



***Environmental, Planning, and Engineering Consultants***

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March 10, 2023

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

Re: Monthly Progress Report – February 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 February 2023. The following activities were conducted:

- AKRF provided the NYSDEC and New York State Department of Health (NYSDOH) with an update on the anticipated scope and schedule for the three phases of the building demolition work: (1) Site Preparation / Pre-Asbestos Abatement; (2) Asbestos Abatement; and (3) Structural Demolition.
- AKRF scheduled a virtual pre-demolition meeting with the Volunteer, NYSDEC, NYSDOH, and the demolition contractor in March 2023.
- The demolition contractor mobilized equipment to the Site and began Phase 1 of the demolition work (Site Preparation / Pre-Asbestos Abatement), including removal of loose items (e.g., furniture, garbage, etc.) from the former hospital buildings to facilitate access for future asbestos abatement work; no ground intrusive or structural demolition work was performed.
- AKRF continued preparation of the Interim Remedial Investigation Report (Interim RIR).

The following work is planned for March 2023:

- A virtual pre-demolition meeting with the Volunteer, AKRF, NYSDEC, NYSDOH, and the demolition contractor has been scheduled for March 20, 2023.
- AKRF will continue to coordinate with the demolition contractor to ensure that the requirements of the BCP are followed during the building demolition activities. It is anticipated that environmental oversight and implementation of the Community Air Monitoring Plan (CAMP) included in the Remedial Investigation Work Plan (RIWP) 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 (e.g., trenching for silt fencing, 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 Demolition) in the summer of 2023.

- AKRF will continue to prepare the Interim RIR. We anticipate that the draft Interim RIR will be submitted to the NYSDEC in late March 2023.

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):

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