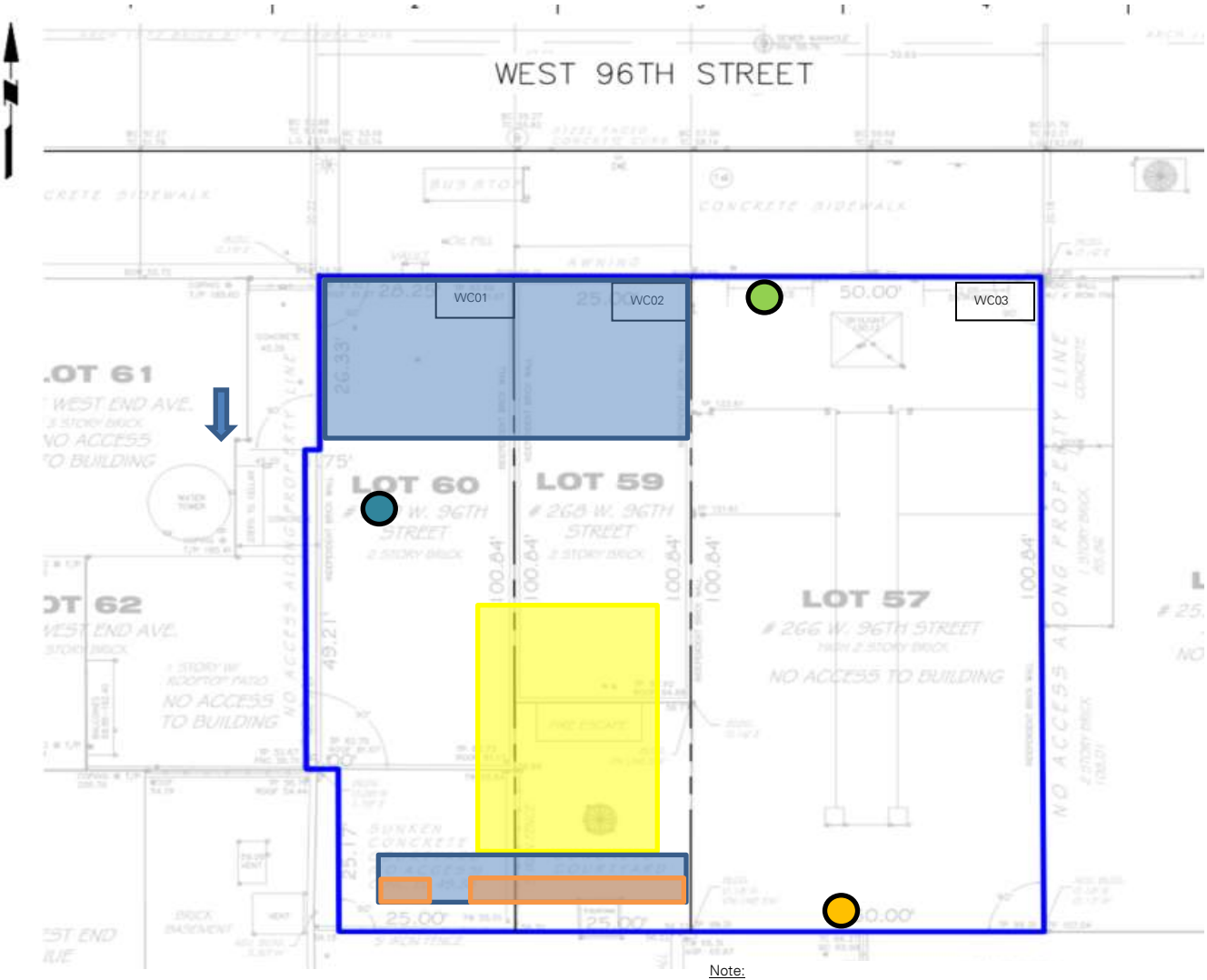
Anticipated Activities

- Excavation and export of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

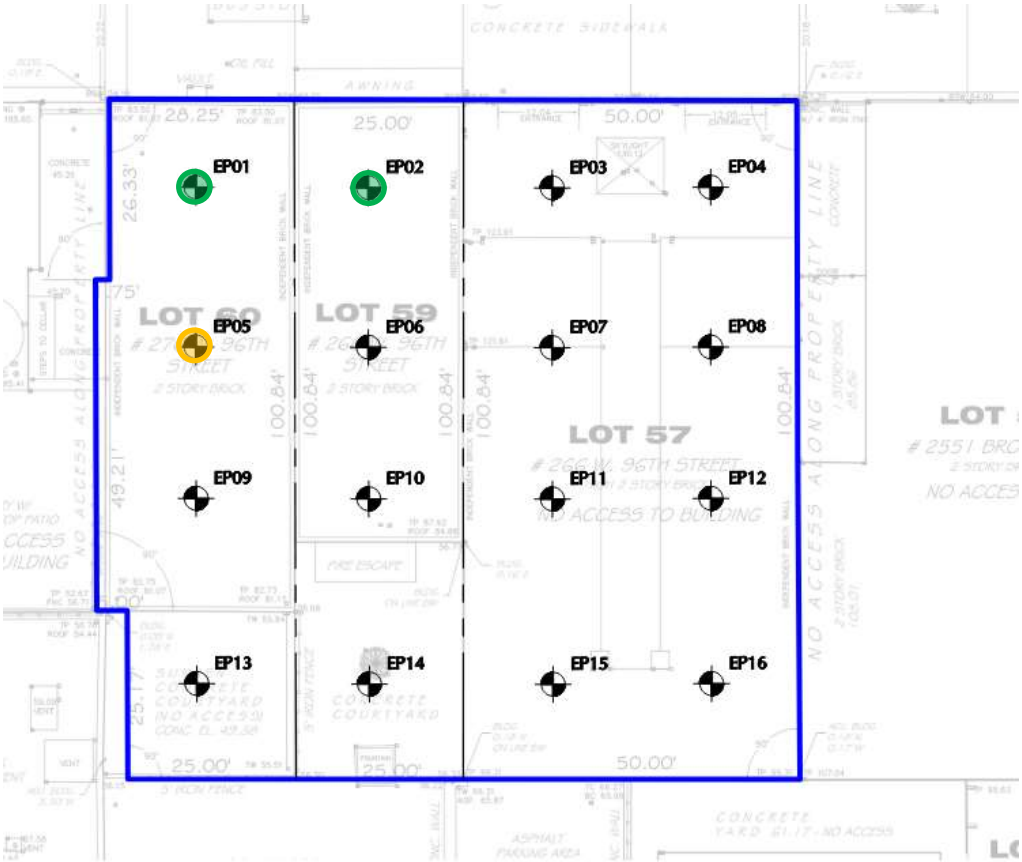
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich exporting non-hazardous historic fill and native soil for off-site disposal (facing east).

Photo 2: Mayrich applying dust suppression during bedrock chipping in the southwest part of the site (facing west).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Wednesday June 8, 2022	
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 71-80°F Wind: N at 4–7mph	
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm	

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 22**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator to excavate an about 20-foot long, 6-foot wide, 6-foot deep area along the western boundary of site (Grid WC04). Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and the soil was temporarily backfilled in its original location to be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of breaking concrete. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.078			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.078	0.037	0.035	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.676	0.088	0.077	Maximum 15-min Average	0.1	0.1	0.0
Minimum 1-min Instant Reading	0.014	0.014	0.016	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	2.317	0.414	0.155	Maximum 1-min Instant Reading	0.2	0.1	0.1

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- Twenty-five truckloads (about 500 cubic yards [CY]) of non-hazardous historic fill and native soil (WC01, WC02, and WC04) were exported from the site to the Bayshore Soil Management facility in Keasbey, New Jersey as non-hazardous petroleum-contaminated soil/urban fill material for off-site disposal.

- No fill/soil was imported to the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	25	500
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

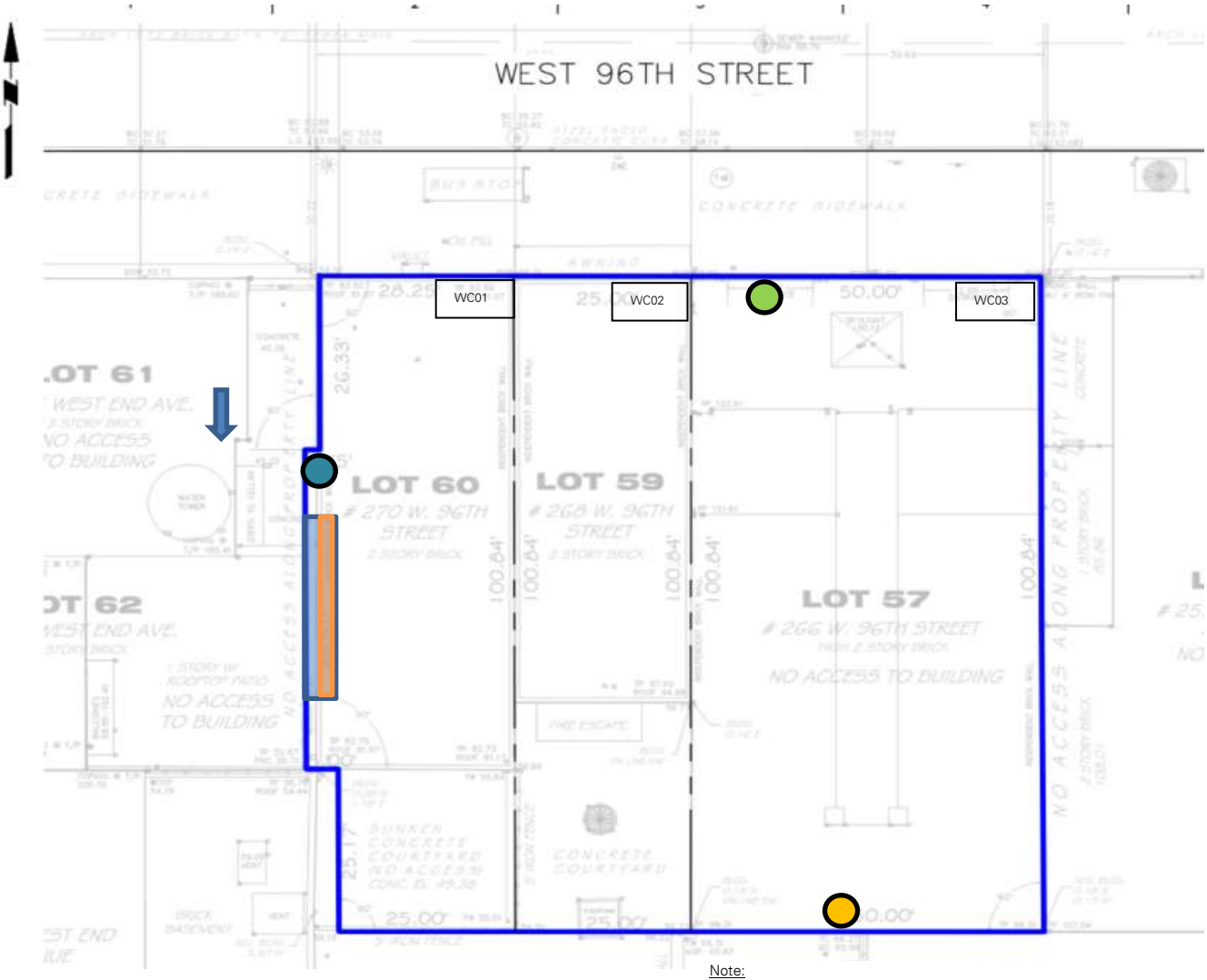
Anticipated Activities

- Excavation and export of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

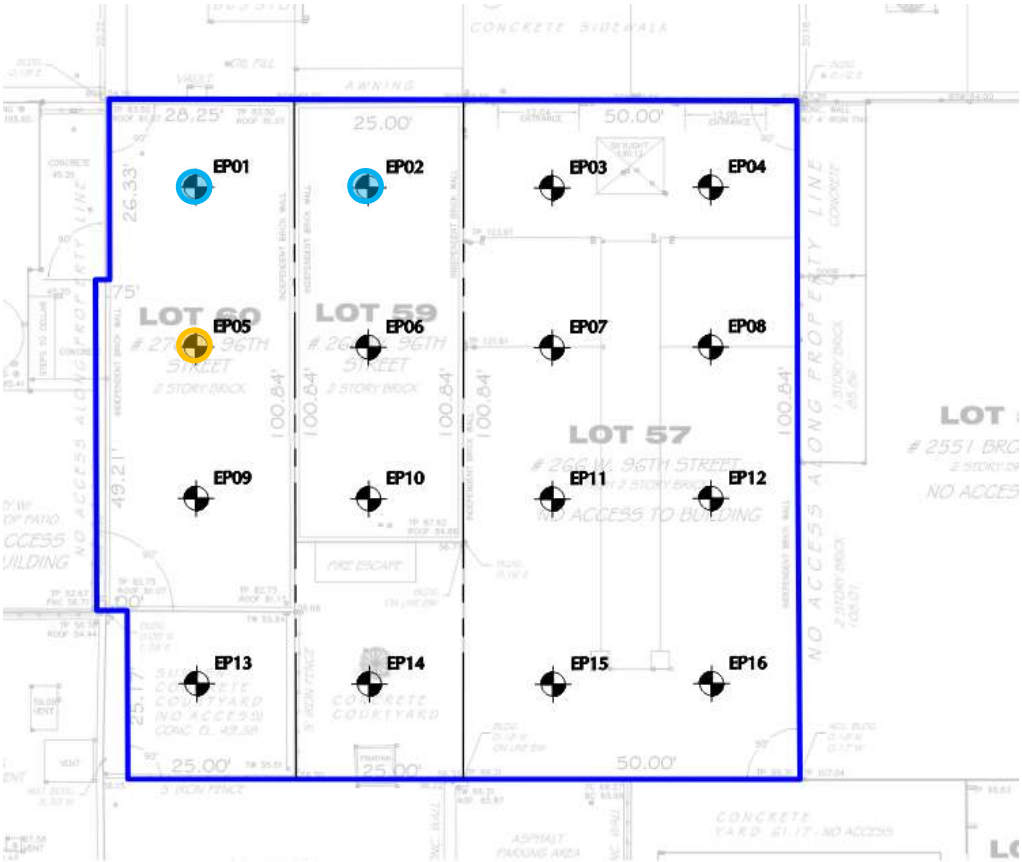
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating native soil along the western site boundary of the site (facing south).

Photo 2: Mayrich applying dust suppression while breaking concrete in the southeastern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Thursday June 9, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 71-80°F Wind: WSW at 0–11mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 23**
Environmental Engineer (Langan) – Sophia Misiakiewicz, Maitland Robinson
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345USLC excavator to excavate an about 20-foot long, 6-foot wide, 6-foot deep area along the western boundary of site (Grid WC04) to install underpinning. Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and the soil was temporarily backfilled in its original location to be removed at a future date.
- Mayrich used a Zaxis 870LC excavator to break the concrete slab located in the northeastern part of the site. Concrete was stockpiled in the southeastern part of the site to be exported at future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceeded the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of breaking concrete. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.078			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.030	0.024	0.034	Daily Time Weighted Average	0.1	0.1	0.0
Maximum 15-min Average	0.216	0.051	0.125	Maximum 15-min Average	0.4	0.4	0.2
Minimum 1-min Instant Reading	0.010	0.011	0.011	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.900	0.340	0.708	Maximum 1-min Instant Reading	0.4	0.5	0.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No fill/soil was exported from the site.
- No fill/soil was imported to the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

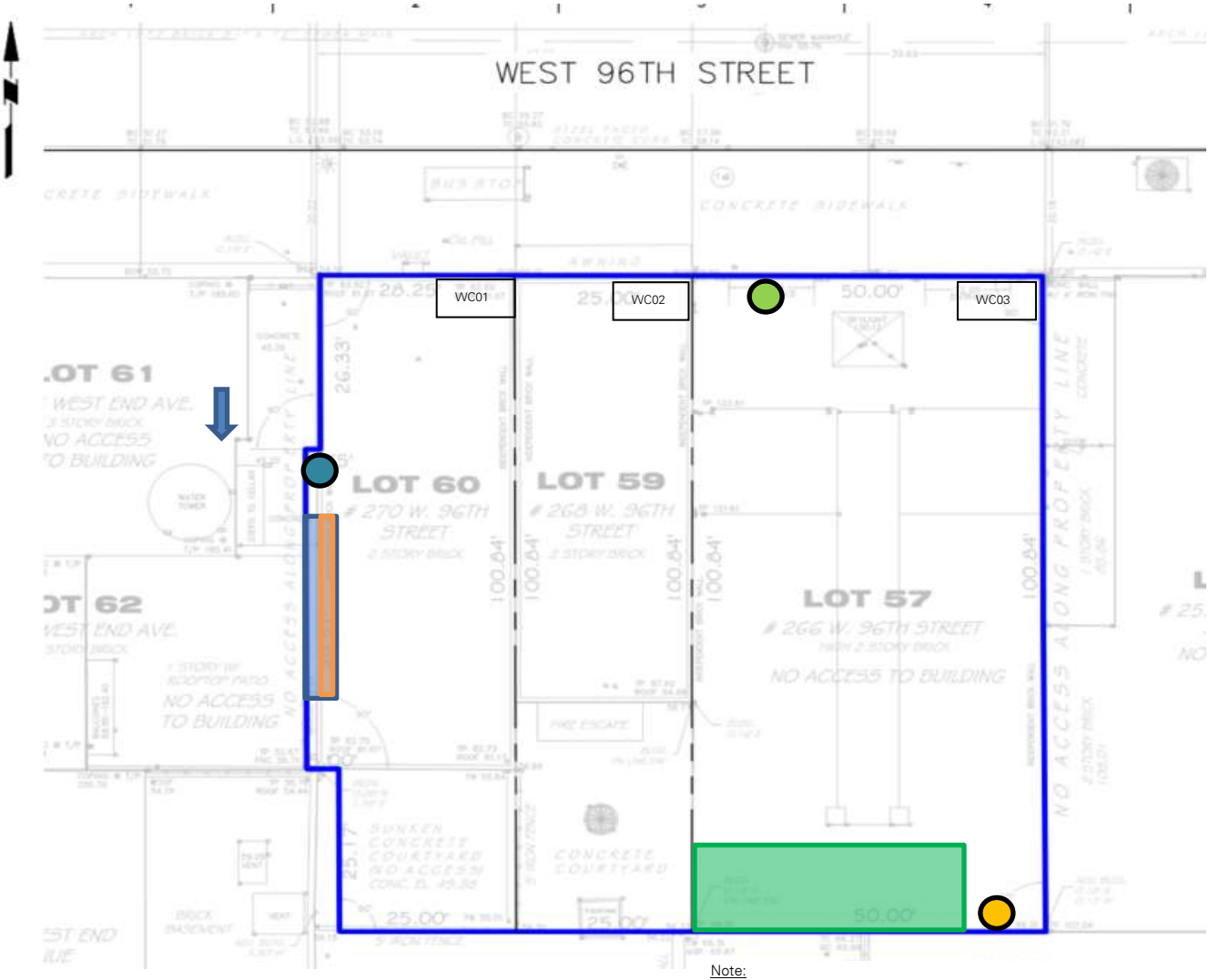
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

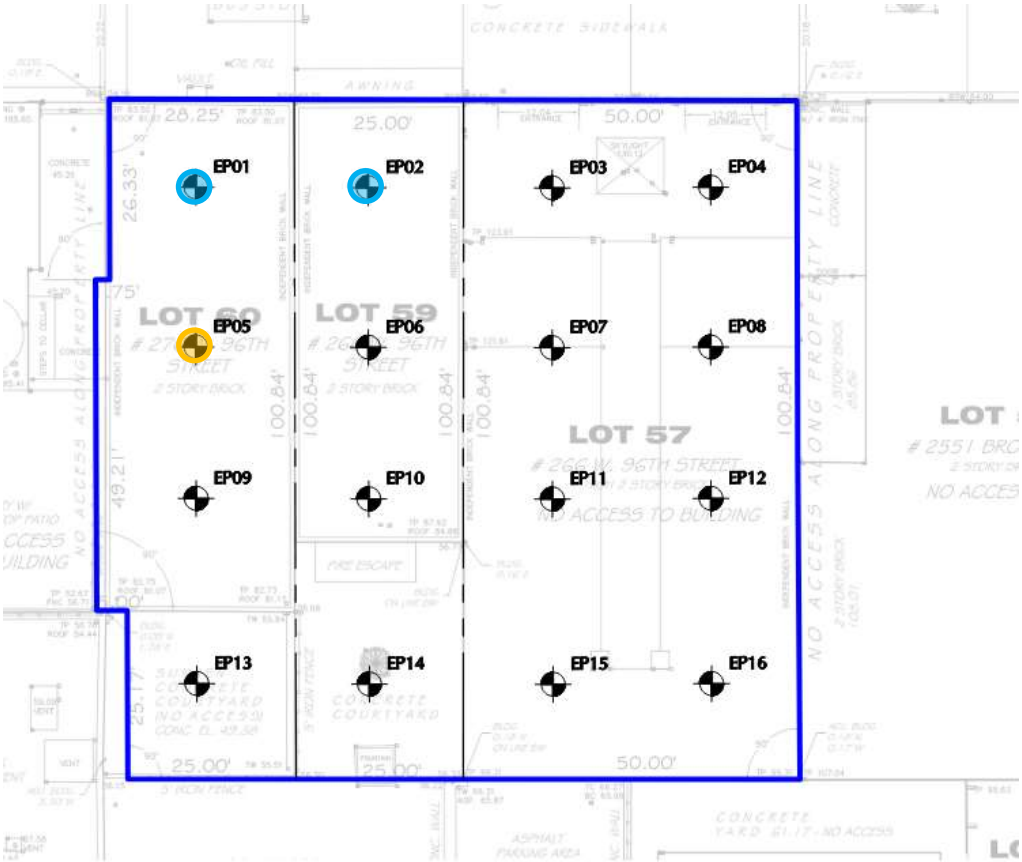
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Samples

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich applying dust suppression while breaking concrete in the southeastern part of the site (facing south

Photo 2: Mayrich excavating native soil along the western site boundary of the site for underpinning installation (facing southwest).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Friday June 10, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 63-76°F Wind: N at 4–9mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 24**
Environmental Engineer (Langan) – Sophia Misiakiewicz, Maitland Robinson
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 870USLC excavator to excavate two about 10-foot long, 6-foot wide, 8-foot deep areas in the southeastern part of the site (Grid WC03) to install support of excavation (SOE). Excavated material consisting of construction and demolition (C&D) debris and non-hazardous historic fill was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and the C&D debris was stockpiled adjacent to the excavation and the non-hazardous historic fill was stockpiled in the central part of the site and subsequently graded to be removed at a future.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 3-foot long, 3-foot wide, 5.5-foot deep area along the western boundary of site (Grid WC04) to install underpinning. Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a PID. Evidence of impacts were not observed and the soil was temporarily backfilled in its original location to be removed at a future date.
- Mayrich used a Zaxis 870LC excavator to break the concrete slab located in the southeastern part of the site. Concrete was stockpiled in the southeastern part of the site to be exported at a future date.
- Mayrich installed PREPRUFE® 160R Plus waterproofing on the building's foundation wall in the southwestern part of the site.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the upwind monitoring station were the result of breaking concrete. Upon being notified, Mayrich continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed.

