



Environmental, Planning, and Engineering Consultants

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February 16, 2023

Mr. Matthew Hubicki
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016

Re: Monthly Progress Report – January 2023
Former United Hospital – 406 Boston Post Road, Port Chester, New York
NYSDEC BCP Site No. C360202

Dear Mr. Hubicki:

This Monthly Progress Report has been prepared by AKRF, Inc. (AKRF) to summarize the work performed at the Former United Hospital site located at 406 Boston Post Road in Port Chester, New York [New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C360202] (the Site) during the month of January 2023. The following activities were conducted:

- AKRF continued preparation of the Interim Remedial Investigation Report (Interim RIR).
- AKRF reviewed materials related to the upcoming building demolition activities, assisted with the preparation of demolition specifications to ensure that the requirements of the BCP were incorporated, and began preliminary coordination for environmental oversight and implementation of the Community Air Monitoring Plan (CAMP) during future ground intrusive activities and structural demolition work. The demolition work will be completed in three phases: (1) Site Preparation / Pre-Asbestos Abatement; (2) Asbestos Abatement; and (3) Structural Demolition.

The following work is planned for February 2023:

- AKRF will continue to prepare the Interim RIR. We anticipated that the draft Interim RIR will be submitted to the NYSDEC in March 2023.
- AKRF will continue to coordinate with the demolition contractor to ensure that the requirements of the BCP are followed during the upcoming building demolition activities. It is anticipated that environmental/CAMP monitoring will be conducted on an as needed basis during ground intrusive activities as part of Phase 1 (Site Prep / Pre-Asbestos Abatement) and Phase 2 (Asbestos Abatement) of the demolition work (trenching for silt fences, utility disconnects, tank removals, etc.), with weekly inspections of the Site to confirm adherence to the requirements of the BCP. Based on the current project schedule, full scale environmental/CAMP monitoring is expected to commence during Phase 3 (Structural Demo) in the summer of 2023.
- Additional detail regarding the anticipated scope and schedule for each phase of the demolition work will be provided to the NYSDEC and New York State Department of Health (NYSDOH), and AKRF will coordinate a pre-demolition meeting (on-site or virtual) with the Volunteer, NYSDEC, NYSDOH, and the demolition contractor.

If you have any questions regarding the information presented in this letter, please contact me at (914) 922-2374.

Sincerely,
AKRF Inc.



Timothy McClintock
Technical Director

cc (electronic copy only):

Ms. Kerry Maloney – NYSDEC
Ms. Angela Martin – NYSDOH
Mr. Christopher Gibaldi – Boston Post Road Owner LLC
Ms. Christine Leas – Sive, Paget & Riesel P.C.
Mr. Marc Godick – AKRF