



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

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

- An on-site meeting with the Volunteer, AKRF, NYSDEC, New York State Department of Health (NYSDOH), and the demolition contractor was conducted on April 28, 2023 to tour the Site, discuss the scope and anticipated schedule for building demolition activities, assess potential Interim Remedial Measures (IRMs) to address suspected underground storage tanks (USTs), and discuss the approach for implementation of the Community Air Monitoring Plan (CAMP) during future ground intrusive work and building demolition activities.
- 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) continuing concurrently in select areas of the buildings. While no ground intrusive or structural demolition work was performed, the Phase 2 work included the abatement of exterior asbestos- and polychlorinated biphenyl (PCB)-containing caulking at the former power plant building on April 13 and 14, 2023. As the exterior work had some limited potential for generation of airborne particulate, AKRF conducted roving CAMP monitoring utilizing hand-help equipment [a photoionization detector (PID) and dust monitor] during the work. A Daily Activity Report was prepared and submitted to NYSDEC and NYSDOH for each day, which documented the work completed that day, provided the schedule for near-term field work, and included a summary of the findings from the CAMP monitoring activities. Copies of the Daily Activity Reports are included as Attachment A to this Monthly Progress Report.
- AKRF conducted inspections of the Site on April 13, 18, and 28, 2023 to ensure that the requirements of the BCP were being followed during the building demolition activities.
- AKRF continued preparation of the Interim Remedial Investigation Report (Interim RIR).

The following work is planned for May 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. Based on the current project schedule, it is anticipated that full scale environmental/CAMP monitoring will begin in late May 2023 during exterior handling of building materials associated with demolition of interior, non-loadbearing, building elements (partition walls, drop ceilings, mechanical equipment, etc.) and will continue through the conclusion of Phase 3 (Structural Demolition), which is anticipated to be completed in the first quarter of 2024.
- Prior to mobilization for full scale CAMP monitoring, AKRF will implement CAMP activities 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.
- We anticipate that the draft Interim RIR will be submitted to the NYSDEC by late May 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

**Attachment A**  
**Daily Activity Reports**

	<b>Daily Activity Report</b>			
	Former United Hospital Port Chester, NY BCP No. C360202			
	<b>General Site Information</b>			
Date:	Thursday, April 13, 2023			
Weather:	Sunny, ~85°F			
Wind Direction/Speed:	Wind from the northwest @ ~7mph			
AKRF Personnel on Site:	Steve Schmid			
AKRF Equipment on Site:	Handheld PID and Dustrak			
Visitors:	None			
<b>Contractor Information</b>				
<b>Contracting Company</b>	<b>Key Personnel</b>		<b>Equipment</b>	
Capital Industries Corp.	Joe Cianciulli		Boom Lift, Excavator, and Hand Tools	
<b>Description and Location of Work Activities Performed</b>				
NOVA prepped the work area around the former power plant building and mobilized equipment and supplies.				
NOVA began abatement of asbestos- and PCB-containing caulking at the former power plant building.				
<b>Site Soil Disposal Tracking Information</b>				
<b>Destination Facility</b>	<b>Daily Trucks</b>	<b>Daily Approx. Cubic Yds.</b>	<b>Total Site Loads</b>	<b>Total Approximate Cubic Yards</b>
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0
<b>Imported Fill Tracking Information</b>				
<b>Origin Facility</b>	<b>Daily Trucks</b>	<b>Daily Approx. Cubic Yds.</b>	<b>Total Site Loads</b>	<b>Total Approximate Cubic Yards</b>
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0
<b>CAMP Information</b>				
	<b>Roving Equipment</b>		<b>Upwind</b>	<b>Downwind</b>
Odors:	None Observed		N/A	N/A
VOC Action Level Exceedance(s) Above Background:	No		N/A	N/A
Particulate Action Level Exceedance(s) Above Background:	No		N/A	N/A
<b>Additional Information</b>				
Planned Work Activity for Following Day(s):	Continue abatement of asbestos- and PCB-containing caulking at the former power plant building.			
Comments:	None			