- Monitoring of VOC 15-minute average concentrations at the downwind air monitoring stations was momentarily paused between 8:25am and 8:45am (DW1) and between 8:31am and 9:07am (DW2) for recalibration. Work was paused until recordings resumed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.032			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.032	0.028	0.030	Daily Time Weighted Average	0.1	0.1	0.1
Maximum 15-min Average	0.110	0.101	0.105	Maximum 15-min Average	0.5	0.4	0.7
Minimum 1-min Instant Reading	0.008	0.009	0.008	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.895	0.522	0.478	Maximum 1-min Instant Reading	0.6	0.7	0.7

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No fill/soil was exported from the site.
- No fill/soil was imported to the site.

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

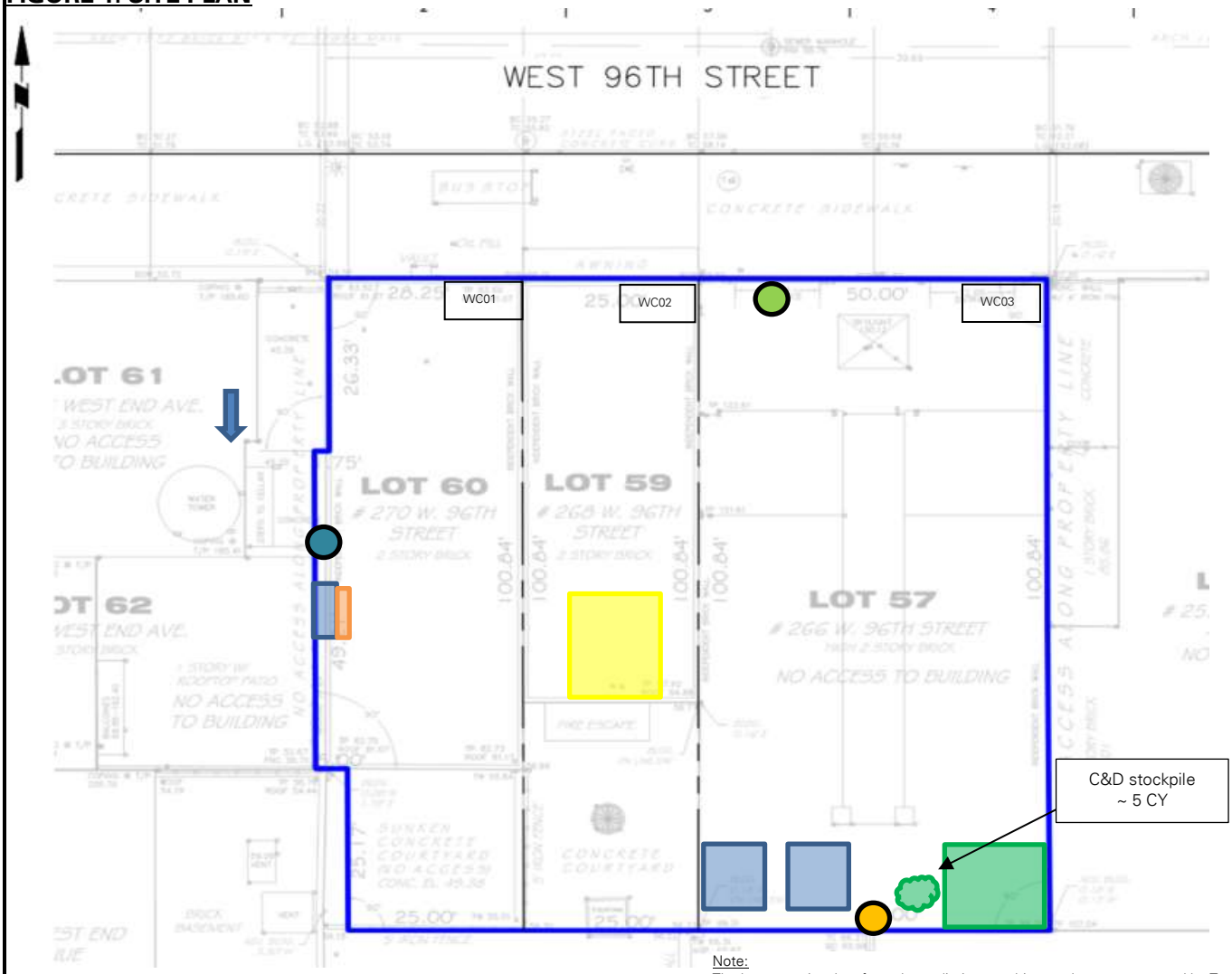
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

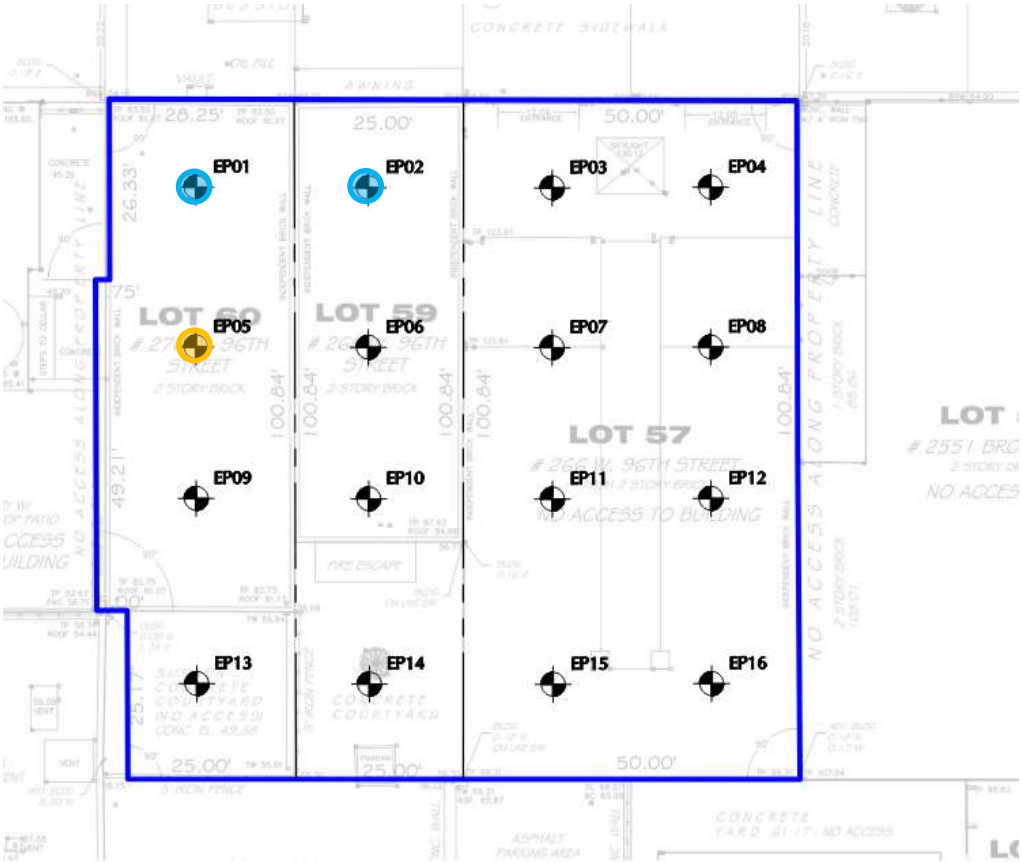
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating non-hazardous historic fill and C&D debris in the southeastern part of the site (facing southeast)

Photo 2: View of waterproofing installed along the southwest boundary of the site (facing west).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Monday June 13, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 72-83°F Wind: N at 0-4mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 25**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Geotechnical Engineer (Langan)- Bill Pagano
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 870USLC excavator to excavate an about 10-foot long, 6-foot wide, 8-foot deep area in the southeastern part of the site (Grid WC03) to install support of excavation (SOE). Excavated material consisting of construction and demolition (C&D) debris, non-hazardous historic fill, and chipped bedrock that was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed. The C&D debris and chipped bedrock was temporarily backfilled in its original location or stockpiled adjacent to the excavation to be removed at a future date. The non-hazardous historic fill was stockpiled in the central part of the site and subsequently graded to be removed at a future.
- Mayrich used a Zaxis 345USLC excavator to excavate an about 15-foot long, 10-foot wide, 8-foot deep area along the western boundary of site (Grid WC04) to install foundational elements. Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a PID. Evidence of impacts were not observed and the soil was temporarily backfilled in its original location or stockpiled in the central part of the site and subsequently graded to be removed at a future.

Sampling

- None.

Problems

- Mayrich used a Zaxis 345USLC excavator to backfill an about 40-foot long, 20-foot wide, 1-foot deep area in the northeastern part of the site with 0.75-inch stone from Tilcon Mount Hope Quarry located in Wharton, New Jersey; however, the stone had previously been stockpiled in the contractor's yard and not directly sourced from the quarry. NYSDEC was notified; the request to keep stone on site is pending.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one or both downwind monitoring units between 9:13am and 9:21am, 10:29am and 10:43am as a result of bedrock chipping and C&D removal. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Elevated one-minute particulate readings recorded at the upwind monitoring station were the result of C&D removal housekeeping (i.e., sweeping) and not attributed to ground-intrusive work. VOC concentrations exceeded the action levels established in the site CAMP at one or both downwind monitoring units between 8:38am and 8:51am and 9:36am and 9:37am due to a truck idling in close proximity to the units. Odors were not the results of ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

- Monitoring of 15-minute average concentrations at the downwind air monitoring station was momentarily paused between 8:25am and 9:12am (DW1) due to a server error. A technician from the telemetry company was contacted and recording resumed. Work was paused until recordings resumed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.124			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.124	0.069	0.090	Daily Time Weighted Average	0.5	0.7	0.2
Maximum 15-min Average	0.856	0.398	0.396	Maximum 15-min Average	6.8	10.1	5.4
Minimum 1-min Instant Reading	0.035	0.034	0.035	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	2.076	0.635	1.489	Maximum 1-min Instant Reading	7.4	11.6	5.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No fill/soil was exported from the site.
- Two truckloads (about 69.14 tons) of 0.75-inch stone was imported to the site from Tilcon – Mount Hope Quarry in Wharton, New Jersey.

Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (Tons)
	2	69.14
Total	Number of Loads	Approx. Volume (Tons)
	2	69.14
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

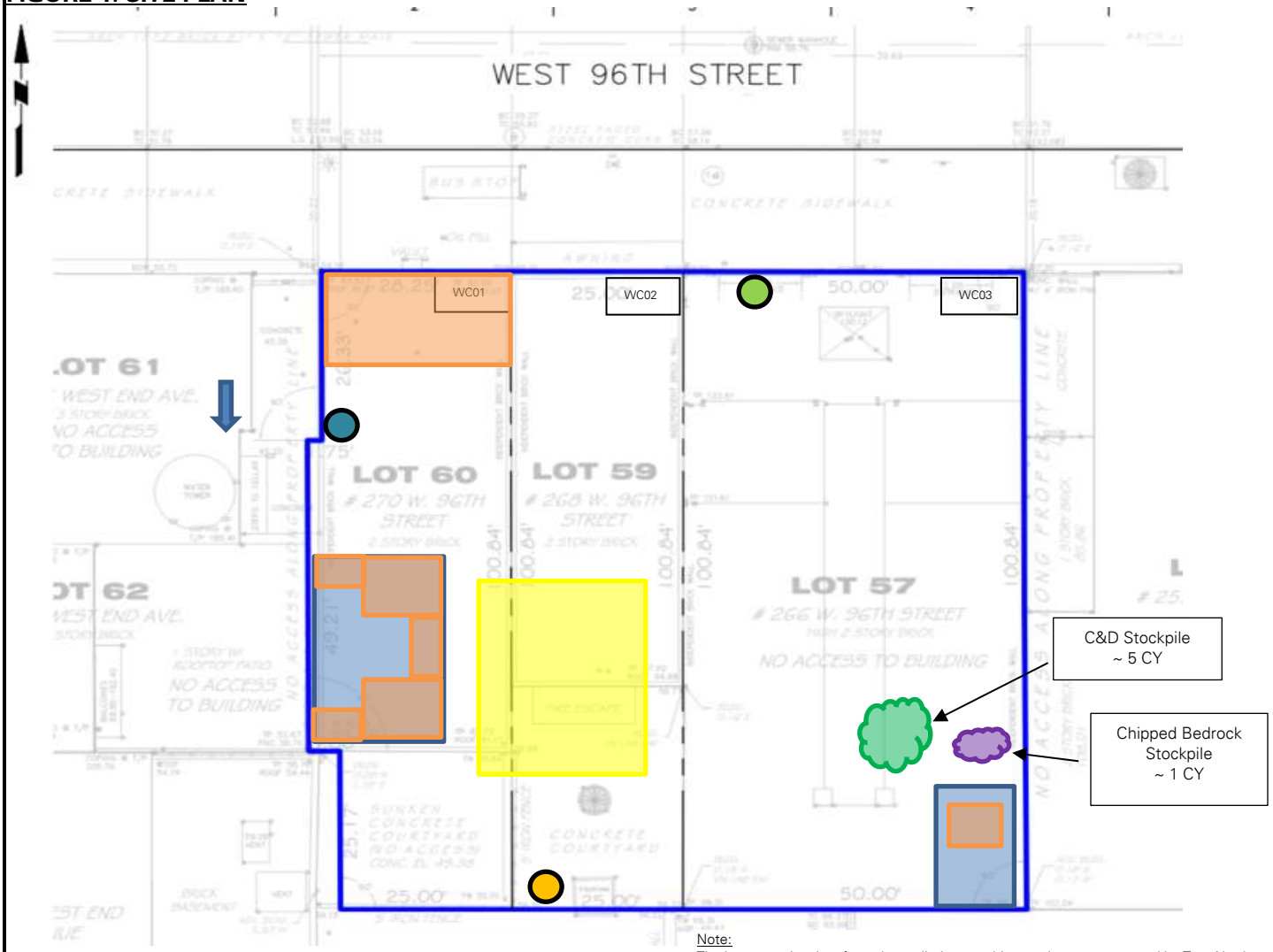
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil.
- Continuation of foundation installation in northwest and southwest parts of the site.
- Import and backfill of 0.75-inch stone.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

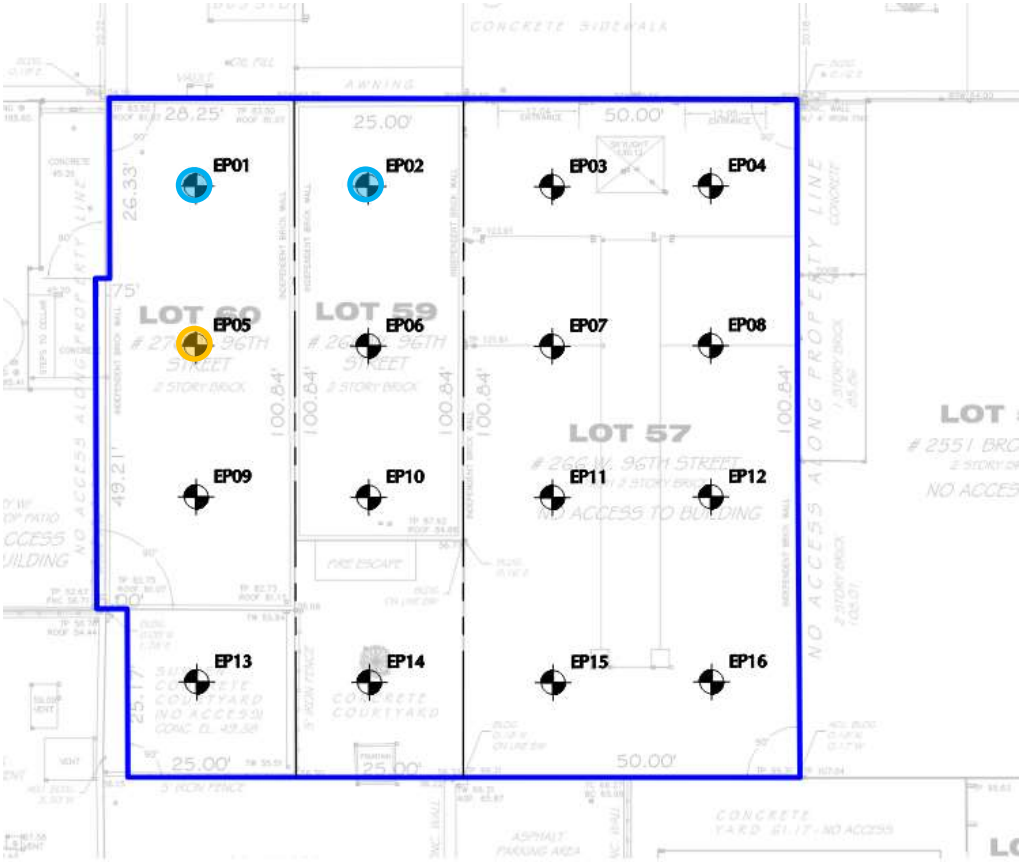
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Samples

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich using dust suppression while chipping bedrock in the southeastern part of the site (facing south)

Photo 2: Mayrich excavating native soil in the western part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Tuesday June 14, 2022	
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 68-69°F Wind: N at 0-6mph	
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm	

