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April 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 – March 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 March 2023. The following activities were conducted:

- A virtual pre-demolition meeting with the Volunteer, AKRF, NYSDEC, New York State Department of Health (NYSDOH), and the demolition contractor was conducted on March 20, 2023 to evaluate the scope and anticipated schedule for the for the three phases of the building demolition work [(1) Site Preparation / Pre-Asbestos Abatement, (2) Asbestos Abatement, and (3) Structural Demolition].
- AKRF provided the NYSDEC and NYSDOH with additional detail and supporting documentation associated with the demolition activities in response to comments/feedback provided following the virtual pre-demolition meeting.
- The demolition contractor continued with 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, with Phase 2 (Asbestos Abatement) commencing concurrently in select areas of the buildings; no ground intrusive or structural demolition work was performed.
- AKRF conducted inspections of the Site on March 6, 2023 and March 24, 2023 to ensure that the requirements of the BCP were being followed during the building demolition activities.
- AKRF scheduled an on-site meeting the Volunteer, NYSDEC, NYSDOH, and the demolition contractor for April 28, 2023.
- AKRF updated the public facing website to reflect the current anticipated schedule for the demolition activities and for completion of the second phase of the Remedial Investigation (RI).
- AKRF continued preparation of the Interim Remedial Investigation Report (Interim RIR).

The following work is planned for April 2023:

- An on-site meeting with the Volunteer, AKRF, NYSDEC, NYSDOH, and the demolition contractor has been scheduled for April 28, 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, 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.
- We anticipate that the draft Interim RIR will be submitted to the NYSDEC by late April 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