Site Photographs

**Photograph 1 - A**  
view of the work area  
prior to mobilization,  
view facing north.



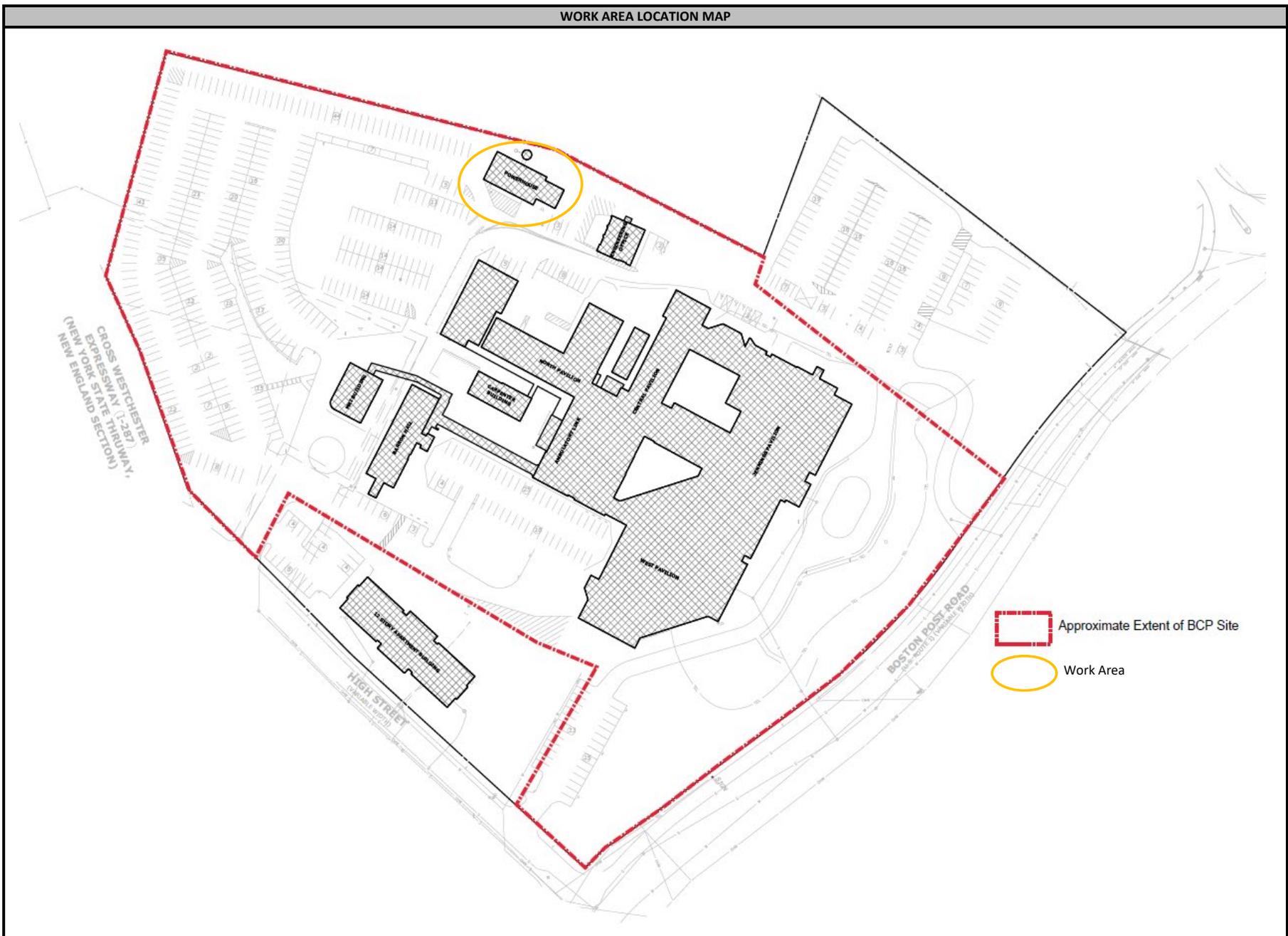
**Photograph 2 -**  
Preparation of the  
work area and boom  
lift with poly, view  
facing northeast.



**Photograph 3 -**  
Abatement of  
asbestos- and PCB-  
containing caulking  
at the former power  
plant using hand  
tools, view facing  
east.