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC
Furukawa HCR 900 ES 20

PRESENT AT SITE: **RAWP Day 26**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Geotechnical Engineer (Langan)- Hemanth Kotaru
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 8345USLC excavator to remove construction and demolition (C&D) debris, concrete, and chipped bedrock to install support of excavation (SOE) in the southeastern part of the site. The C&D debris and chipped bedrock was stockpiled adjacent to the excavation and/or subsequently graded to be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at downwind monitoring unit DW1 between 8:48am and 9:07am, and 9:57am and 10:11am as a result of bedrock chipping and C&D removal. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Elevated one-minute particulate readings recorded at the upwind monitoring station were the result of C&D removal and foundation installation and not attributed to ground-intrusive work. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

- Monitoring of 15-minute average concentrations at the downwind air monitoring station was not recorded between 7:59am and 8:15am, 9:11am and 9:14am, and 9:47 to end of day (DW2) due to a battery malfunction. Work was conducted on the eastern third of the site, only and within the area captured by downing monitoring unit DW1. A technician from the telemetry company was contacted to troubleshoot the issue and recordings will resume the next day.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.124			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.205	0.042	0.040	Daily Time Weighted Average	0.0	0.1	0.0
Maximum 15-min Average	1.597	1.629	0.209	Maximum 15-min Average	0.1	0.6	0.3
Minimum 1-min Instant Reading	0.009	0.009	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	9.810	1.629	3.920	Maximum 1-min Instant Reading	1.2	0.7	1.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No fill/soil was exported from the site.
- No fill/soil was imported to the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	2	36
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

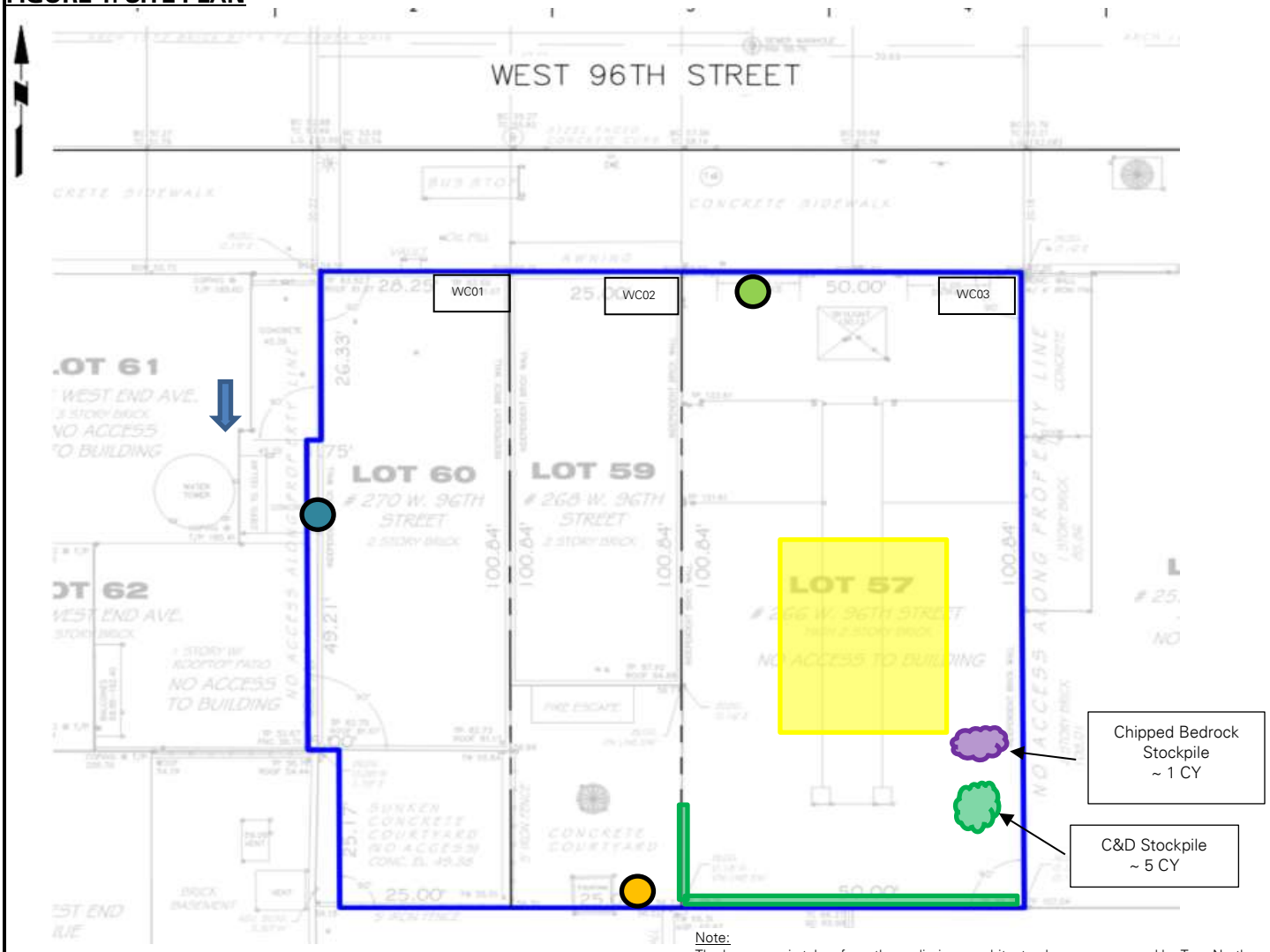
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil.
- Installation of foundation elements across the site's footprint.
- Import and backfill of 0.75-inch stone.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

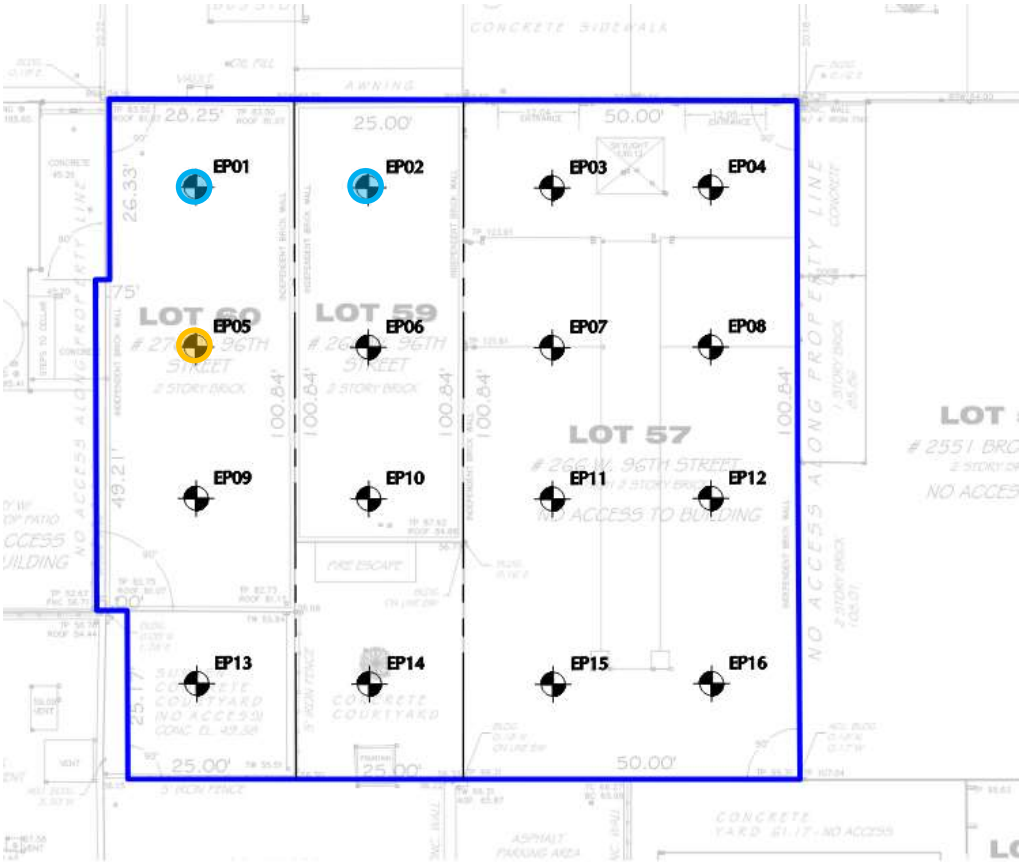
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General view of the western part of the site (facing southwest)

Photo 2: Mayrich removing C&D debris in the southwestern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Wednesday June 15, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 72-81°F Wind: N at 0-8mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 5:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 27**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 8345USLC excavator to remove construction and demolition (C&D) debris, concrete, and chipped bedrock to install support of excavation (SOE) in the southeastern part of the site. The C&D debris and chipped bedrock was stockpiled adjacent to the excavation and/or subsequently graded to be removed at a future date.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) at 8:59am as a result of off-site dust encroachment from the adjacent construction site. Elevated one-minute particulate readings recorded at the upwind monitoring station were the result of off-site dust encroachment and breaking concrete and not attributed to ground-intrusive work. VOC concentrations exceeded the action levels established in the site CAMP at one or both downwind monitoring units between 1:01pm and 1:07pm due to a truck idling in close proximity to the unit and was not the results of ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

- Monitoring of 15-minute average concentrations at the upwind air monitoring station was momentarily paused between 10:10am and 10:31am (UW) due to a server error and between 1:08pm and 1:24pm (DW2) for recalibration. Work was paused until the units were placed back in service.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.048			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.048	0.053	0.033	Daily Time Weighted Average	0.0	0.3	0.8
Maximum 15-min Average	0.391	0.260	0.173	Maximum 15-min Average	0.3	3.4	6.6
Minimum 1-min Instant Reading	0.012	0.014	0.011	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	1.753	1.251	0.848	Maximum 1-min Instant Reading	4.1	4.0	98.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No fill/soil was exported from the site.
- No fill/soil was imported to the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	2	36
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

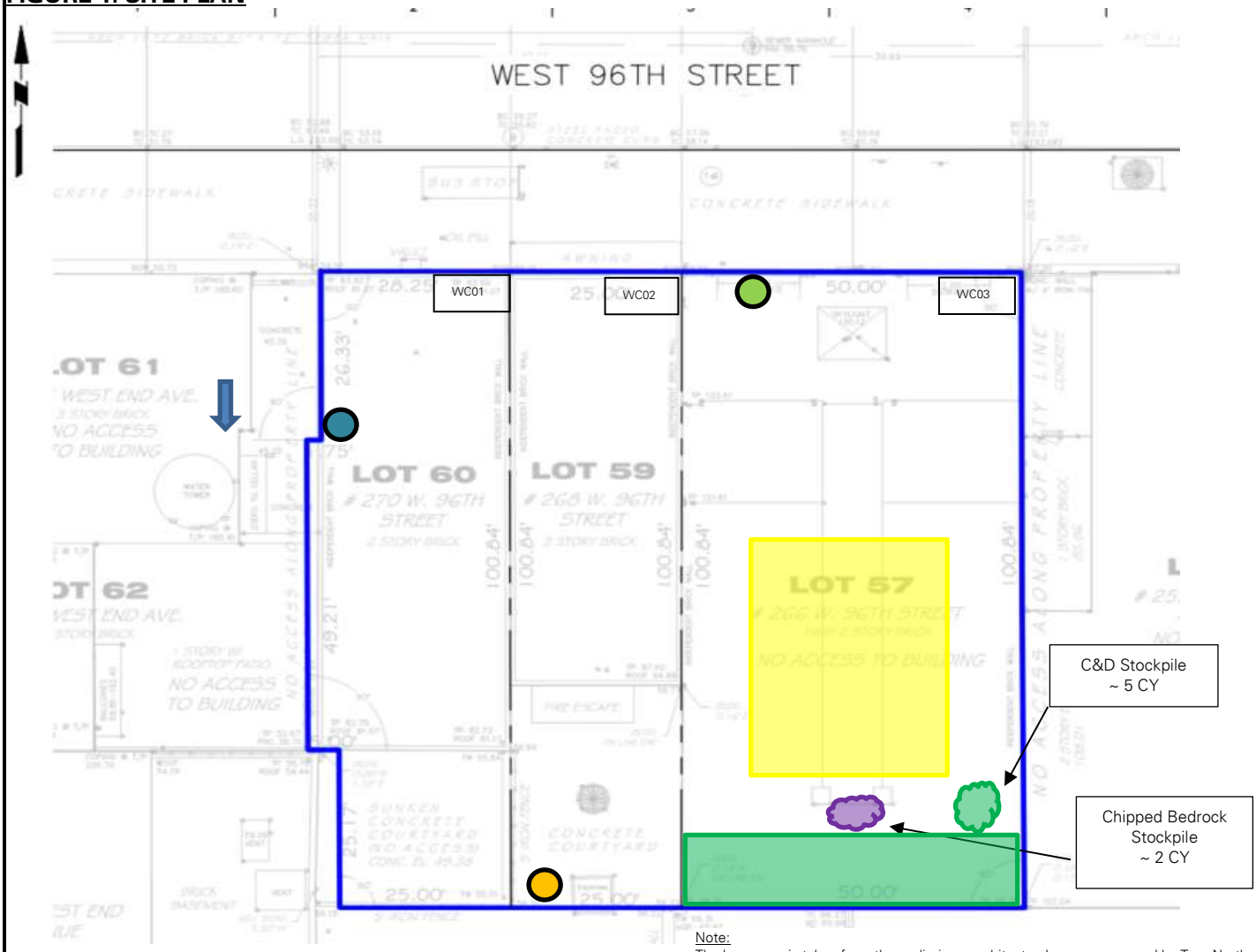
Anticipated Activities

- Excavation of non-hazardous historic fill and native soil.
- Installation of foundation elements across the site's footprint.
- Import and backfill of 0.75-inch stone.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

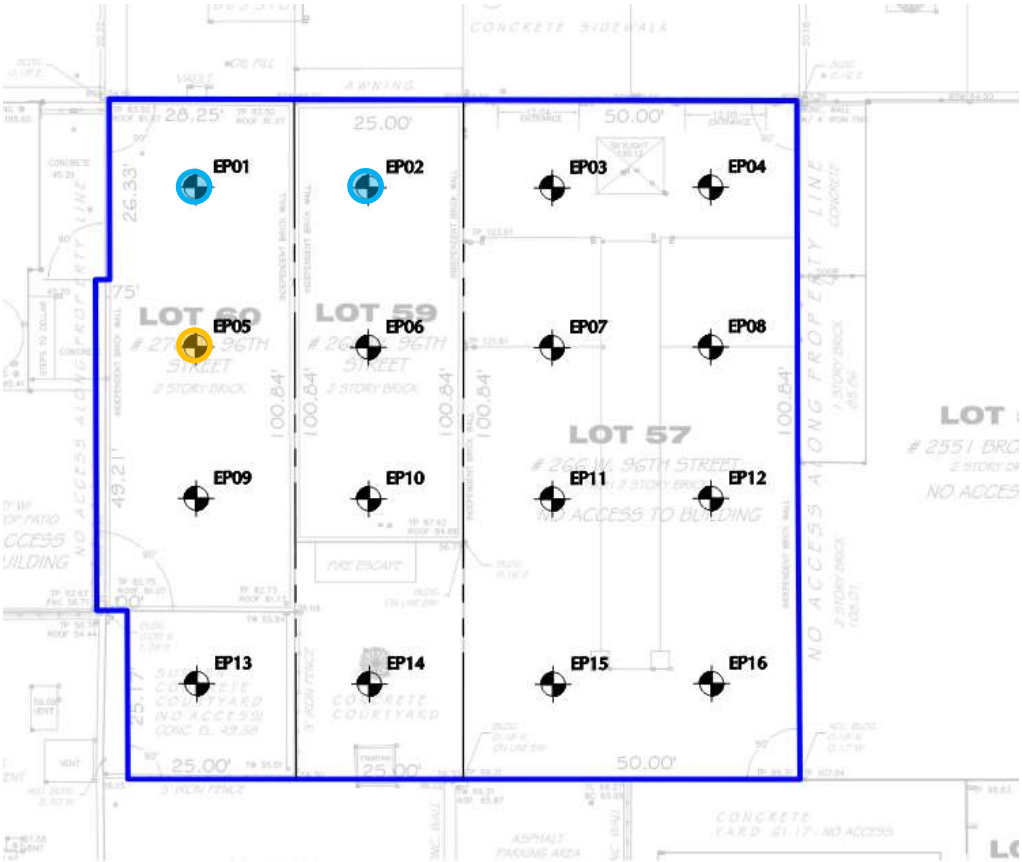
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich removing C&D debris in the southeastern part of the site (facing south).

Photo 2: Mayrich using dust suppression while breaking concrete in the southeastern part of the site (facing south)

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Thursday, June 16, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Showers, 61-71°F Wind: N at 0-6 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 4:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 28**
Environmental Scientist (Langan) – Maitland Robinson
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 870LC and Zaxis 345USLC excavator to remove chipped bedrock to install support of excavation (SOE) in the southeastern part of the site. The chipped bedrock was stockpiled adjacent to the excavation to be removed at a future date.
- Mayrich used a Zaxis 870LC excavator to backfill an about 15-foot long, 10-foot wide, and 1-foot deep area in the northwestern part of the site with 0.75-inch stone from the Tilcon – Mount Hope Quarry in Wharton, New Jersey.
- Mayrich installed PREPRUFE ® 300R Plus waterproofing on the building's mud slab in the western part of the site. The waterproofing membrane was installed in accordance with manufacturer specifications.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) between 2:10pm and 2:34pm as a result of using an air compressor to clean bedrock in close proximity of the unit and was not the result of ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

- Due to inclement weather, community air monitoring was not placed in service until about 9:10am.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.026			Daily Background	-		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.026	0.058	0.025	Daily Time Weighted Average	0.1	0.0	0.0
Maximum 15-min Average	0.079	0.873	0.099	Maximum 15-min Average	0.2	0.2	0.1
Minimum 1-min Instant Reading	0.005	0.002	0.005	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.263	2.461	0.341	Maximum 1-min Instant Reading	1.9	1.2	0.3

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- One truckload (about 18 cubic-yards [CY]) of 0.75-inch stone was imported to the site from Tilcon – Mount Hope Quarry in Wharton, New Jersey.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	1	18
Total	Number of Loads	Approx. Volume (CY)
	3	54
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

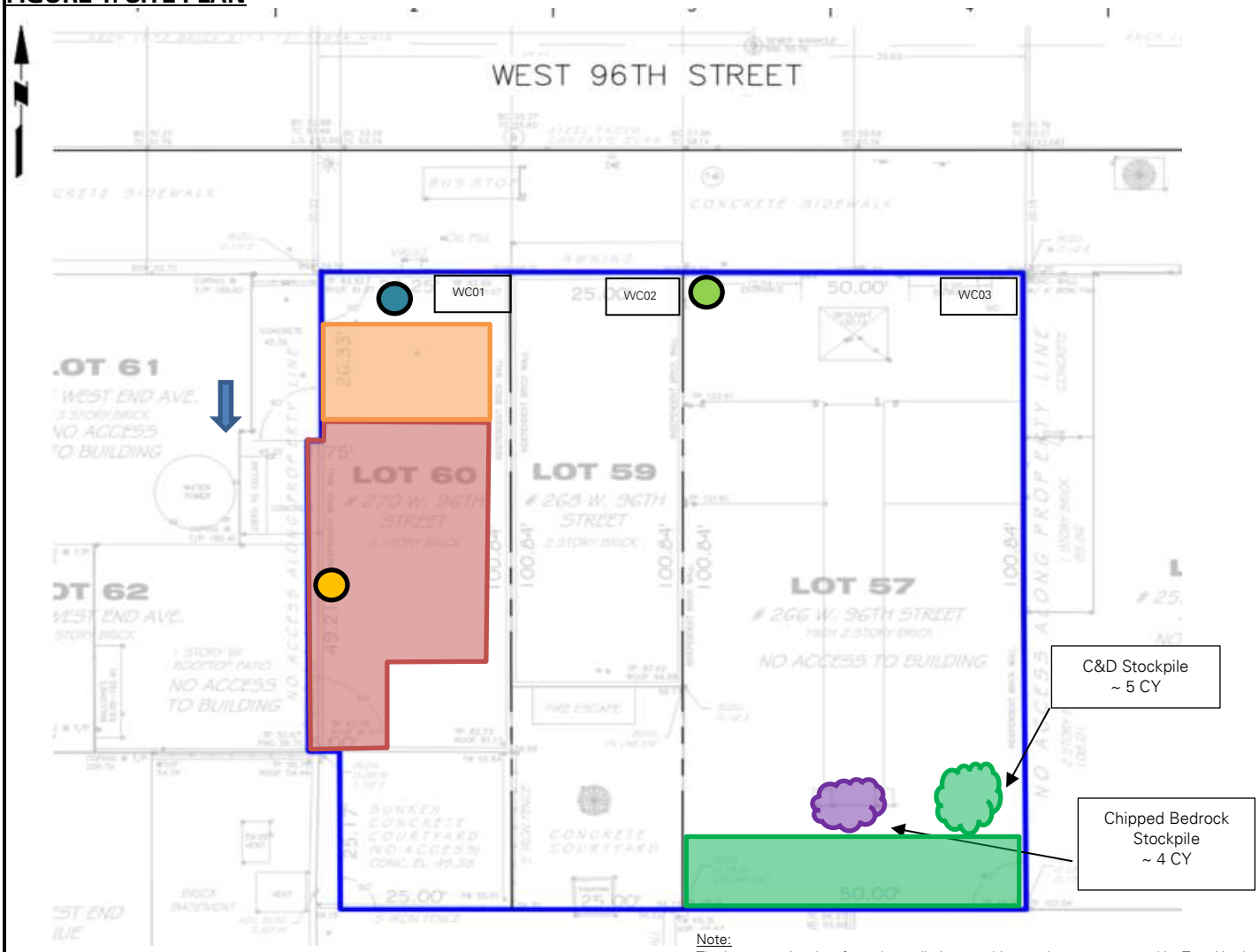
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Import and backfill of 0.75-inch stone.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

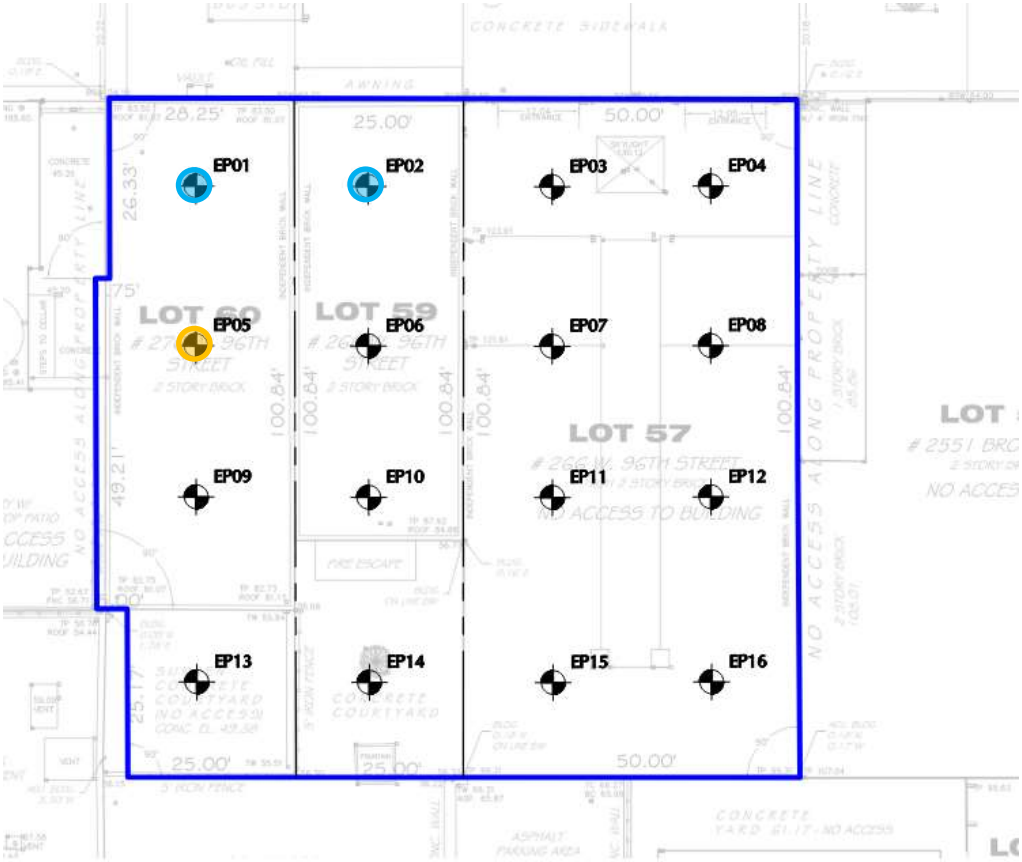
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

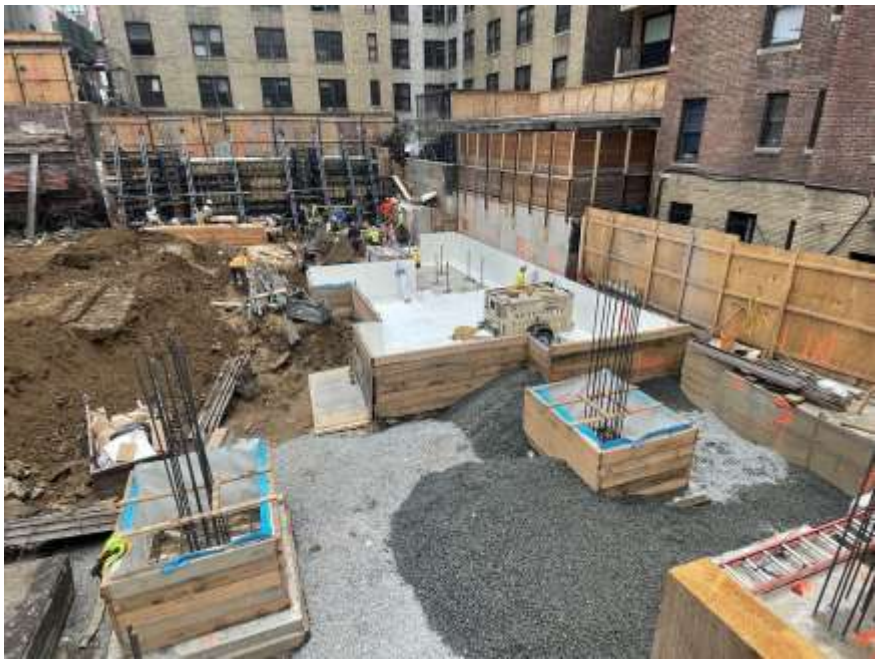


Photo 1: View of the area Mayrich backfilled with 0.75-inch stone in the northwestern part of the site, facing south.

Photo 2: Mayrich installing waterproofing in the western part of the site (facing south)

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Friday, June 17, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 71-88°F Wind: N at 3-10 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 29**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Geotech Engineer (Langan)- Conrad Kieras
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used Zaxis 345USLC excavator to remove chipped bedrock to install support of excavation (SOE) along the southeastern boundary of the site. The chipped bedrock was stockpiled adjacent to the excavation to be removed at a future date.
- Mayrich used a Zaxis 870LC excavator to temporarily backfill an about 30-foot long, 30-foot wide, and 5-foot deep area in the northwestern part of the site with 0.75-inch stone from the Tilcon – Mount Hope Quarry in Wharton, New Jersey.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

- Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOCs did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated one-minute readings at upwind station were due to bedrock chipping and not attributed to ground-intrusive work. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.
    - Monitoring of 15-minute average concentrations of VOCs at air monitoring stations was temporarily paused from 8:36am to 9:35am (UW) and from 8:31am to 8:50am and 9:21am to 9:40am (DW2) due to a server error. Work was paused until the units were placed back in service.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.053			Daily Background	-		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.053	0.053	0.017	Daily Time Weighted Average	0.0	0.0	0.3
Maximum 15-min Average	0.161	0.101	0.216	Maximum 15-min Average	1.1	0.5	0.6
Minimum 1-min Instant Reading	0.000	0.003	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.728	0.349	0.216	Maximum 1-min Instant Reading	8.7	4.6	0.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- Four truckloads (about 72 cubic-yards [CY]) of 0.75-inch stone was imported to the site from Tilcon – Mount Hope Quarry in Wharton, New Jersey.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	4	72
Total	Number of Loads	Approx. Volume (CY)
	7	126
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

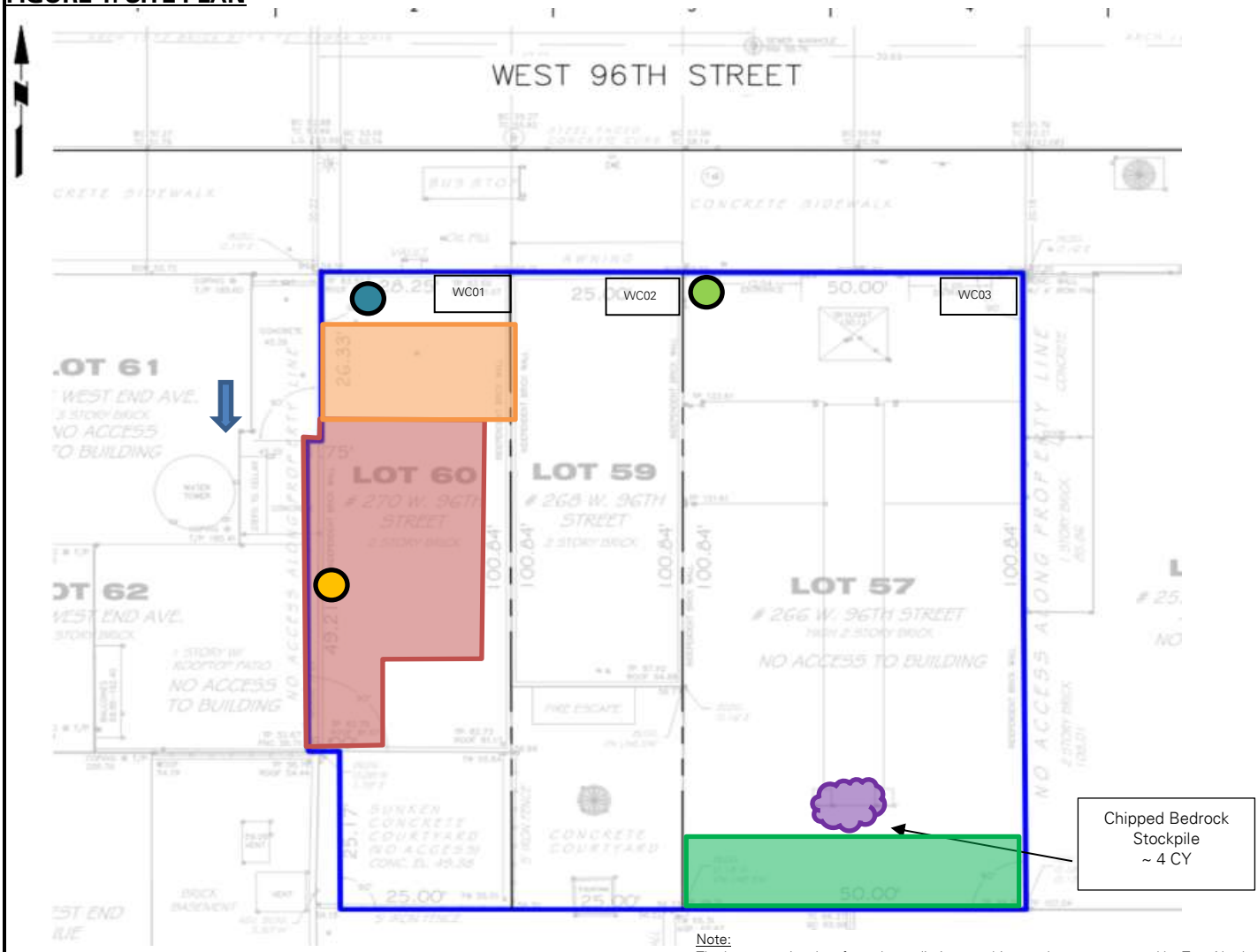
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

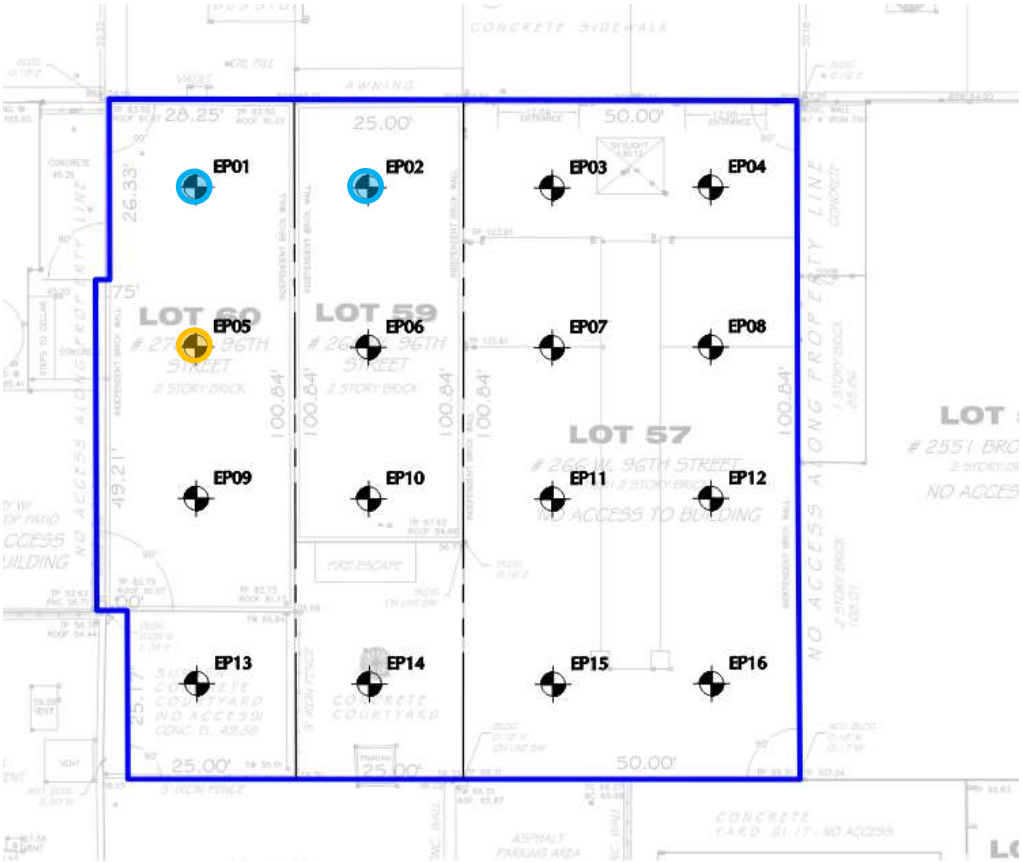
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Temporary Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Mayrich temporarily backfilling around foundation elements with 0.75-inch stone in the northwestern part of the site, facing south.

Photo 2: Mayrich using dust suppression while chipping bedrock in the southeastern part of the site (facing southeast)

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Monday, June 20, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 59-76°F Wind: N at 0-7 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 30**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used Zaxis 345USLC excavator to remove chipped bedrock to install support of excavation (SOE) in the southeastern boundary of the site. The chipped bedrock was stockpiled adjacent to the excavation to be removed at a future date.
- Mayrich used a Zaxis 870LC excavator to temporarily backfill an about 10-foot long, 6-foot wide, and 1-foot deep area in the northwestern part of the site with 0.75-inch stone from the Tilcon – Mount Hope Quarry in Wharton, New Jersey.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) between 8:34am and 8:49am as a result of chipping of bedrock. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Elevated one-minute readings at upwind station were due to bedrock chipping and/or truck idling in close proximity of the monitoring station, and not attributed to ground-intrusive work. VOCs 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 migrating off-site.

- Monitoring of 15-minute average concentrations at the upwind air monitoring station was temporarily paused between 7:54am and 8:34am (UW) due to a server error. The unit was placed back in service and subsequent readings were recorded. Fugitive dust or odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.022			Daily Background	-		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.022	0.040	0.027	Daily Time Weighted Average	0.8	0.1	0.0
Maximum 15-min Average	0.073	0.073	0.080	Maximum 15-min Average	21.6	0.6	0.5
Minimum 1-min Instant Reading	0.003	0.002	0.010	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	2.446	5.350	0.221	Maximum 1-min Instant Reading	26.1	0.6	0.6

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- One truckload (about 18 cubic-yards [CY]) of 0.75-inch stone was imported to the site from Tilcon – Mount Hope Quarry in Wharton, New Jersey.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	1	18
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

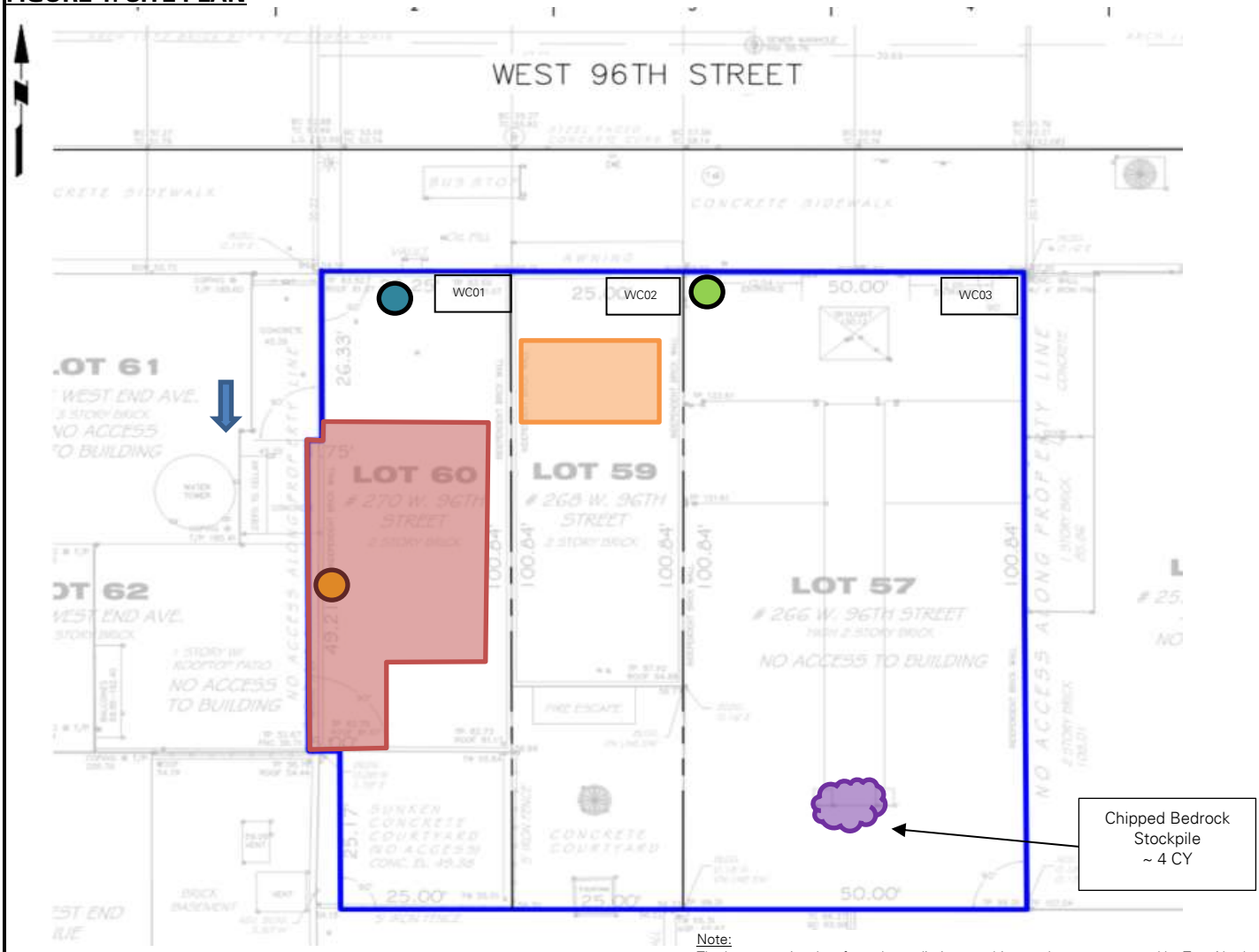
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