WORK AREA LOCATION MAP



**Roving CAMP Log**

**AKRF, Inc.**

**Air Monitoring Log**

Project: Former United Hospital

Client: Rose Associates

Date: 4/13/23

Work Activity: interior work @ SW hospital building  
abatement @ power plant

Logged By: SS

Job No: 200057

Weather: ~85° sunny

Wind Direction: NW

Wind Speed: 7 mph

TIME	LOCATION	PID (ppm)	DUST (mg/m <sup>3</sup> )	ODORS	COMMENTS (activity; work zone, upwind or downwind)
700	UW	0.0	0.057	none	BACKGROUND
730	DW	0.0	0.069	none	interior work @ SW hospital building
800	UW	0.0	0.054	none	↓
830	DW	0.0	0.060	none	↓
900	UW	0.0	0.049	none	↓
930	DW	0.0	0.055	none	mobilize + prep @ power plant
1000	UW	0.0	0.051	none	↓
1030	WZ	0.0	0.058	none	caulking removed @ exterior
1100	DW	0.0	0.063	none	↓
1130	UW	0.0	0.056	none	↓
1200	WZ	0.0	0.061	none	↓ / lunch break
1230	DW	0.0	0.068	none	↓
1300	UW	0.0	0.043	none	↓
1330	WZ	0.0	0.052	none	↓
1400	DW	0.0	0.055	none	↓
1430	UW	0.0	0.050	none	↓
1500	WZ	0.0	0.059	none	↓
1530	DW	0.0	0.064	none	↓
1600	UW	0.0	0.039	none	clean up WA
1630	WZ	0.0	0.044	none	↓

Work Zone Action Levels	
PID	DUST
<5 ppm: Level D	<0.150 mg/m <sup>3</sup> above background in breathing zone:
Between 5 ppm and 50 ppm: level C	level D
>50 ppm: STOP	>0.150 mg/m <sup>3</sup> above background in breathing zone: Dust suppression

Community (Perimeter) Action Levels	
PID	DUST
>5 ppm above background: vapor suppression	>0.1 mg/m <sup>3</sup> above background: dust suppression
>25 ppm above background: STOP	>0.15 mg/m <sup>3</sup> above background: STOP

	<b>Daily Activity Report</b>			
	Former United Hospital			
	Port Chester, NY BCP No. C360202			
<b>General Site Information</b>				
Date:	Friday, April 14, 2023			
Weather:	Sunny, ~85°F			
Wind Direction/Speed:	Wind from the south @ ~3mph			
AKRF Personnel on Site:	Steve Schmid			
AKRF Equipment on Site:	Handheld PID and Dustrak			
Visitors:	None			
<b>Contractor Information</b>				
<b>Contracting Company</b>	<b>Key Personnel</b>		<b>Equipment</b>	
Capital Industries Corp.	Joe Cianciulli		Boom Lift, Excavator, and Hand Tools	
<b>Description and Location of Work Activities Performed</b>				
NOVA completed abatement of asbestos- and PCB-containing caulking at the former power plant building.				
NOVA began to demob from the work area at the former power plant.				
<b>Site Soil Disposal Tracking Information</b>				
<b>Destination Facility</b>	<b>Daily Trucks</b>	<b>Daily Approx. Cubic Yds.</b>	<b>Total Site Loads</b>	<b>Total Approximate Cubic Yards</b>
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0
<b>Imported Fill Tracking Information</b>				
<b>Origin Facility</b>	<b>Daily Trucks</b>	<b>Daily Approx. Cubic Yds.</b>	<b>Total Site Loads</b>	<b>Total Approximate Cubic Yards</b>
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0
<b>CAMP Information</b>				
	<b>Roving Equipment</b>		<b>Upwind</b>	<b>Downwind</b>
Odors:	None Observed		N/A	N/A
VOC Action Level Exceedance(s) Above Background:	No		N/A	N/A
Particulate Action Level Exceedance(s) Above Background:	No		N/A	N/A
<b>Additional Information</b>				
Planned Work Activity for Following Day(s):	Continue interior abatement of asbestos-containing materials from the main hospital buildings.			
Comments:	None			

Site Photographs

**Photograph 1 -**  
Breaking windows on the former power plant building to facilitate the abatement of asbestos and PCB-containing caulking, view facing north.



**Photograph 2 -**  
Abatement of asbestos- and PCB-containing caulking at the former power plant using hand tools, view facing west.



**Photograph 3 -**  
Abatement of asbestos- and PCB-containing caulking at the former power plant using hand tools, view facing northeast.



WORK AREA LOCATION MAP