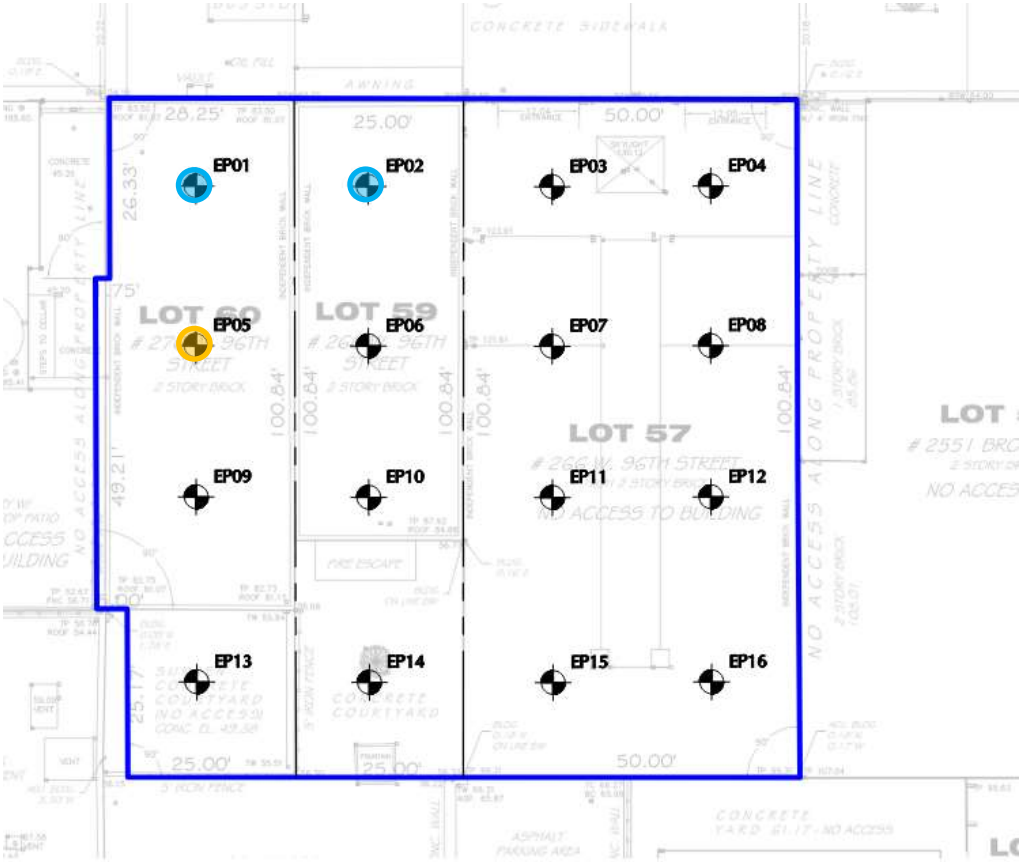
Legend:

- Downwind CAMP Station
- Upwind CAMP Station
- Secondary Downwind CAMP Station
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich using dust suppression (facing south)

Photo 2: View of Mayrich using dust suppression during bedrock chipping on the western part of the site, facing southwest.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Tuesday, June 21, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 63-79°F Wind: N at 0-6 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 31**
Environmental Engineer (Langan) – Maitland Robinson and Kimberly Semon
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 870LC excavator to grade an approximate 10-foot long and 10-foot wide area in the northwestern part of the site (WC02). Graded material consisting of non-hazardous historic fill and was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed

Sampling

- None

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate and VOC concentrations did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated one-minute readings at the upwind and downwind station were due to truck idling in close proximity of the monitoring station, and/or using an air compressor to clean bedrock in close proximity of the unit and not attributed to ground-intrusive work. Fugitive dust or odors were not observed migrating off-site.

- Monitoring of 15-minute average concentrations of particulate concentrations and VOCs at the (DW1) air monitoring station was temporarily paused between 12:02pm and 12:36pm and between 1:01pm and 2:19pm due to calibration issues with the monitoring equipment. While the unit was down, ground intrusive work was not performed. The equipment was cleaned and the filter was changed, and accurate recording resumed. Fugitive dust or odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.064			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.064	0.052	0.048	Daily Time Weighted Average	0.0	0.0	0.1
Maximum 15-min Average	0.340	0.191	0.185	Maximum 15-min Average	0.1	0.1	1.5
Minimum 1-min Instant Reading	0.013	0.027	0.021	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.959	0.496	0.957	Maximum 1-min Instant Reading	1.0	0.5	3.3

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

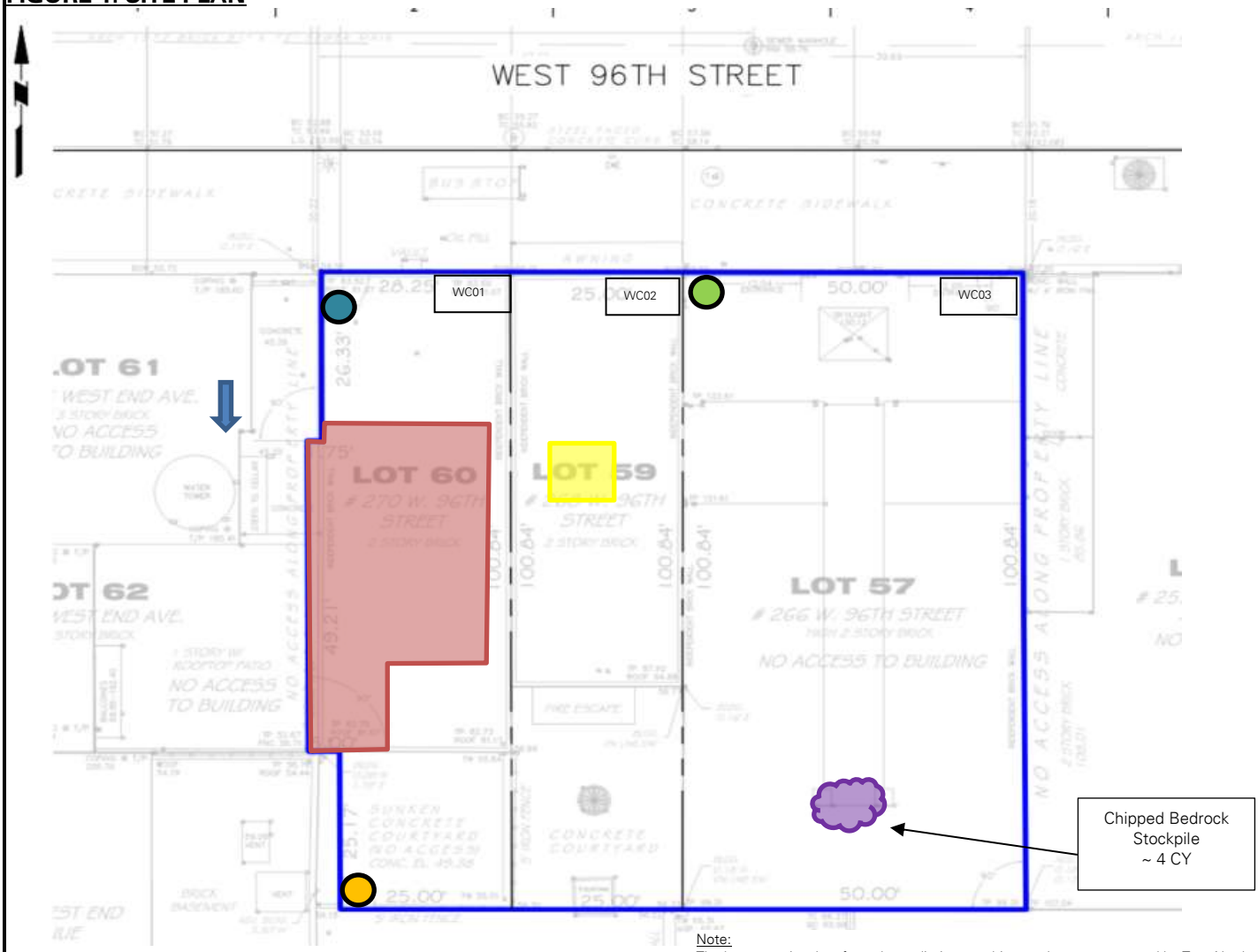
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

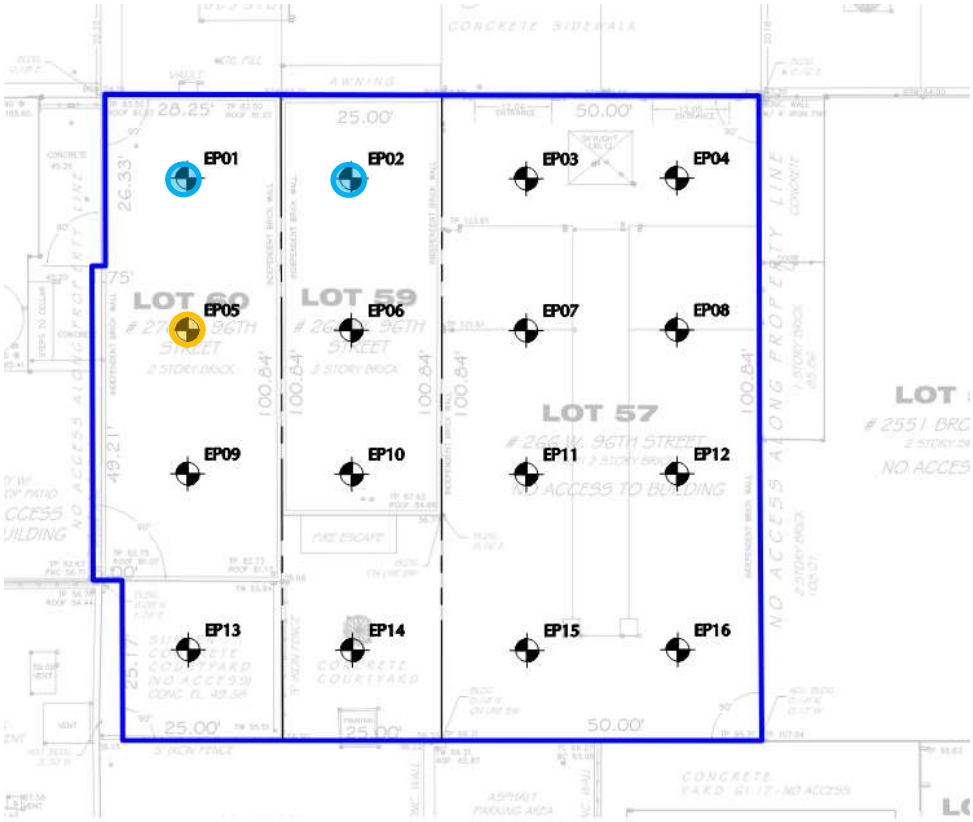
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich grading non-hazardous historic fill in the northcentral part of the site (facing southwest).

Photo 2: Mayrich cleaning tires of a concrete truck prior to the truck leaving the site (facing southeast).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Wednesday, June 22, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 64-66˚F Wind: N at 4-10 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 32**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to implement the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- PREPRUFE ® 160R Plus waterproofing was installed on the building's foundation wall in the southern part of the site.

Sampling

- None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (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.

- Monitoring of 15-minute average concentrations at the (DW1) air monitoring station was temporarily paused between 8:40am and 9:01am, 11:03am and 11:31am, and 11:57am and 1:11pm due to server errors and to perform equipment cleaning and troubleshooting. As noted in the site activity summary, ground intrusive work was not performed. Fugitive dust and odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.029			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.029	0.026	0.031	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.097	0.069	0.078	Maximum 15-min Average	0.6	0.0	0.1
Minimum 1-min Instant Reading	0.000	0.000	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.880	0.668	0.409	Maximum 1-min Instant Reading	3.3	0.1	0.8

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

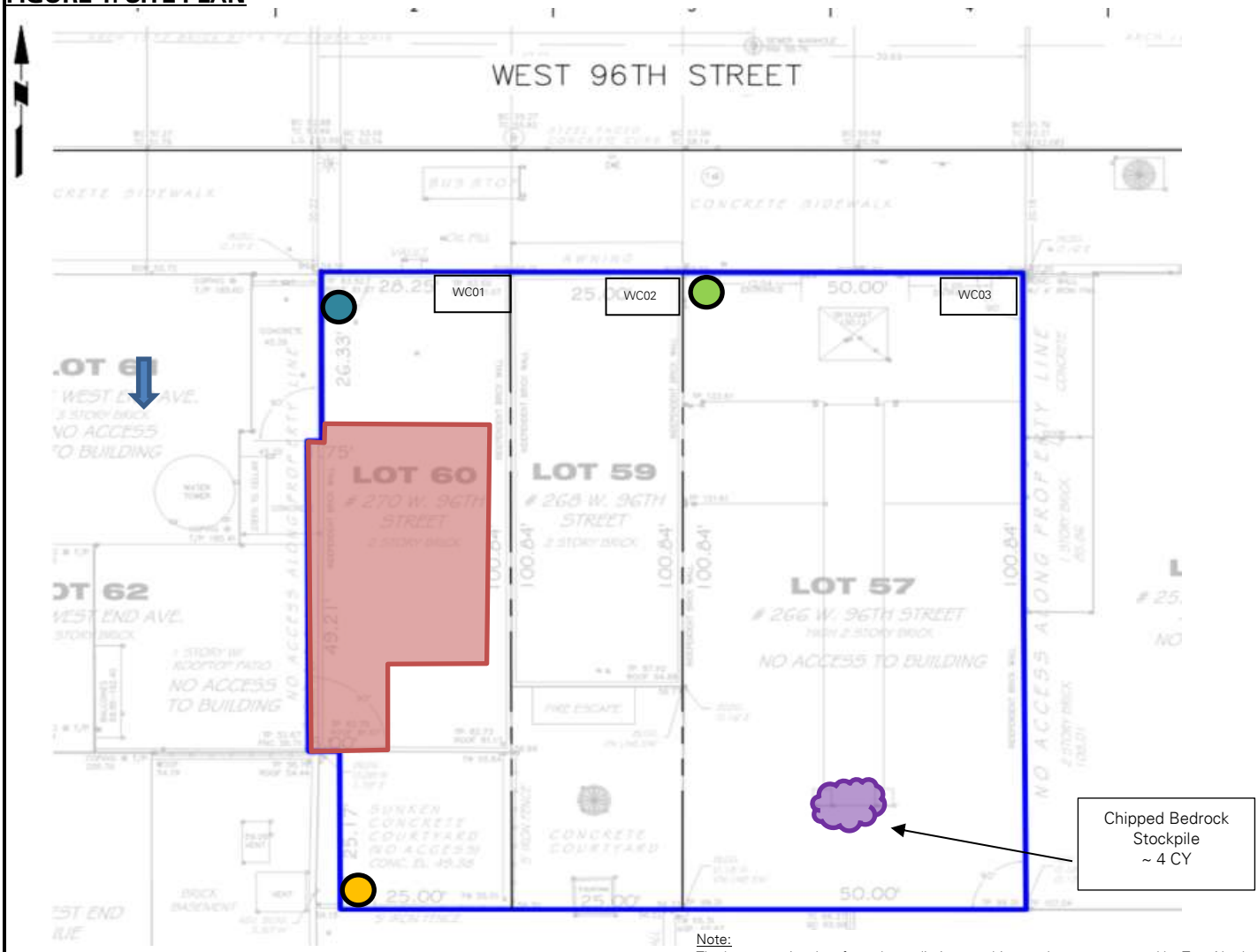
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

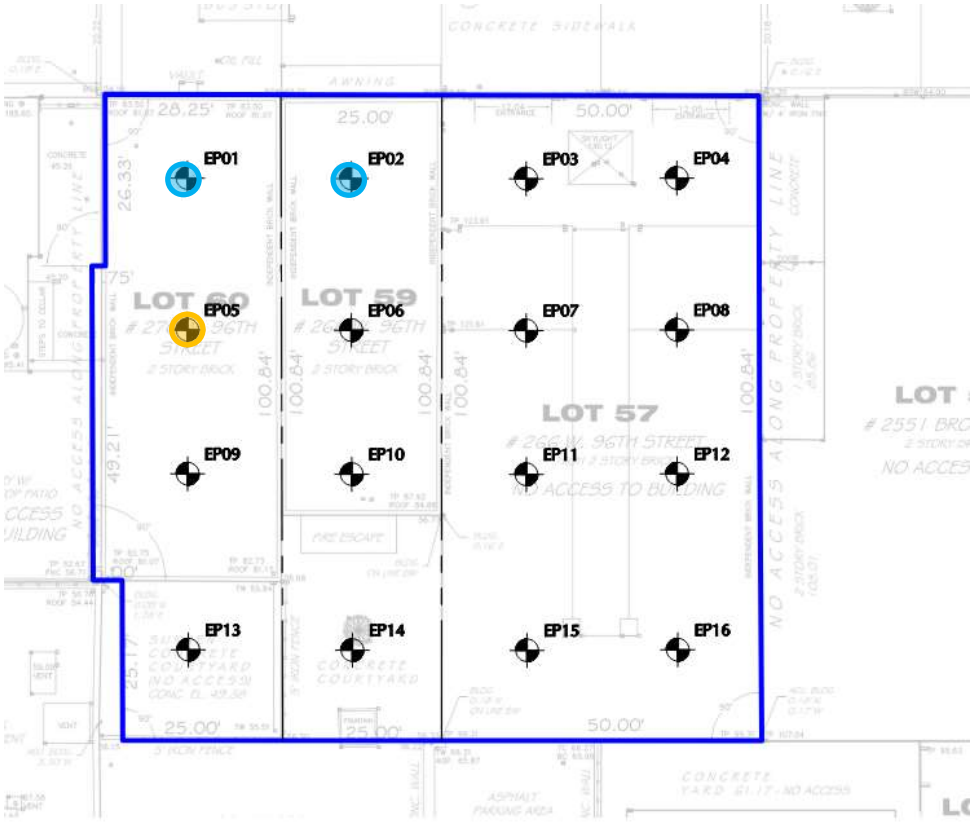
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General view of the upwind CAMP station in the northern part of the site (facing northeast).

Photo 2: General view of waterproofing installed along the southern boundary on the site (facing southeast).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Thursday, June 23, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 64-70°F Wind: N at 4-9 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 33**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60).

Site Activities

Mayrich used a Zaxis 345USLC excavator to excavate an about 50-foot long, 5-foot wide, 4-foot deep area in the southeastern part of the site (Grid WC03) to bedrock. Excavated material consisting of non-hazardous historic fill and chipped bedrock was screened for odors, staining, and organic vapors using a photoionization detector (PID). Evidence of impacts were not observed and the fill was stockpiled adjacent to the excavation and subsequently graded for a temporary equipment ramp to be removed at a later date.

Sampling

None

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up equipment and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind). The Community Air Monitoring Program (CAMP) included monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate and VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

Monitoring of 15-minute average VOC concentrations at the downwind (DW1) and upwind air monitoring station was temporarily paused between 8:15am and 9:35am and between 1:33pm and 3:00pm, respectively, due to server errors and to perform equipment cleaning and troubleshooting. While the unit was down, ground-intrusive work was not performed. Fugitive dust and odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.018			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.018	0.016	0.012	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.089	0.104	0.052	Maximum 15-min Average	0.1	0.3	00.1
Minimum 1-min Instant Reading	0.000	0.000	0.000	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.224	0.749	0.614	Maximum 1-min Instant Reading	0.4	0.8	0.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

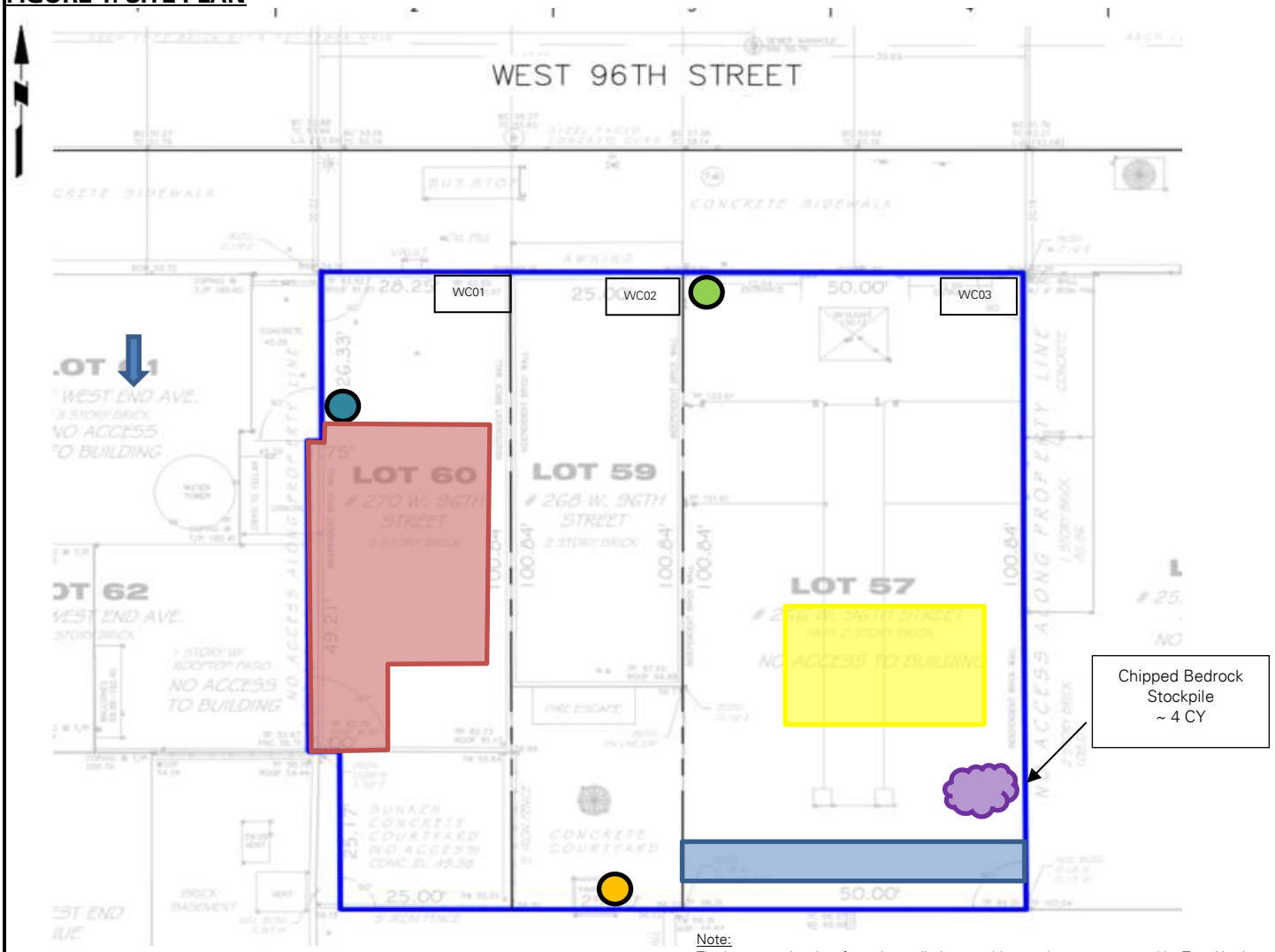
Anticipated Activities

- Installation of foundation elements across the site footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

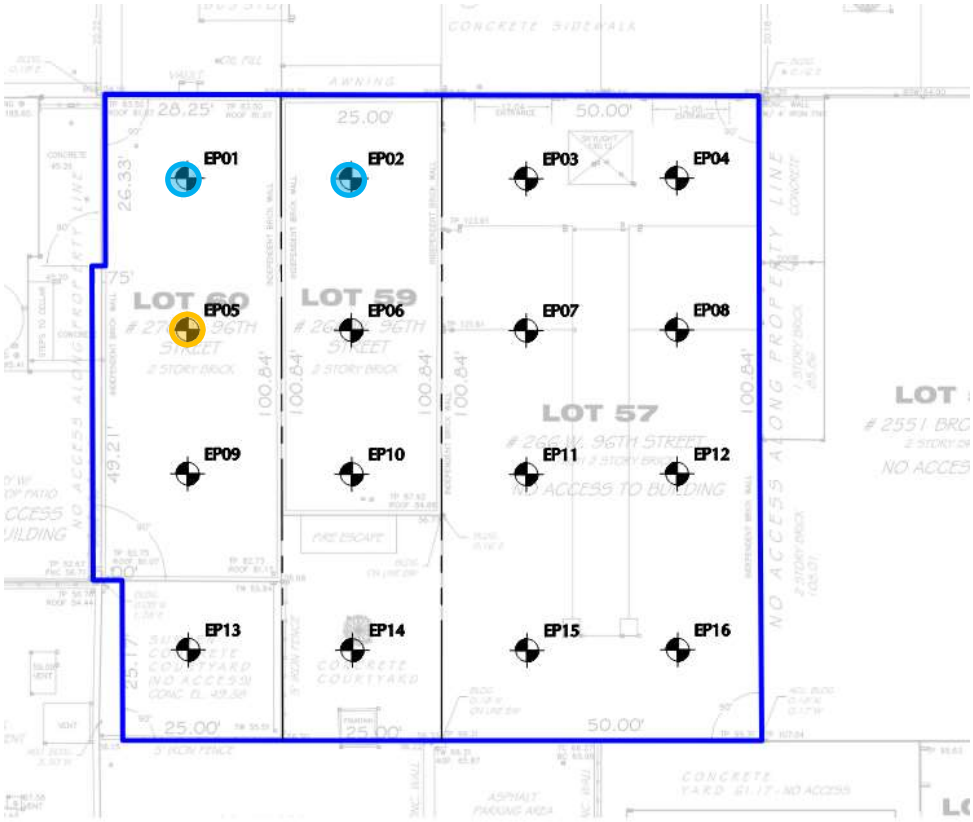
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General view of the eastern part of the site (facing south).

Photo 2: Mayrich excavating non-hazardous historic fill and chipped bedrock in the southeastern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Friday, June 24, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 64-79°F Wind: N at 0-6 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 34**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

Mayrich used a Zaxis 345USLC excavator to temporarily backfill an about 50-foot-long, 2-foot-wide, 4-foot-deep area to support installation of formwork in the southeastern part of the site (Grid WC03) with previously excavated non-hazardous historic fill and chipped bedrock.

Sampling

None

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW1) between 8:58am and 9:12am and between 9:59am and 10:23pm as a result of breaking concrete and was not the result of ground-intrusive work. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.039			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.039	0.084	0.047	Daily Time Weighted Average	0.0	0.1	0.1
Maximum 15-min Average	0.306	0.376	0.144	Maximum 15-min Average	0.4	0.4	0.4
Minimum 1-min Instant Reading	0.000	0.003	0.018	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.742	1.142	0.882	Maximum 1-min Instant Reading	1.9	0.4	0.4

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

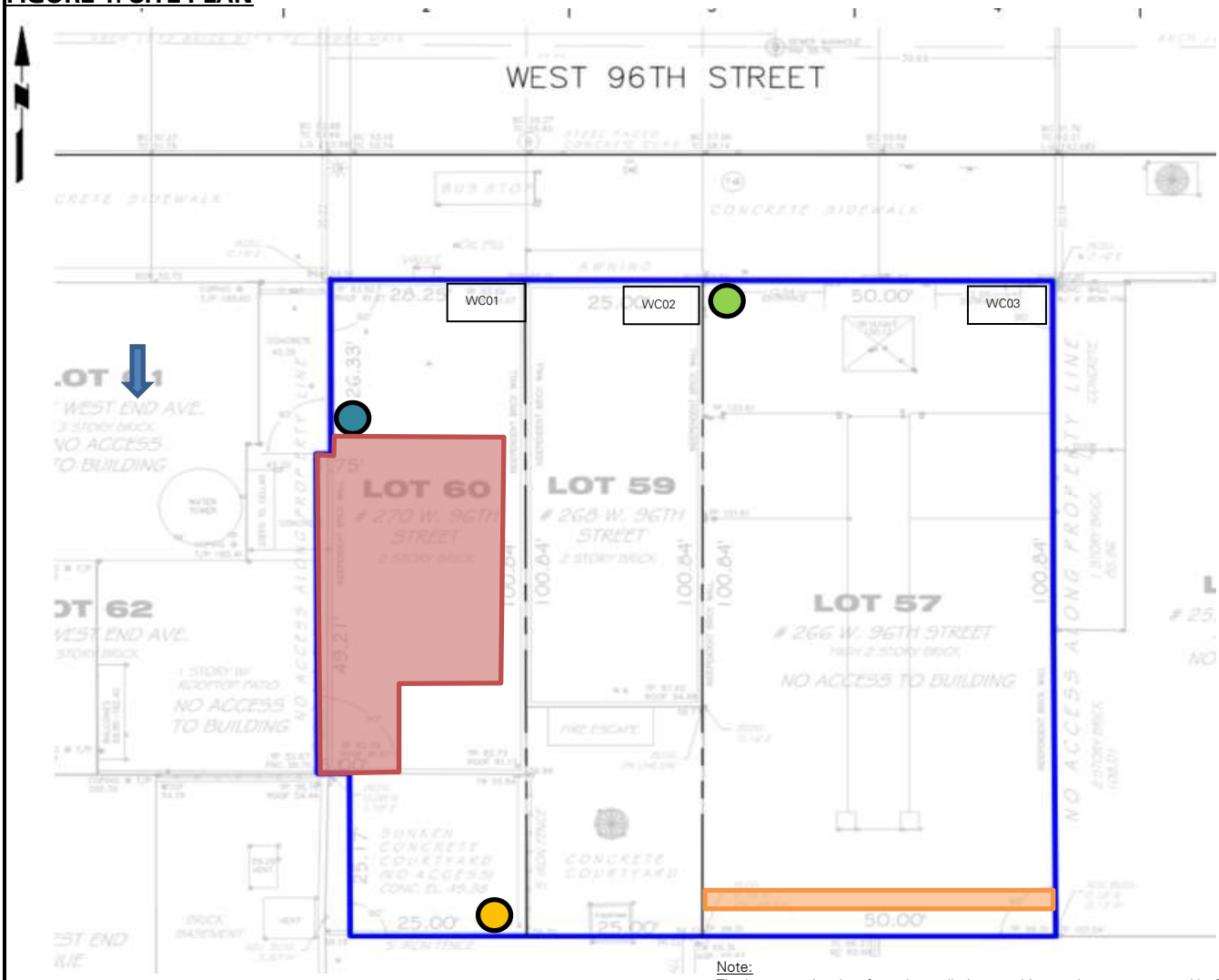
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

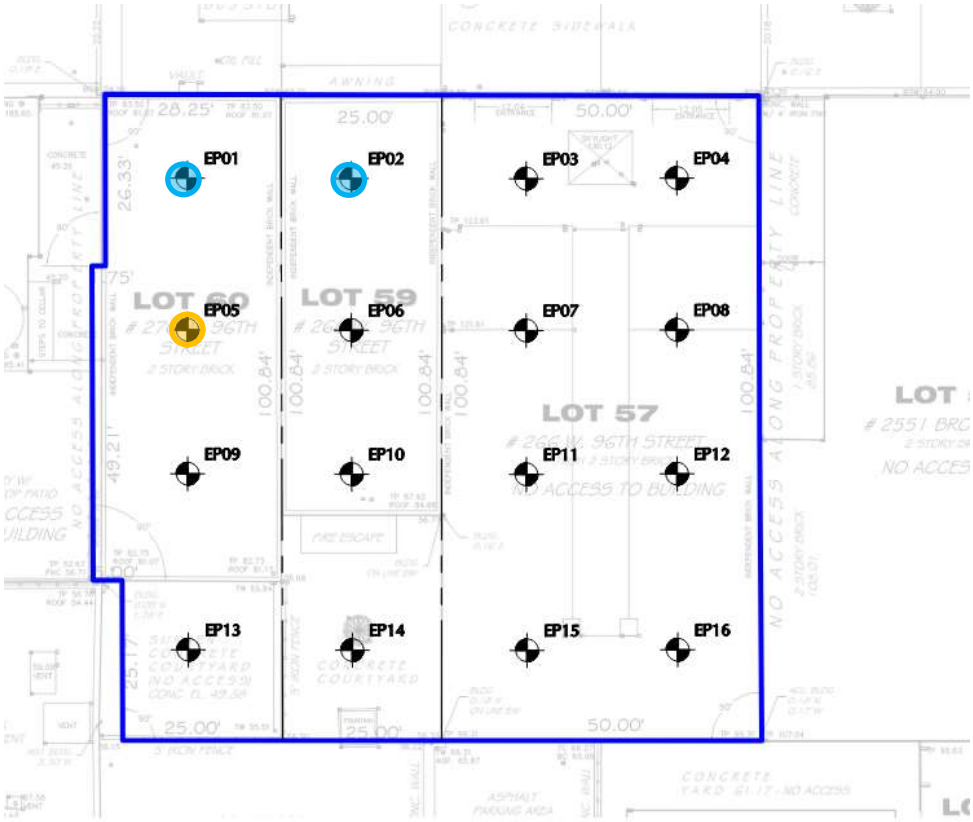
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich using dust suppression while breaking concrete in the southeastern part of the site (facing east).

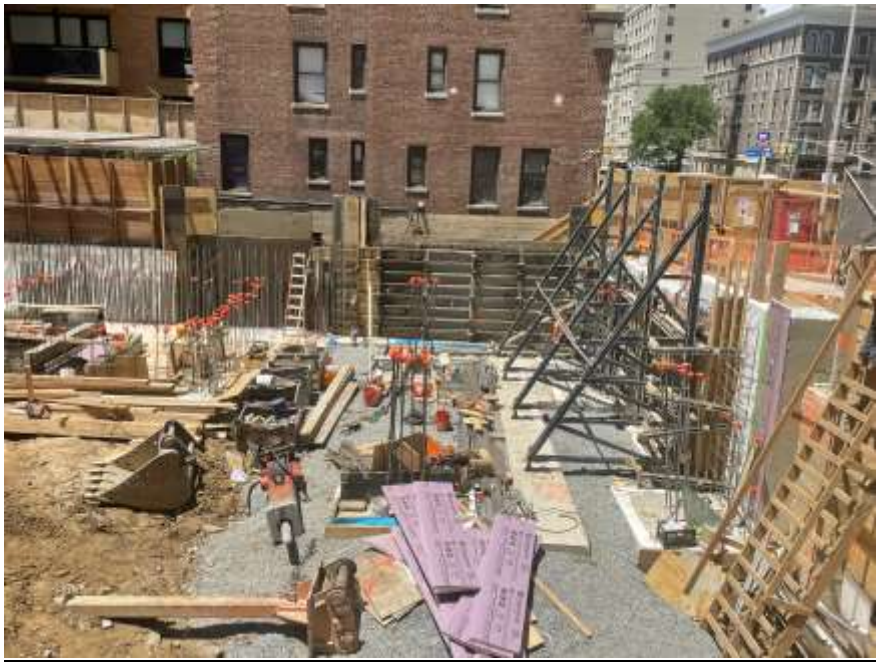


Photo 2: Current site conditions in the northwestern part of the site (facing west).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Monday, June 27, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Raining, 73-77°F Wind: N at 0-7 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT: Zaxis Excavator 870LC Zaxis Excavator 345USLC	**PRESENT AT SITE:** **RAWP Day 35** Environmental Engineer (Langan) – Sophia Misiakiewicz and Brian Gochenaur Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

PREPRUFE ® 300R Plus waterproofing was installed on the building's foundation wall in the southern part of the site.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) at one of the downwind monitoring units (DW2) between 11:15am and 11:31am, as a result of drilling concrete to install support of excavation (SOE) directly next to the monitoring station and was not the result of ground-intrusive work. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

Monitoring of 15-minute average concentrations at CAMP stations was momentarily paused between 9:09am and 10:53am and 12:06pm and 1:33pm due to inclement weather.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.038			Daily Background	0.0		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.038	0.043	0.102	Daily Time Weighted Average	0.0	0.1	0.2
Maximum 15-min Average	0.056	0.085	1.038	Maximum 15-min Average	0.1	0.9	1.8
Minimum 1-min Instant Reading	0.013	0.012	0.016	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.159	0.283	5.145	Maximum 1-min Instant Reading	0.2	1.7	3.7

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

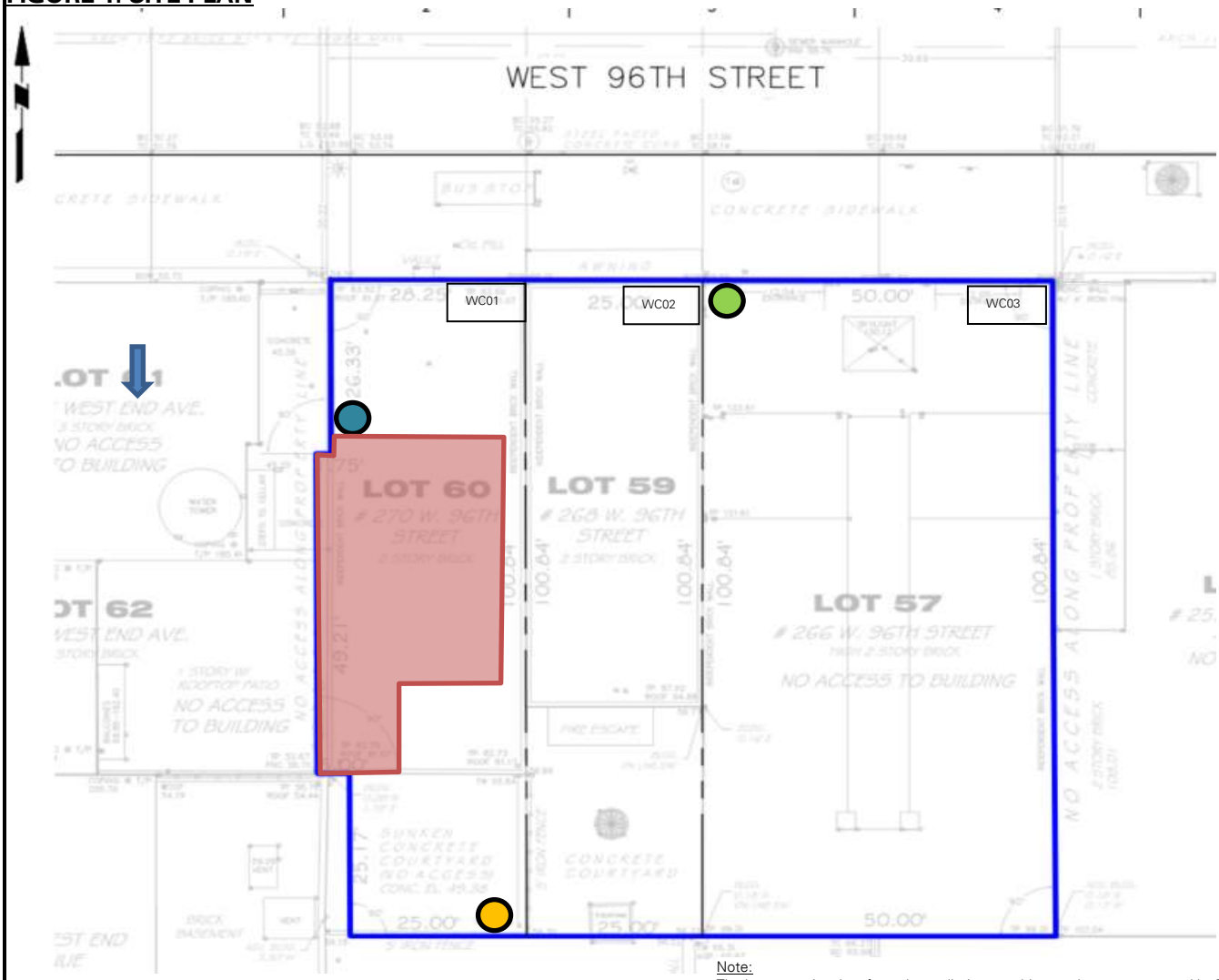
Anticipated Activities

- Installation of foundation elements across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

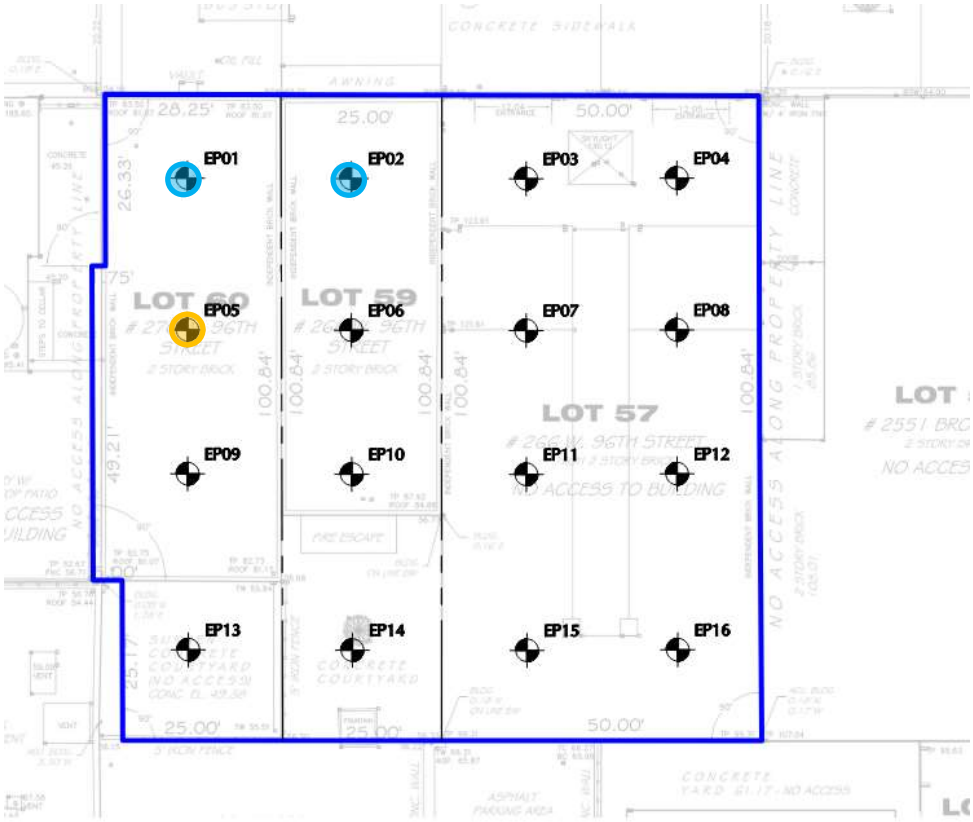
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: General view of waterproofing installed along southern site boundary (facing east).

Photo 2: Current site conditions in the southwestern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Tuesday, June 28, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 66-76˚F Wind: N at 0-8 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT: Zaxis Excavator 870LC Zaxis Excavator 345USLC	**PRESENT AT SITE:** **RAWP Day 36** Environmental Engineer (Langan) – Sophia Misiakiewicz Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

Mayrich removed excess NYSDEC-approved 0.75-inch stone from the northwestern part of the site that was previously imported. The construction team determined that the excess stone will not be needed for site grading or ramps.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOCs 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 migrating off-site.

Monitoring of one-minute concentrations at CAMP stations was momentarily paused between 1:27pm and 1:28pm (UW) and 1:19pm and 1:26pm (DW1) due to a server error. While the unit was down, ground-intrusive work was not performed. Fugitive dust and odors were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.018			Daily Background	0.2		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.018	0.019	0.021	Daily Time Weighted Average	0.2	0.0	0.2
Maximum 15-min Average	0.051	0.058	0.079	Maximum 15-min Average	0.7	0.4	0.8
Minimum 1-min Instant Reading	0.004	0.006	0.006	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.306	0.330	0.304	Maximum 1-min Instant Reading	0.7	0.5	1.2

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

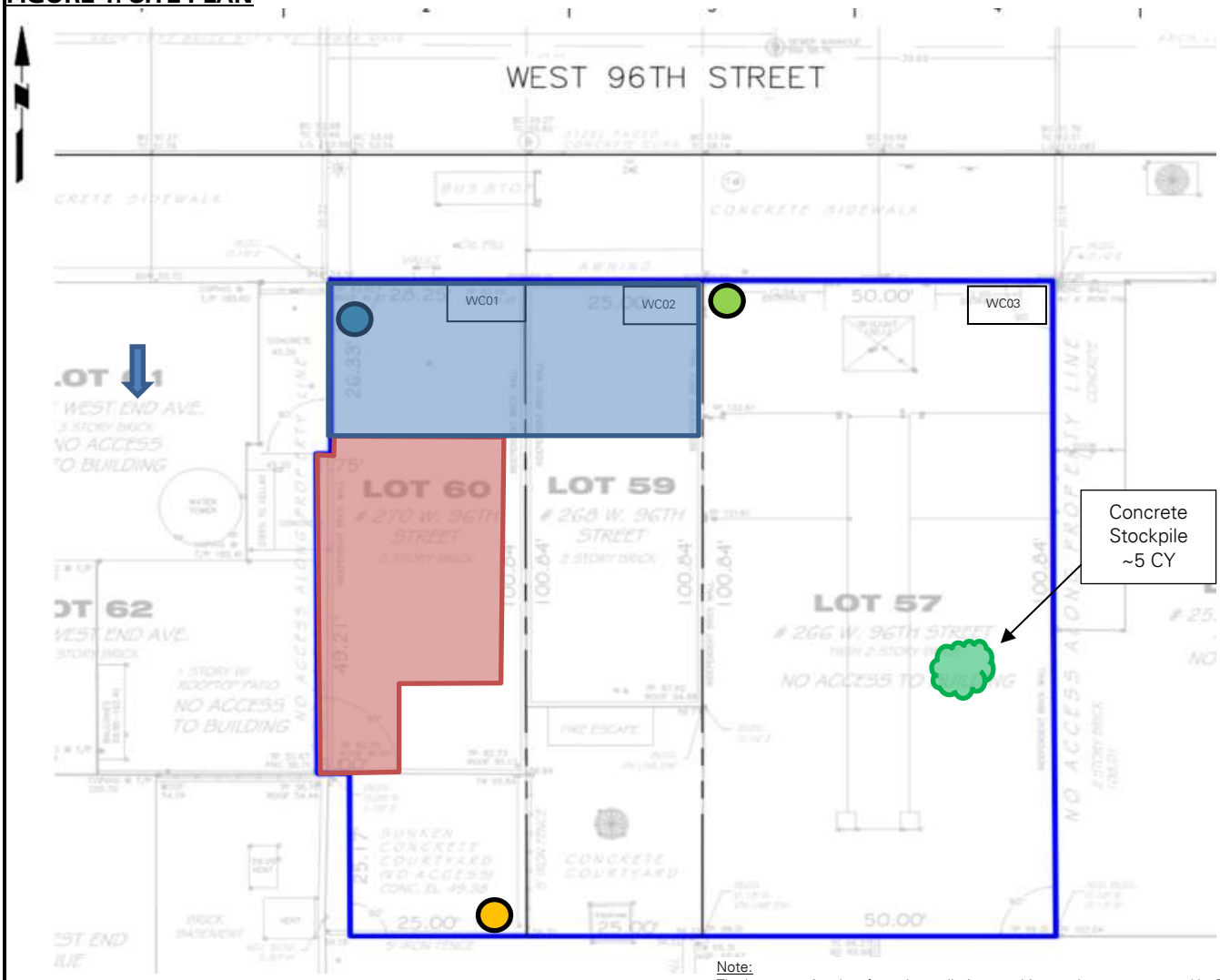
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Excavation of non-hazardous fill and native soil for off-site disposal.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

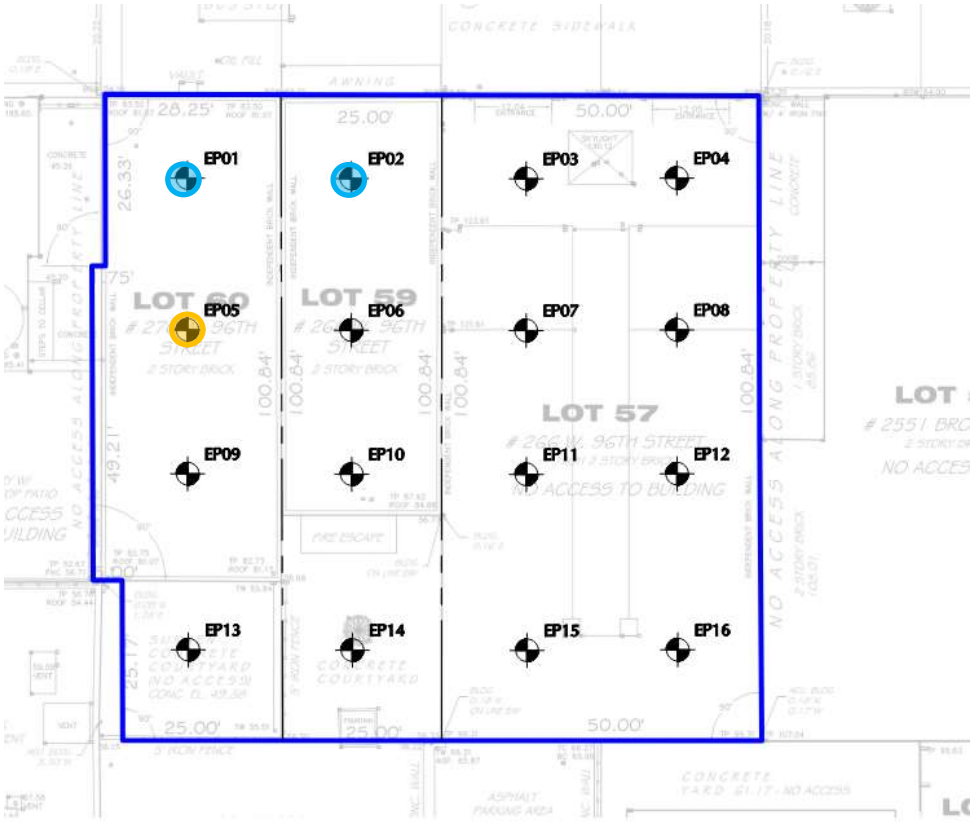
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating 0.75-inch stone in the northwestern part of the site (facing southwest)

Photo 2: Mayrich using dust suppression while breaking concrete in the southeastern part of the site (facing south).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

LANGAN

SITE OBSERVATION REPORT

PROJECT No.:	170432001		**DATE:**	Wednesday, June 29, 2022
PROJECT:	C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 66-83°F Wind: N at 0-6 mph
LOCATION:	266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 37**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used Zaxis 345LC excavator to excavate an about 30-foot-long, 40-foot-wide, 2-foot-deep area in the northwestern part of the site (Grid WC04). Excavated material consisting of native soil was screened for odors, staining, and organic vapors using a photoionization (PID). Evidence of impacts were not observed and soil was temporarily stockpiled and subsequently graded adjacent to the excavation for future off-site disposal.

- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the trucking ramp in the northeastern part of the site for off-site disposal.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations and VOCs did not exceed the action levels established in the site Community Air Monitoring Program (CAMP). Elevated intermittent one minute readings recorded at the monitoring stations were the result of truck exhaust in close approximately to the monitoring station and not ground-intrusive activities. Fugitive dust or odors associated with intrusive activities were not observed migrating off-site.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.029			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.029	0.011	0.041	Daily Time Weighted Average	0.1	0.1	0.2
Maximum 15-min Average	0.080	0.081	0.145	Maximum 15-min Average	0.7	0.6	0.7
Minimum 1-min Instant Reading	0.008	0.011	0.009	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.675	0.382	0.937	Maximum 1-min Instant Reading	0.7	0.7	1.1

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- No soil/fill was exported from the site.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	51	1,020

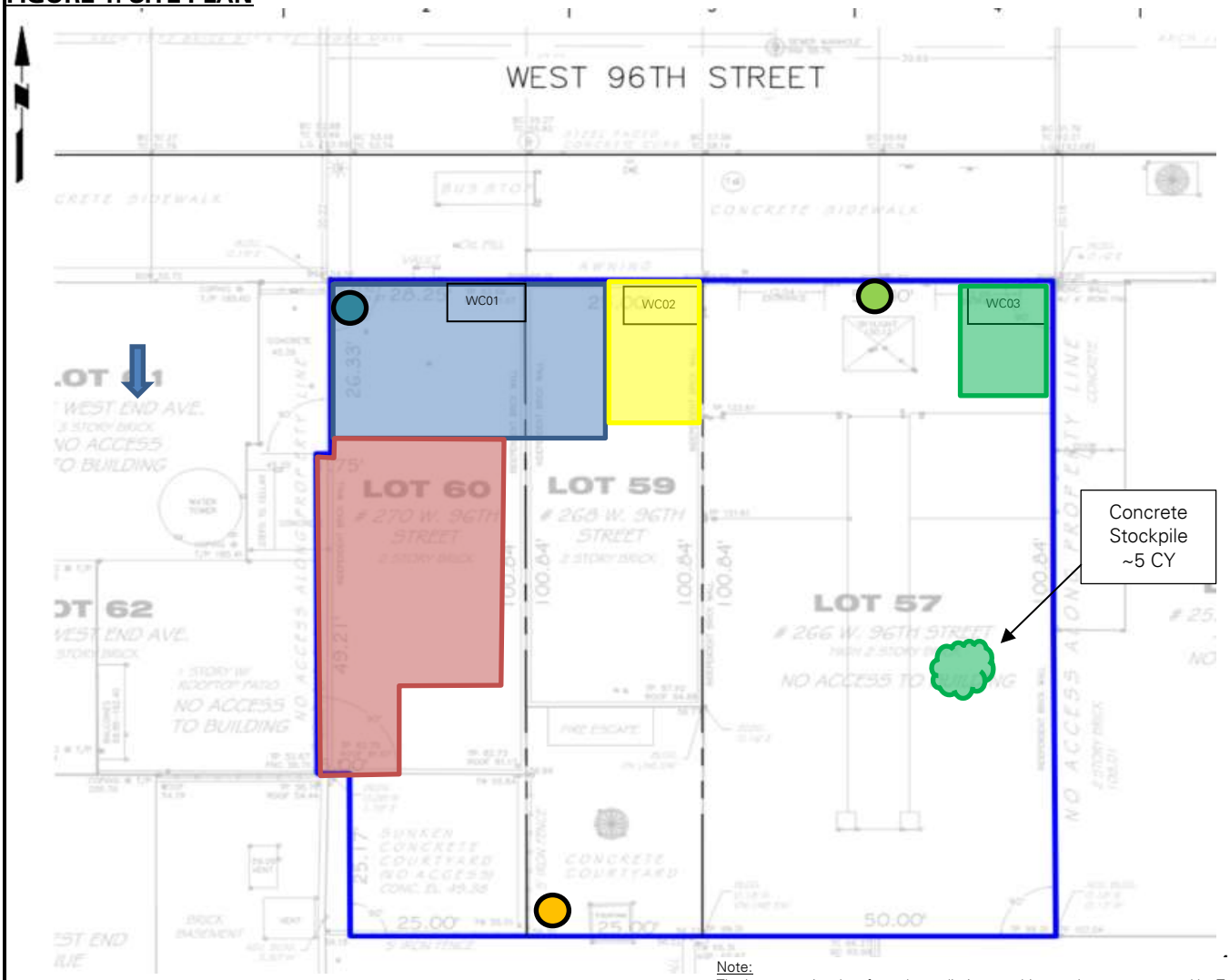
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Excavation and export of non-hazardous fill and native soil for off-site disposal.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

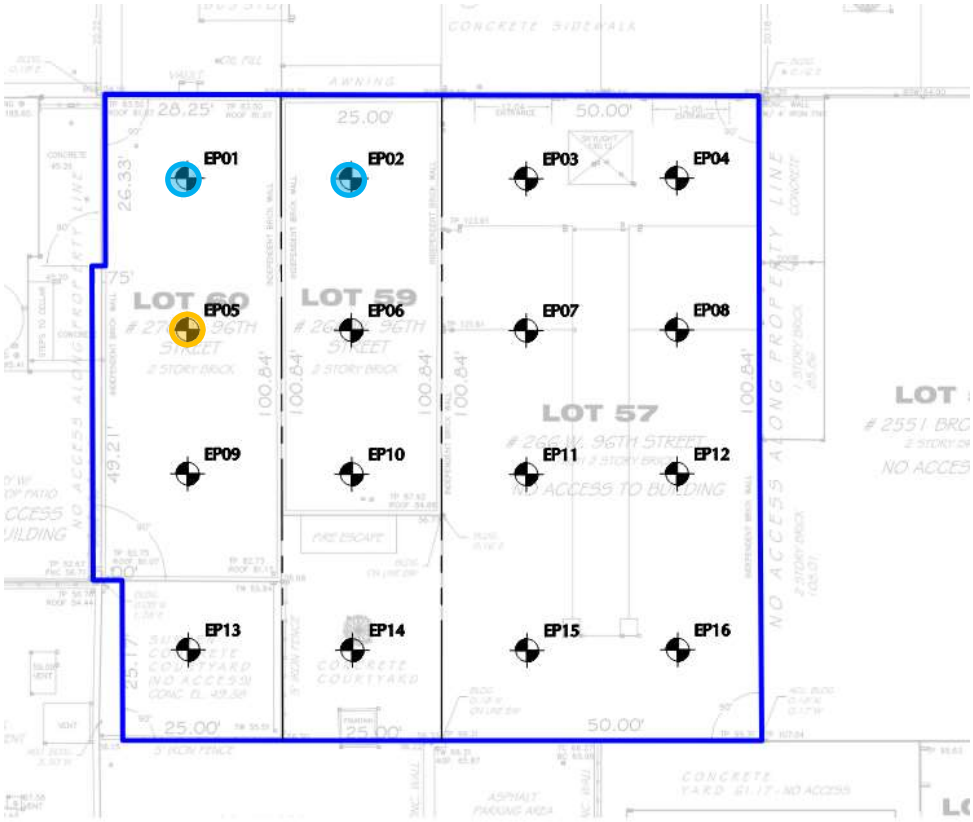
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



- Proposed Endpoint Sample Location
- Endpoint Sample(s) Collected Since Last Report
- Previously Collected Endpoint Samples
- Endpoint Sample(s) Re-collected Since Last Report
- Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Mayrich excavating native soil from the northwestern part of the site (facing south).

Photo 2: View of Mayrich exporting C&D debris for off-site disposal (facing east).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Thursday, June 30, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 69-84°F Wind: N at 0-9 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:30am to 3:30pm

CONTRACTOR'S EQUIPMENT:
Zaxis Excavator 870LC
Zaxis Excavator 345USLC

PRESENT AT SITE: **RAWP Day 38**
Environmental Engineer (Langan) – Sophia Misiakiewicz
Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott
Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the temporary trucking ramp for off-site disposal.
- Mayrich used Zaxis 345LC excavator to excavate an about 60-foot long, 30-foot wide, 3-foot-deep area in the western part of the site to bedrock (Grids WC01, WC02, WC04). Excavated material consisting of non-hazardous historic fill and native soil and was screened for odors, staining, and organic vapors using a photoionization (PID). Evidence of impacts were not observed and fill/soil was live-loaded into trucks for off-site disposal or temporarily stockpiled and subsequently graded into the trucking ramp for future off-site disposal.

Sampling

One sidewall sample (SW01) plus quality assurance/quality control (QA/QC) samples were collected from elevation (el.) 38 North American Vertical datum of 1988 (NAVD88) and were analyzed for parameters outlined in the RAWP. The samples were submitted to Alpha Analytical Laboratories, Inc., an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) between 11:28am and 11:41am and 3:07pm and 3:09pm at the downwind station (DW1) as a result of removing C&D debris and chipping bedrock and not a result of ground-intrusive work. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Readings declined below action levels before work could resume. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.026			Daily Background	0.1		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.026	0.030	0.029	Daily Time Weighted Average	0.1	0.0	0.1
Maximum 15-min Average	0.060	0.234	0.234	Maximum 15-min Average	1.3	0.0	0.8
Minimum 1-min Instant Reading	0.000	0.000	0.010	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.209	1.896	0.135	Maximum 1-min Instant Reading	1.4	0.0	0.9

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- Eight truckloads (about 160 cubic yards [CY]) of non-hazardous historic fill and native soil (WC01, WC02, and WC04) were exported from the site to the Bayshore Soil Management facility in Keasbey, New Jersey as non-hazardous petroleum-contaminated soil/urban fill material for off-site disposal.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	8	160
Total	Number of Loads	Approx. Volume (CY)
	59	1,180

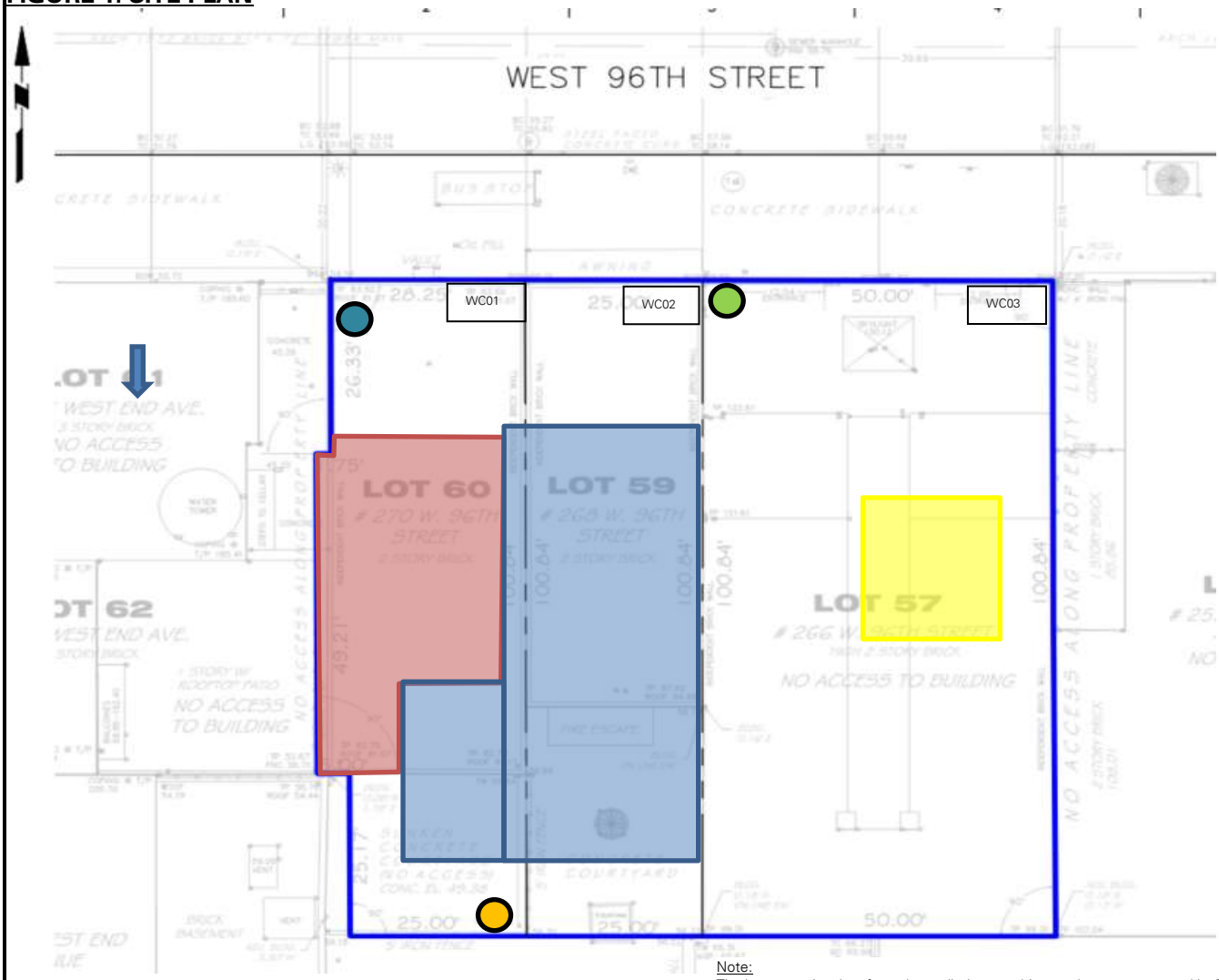
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Excavation and export of non-hazardous fill and native soil for off-site disposal.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.

WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

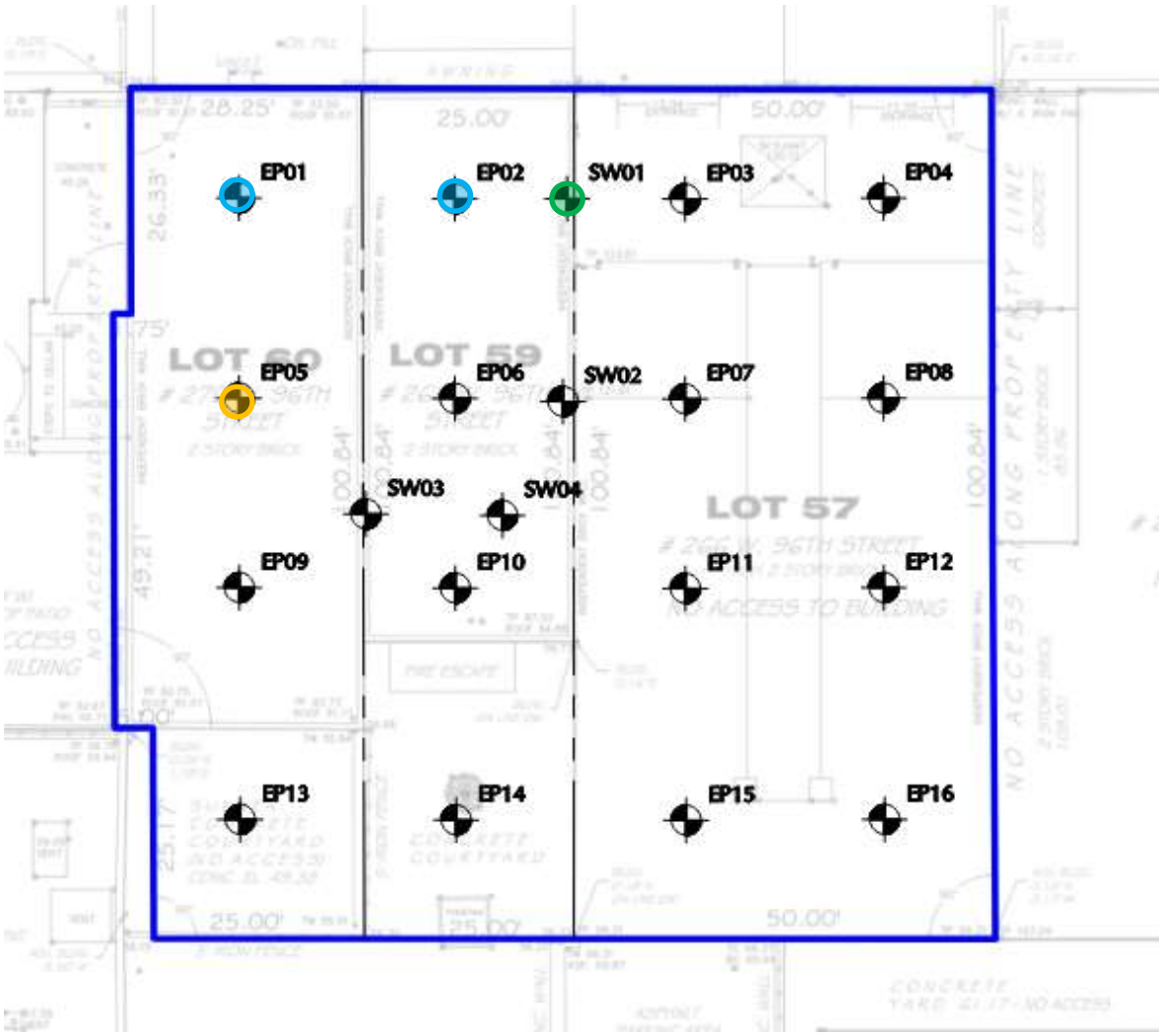
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample/Sidewall Sample(s) Collected Since Last Report

Previously Collected Endpoint Samples

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich excavating non-hazardous fill and native soil from the southwestern part of the site (facing south)

Photo 2: Mayrich using dust suppression on the trucking ramp (facing east).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Sophia Misiakiewicz **LANGAN**

SITE OBSERVATION REPORT

PROJECT No.: 170432001		**DATE:**	Friday, July 1, 2022
PROJECT: C231133 – 266-270 West 96th Street	**CLIENT:** 266 West 96th Street Associates LLC	**WEATHER:**	Sunny, 73-89°F Wind: N at 0-6 mph
LOCATION: 266-270 West 96th Street, New York, NY		**TIME:**	6:00am to 3:30pm

CONTRACTOR'S EQUIPMENT: Zaxis Excavator 870LC Zaxis Excavator 345USLC	**PRESENT AT SITE:** **RAWP Day 39** Environmental Scientist (Langan) – Maitland Robinson Foundation Contractor (Mayrich Construction [Mayrich]) – Joseph Scott Construction Manager (Urban Atelier Group ([UAG]) – George Voelpel

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe and document implementation of the August 2021 Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) Site No. C231133 at 266-270 West 96th Street (Borough of Manhattan Tax Block 1243, Lots 57, 59, and 60). Observed activities were as follows:

Site Activities

- Mayrich used a Zaxis 345LC excavator to export construction and demolition (C&D) debris from the temporary trucking ramp for off-site disposal.
- Mayrich used a Zaxis 870LC excavator and jackhammer attachment to chip and remove bedrock in the central and southern parts of the site. The removed bedrock was temporarily stockpiled in the northwestern part of the site to be used as a temporary equipment ramp.

Sampling

None.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

CAMP Activities

Langan set up and performed community air monitoring at the perimeter of the site at three locations (two downwind and one upwind), and included air monitoring for particulate matter for particulates less than 10 µm in diameter (PM10) and volatile organic compounds (VOCs). Particulate concentrations exceeded the action levels established in the site Community Air Monitoring Program (CAMP) between 12:34pm and 12:36pm at the downwind station (DW1) as a result of bedrock chipping. Upon being notified, Mayrich paused work and continually sprayed the area with water to mitigate dust. Readings declined below action levels before work could resume. VOC concentrations did not exceed the action levels established in the site CAMP. Fugitive dust or odors associated with intrusive activities were not observed.

Particulate Monitoring (mg/m^3)				**Organic Vapor Monitoring (ppm)**			
Daily background	0.079			Daily Background	-		
Averaging Period	Upwind	Downwind 1	Downwind 2	Averaging Period	Upwind	Downwind 1	Downwind 2
Daily Time Weighted Average	0.079	0.094	0.044	Daily Time Weighted Average	0.0	0.0	0.0
Maximum 15-min Average	0.234	0.222	0.175	Maximum 15-min Average	0.4	0.1	0.4
Minimum 1-min Instant Reading	0.004	0.005	0.004	Minimum 1-min Instant Reading	0.0	0.0	0.0
Maximum 1-min Instant Reading	0.856	0.848	0.411	Maximum 1-min Instant Reading	0.6	0.2	0.5

mg/m^3 = milligrams per cubic meter

ppm = parts per million

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

Material Tracking

- No soil/fill was imported to the site.
- Nine truckloads (about 180 cubic yards [CY]) of non-hazardous historic fill and native soil (WC01, WC02, WC03, and WC04) were exported from the site to the Bayshore Soil Management facility in Keasbey, New Jersey as non-hazardous petroleum-contaminated soil/urban fill material for off-site disposal.

MATERIALS IMPORT SUMMARY		
Facility Name	Tilcon – Mount Hope Quarry	
Location	Wharton, New Jersey	
Type of Material	0.75-inch stone	
Today	Number of Loads	Approx. Volume (CY)
	0	0
Total	Number of Loads	Approx. Volume (CY)
	8	144
NYSDEC Approved	1,000 CY (1,400 tons)	

MATERIALS EXPORT SUMMARY		
Facility Name	Bayshore Soil Management	
Location	Keasbey, New Jersey	
Type of Material	Non-Hazardous Petroleum Contaminated Soil/Urban Fill	
Today	Number of Loads	Approx. Volume (CY)
	9	180
Total	Number of Loads	Approx. Volume (CY)
	68	1,360

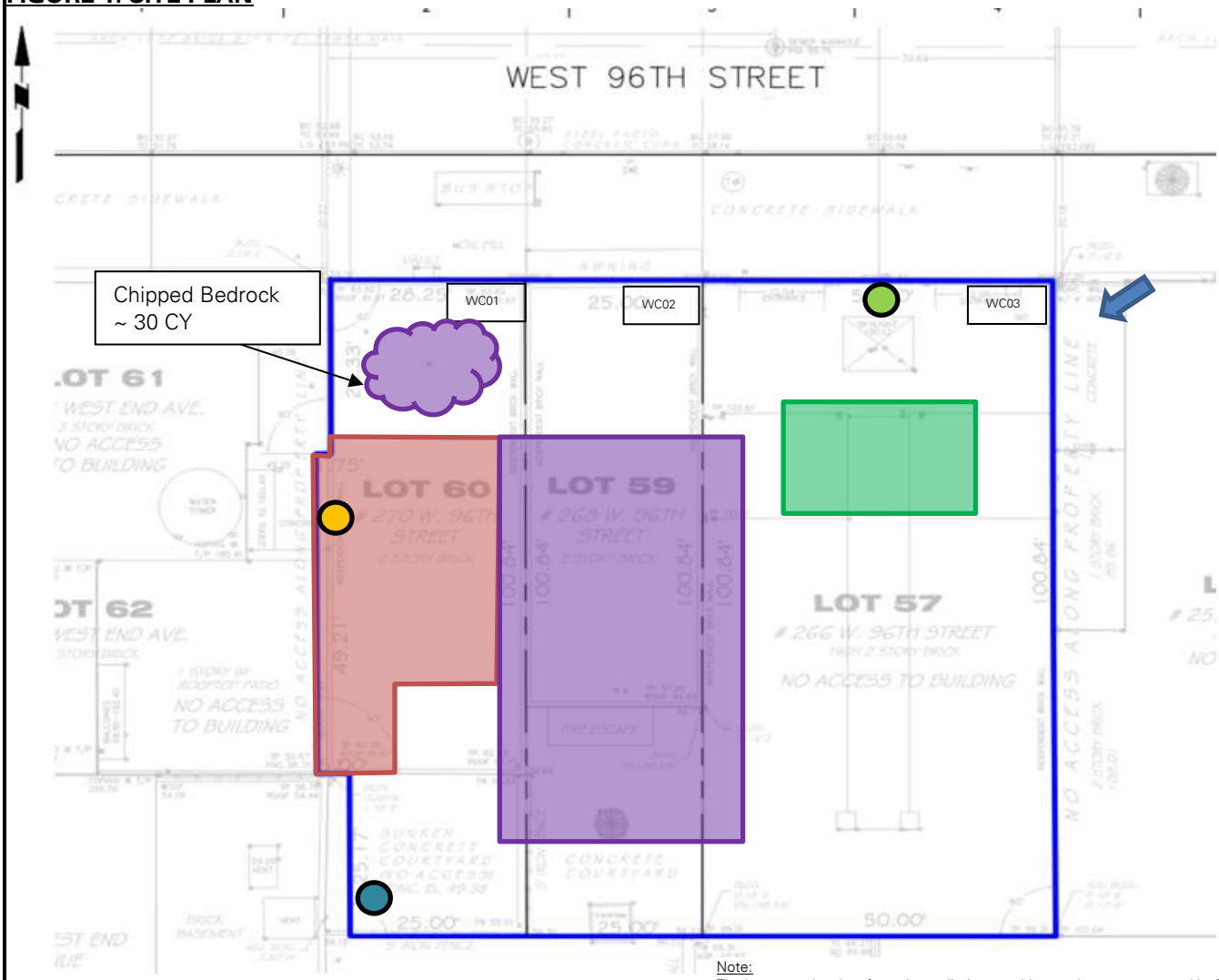
Anticipated Activities

- Installation of foundation elements across the site's footprint.
- Removal of bedrock across the site's footprint.

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 1: SITE PLAN



Note:
The base map is taken from the preliminary architectural survey, prepared by True North Surveys, Inc., dated August 23, 2016.
Upwind CAMP Station relocated due to construction activity
WC04 is comprised of native soil beneath WC01 and WC02 (Lots 59 and 60)

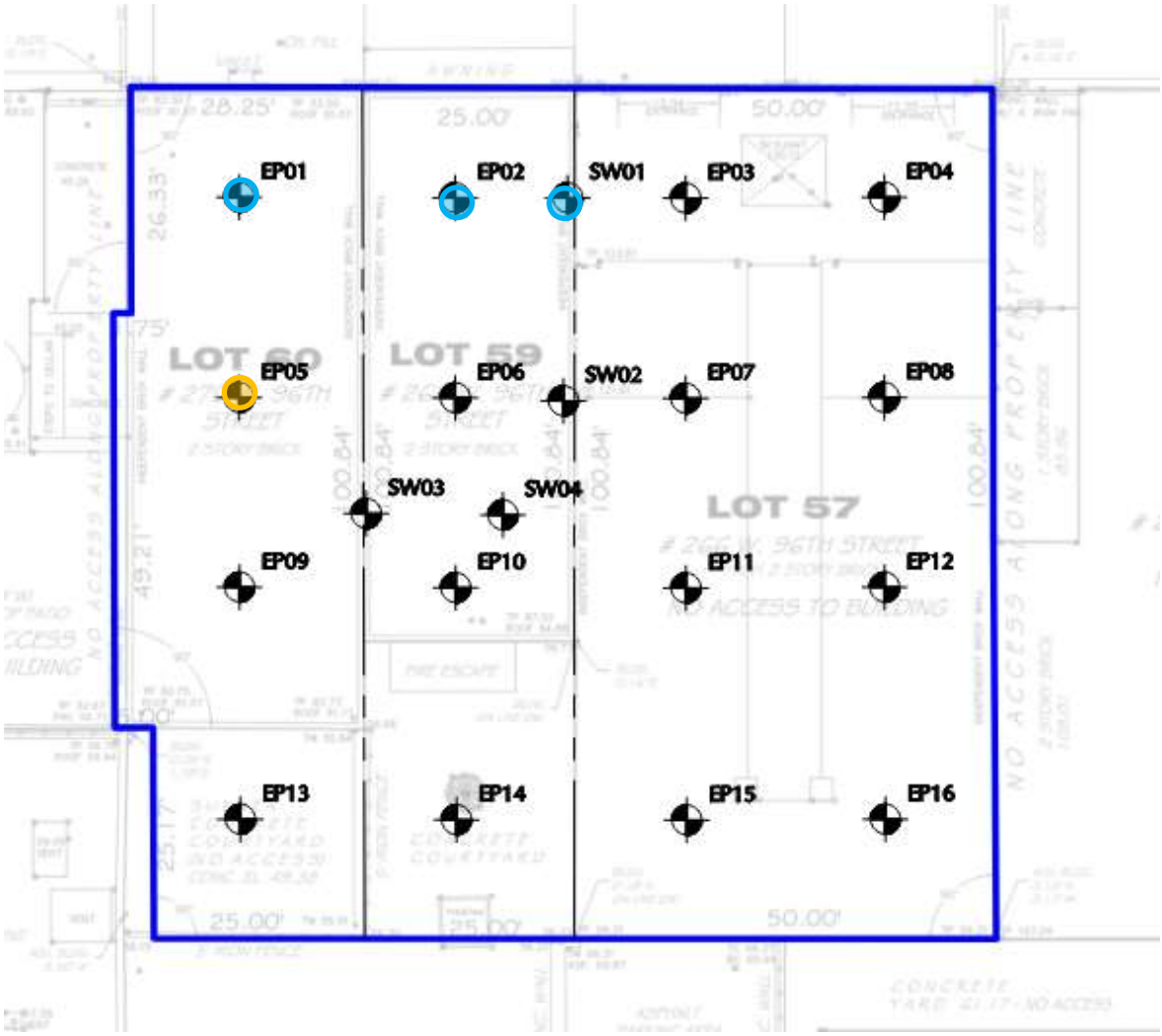
Legend:

- Downwind CAMP Station (DW1)
- Upwind CAMP Station
- Downwind CAMP Station (DW2)
- WC01 — Waste Characterization Grid
- Approximate Backfill Area
- Approximate Location of Waterproofing Installation
- Prevailing Wind Direction
- Approximate Excavation Area
- Approximate C&D Removal Work Area
- Stockpiled C&D Debris
- Approximate Graded Area
- Stockpiled Chipped Bedrock
- Bedrock Removal Work Area

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

FIGURE 2: ENDPOINT SAMPLE LOCATION MAP



Proposed Endpoint Sample Location

Endpoint Sample(s) Collected Since Last Report

Previously Collected Endpoint Samples

Endpoint Sample(s) Re-collected Since Last Report

Endpoint Sample(s) Not Collected - Excavation to Bedrock

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: Mayrich exporting non-hazardous fill and native soil for off-site disposal (facing south)

Photo 2: Mayrich using dust suppression while chipping bedrock in the central part of the site (facing east).

Cc:	K. Semon, B. Gochenaur, M. Burke (Langan)	By:	Maitland Robinson **LANGAN**