DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	5
BCP Site	BCP Site No. C360253	**Date**	10/24/2025
Location	223-225, 227 Westchester Ave & 204, 206-208, 214-220 Irving Ave, Port Chester, Westchester County, NY 10573	**File No.**	0206816
Client	Yorkland Partners, LLC, 227 Westchester LLC and 204 Irving Two LLC	**Temperature**	44-58°F
Contractor	Coastal Environmental Solutions, Inc. (Coastal), Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	NW to SE, up to 14 mph
Weather	Cloudy	**Personnel on Site**	C. Jackson
Humidity	79%	**Time on Site**	6:30-18:30

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) was present to document implementation of the NYSDEC-approved August 2025 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich of New York. Site observations are summarized below.

Daily Observations:

- Coastal completed a GPR survey and cleared two previously inaccessible boring locations.
- Two soil borings (SB-03 and SB-17) were advanced to a depth of approximately 20 feet below ground surface (ft bgs), to bedrock refusal.
- One permanent groundwater monitoring well (MW-03) was installed to a depth of approximately 10 ft bgs.
- Lakewood completed development of two permanent groundwater monitoring wells (MW-02 and MW-03).
- Haley & Aldrich of New York collected soil and soil vapor samples.
- The aboveground storage tank (AST) at 206-208 Irving Avenue was enclosed within newly installed secondary containment, with absorbent materials placed around the base as a spill prevention measure.

Samples Collected:

- The following soil samples were collected for Target Compound List (TCL) volatile organic compounds (VOCs) plus 10 tentatively identified compounds (TICs), TCL semi-volatile organic compounds (SVOCs) plus 10 TICs, Target Analyte List (TAL) metals, cyanide, pesticides/polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane analyses in accordance with the approved RIWP from borings SB-03, and SB-17:
  - SB-03_0-0.5, SB-03_4-6, SB-03_7-9, SB-03_14-16
  - SB-17_0-0.5, SB-17_4-6, SB-17_6-8, SB-17_18-20
- The following soil vapor samples were collected for TO-15 VOCs analysis in accordance with the approved RIWP:
  - SV-06
  - SV-07
  - SV-12

- Samples were placed on ice in a cooler and transported under chain of custody via courier to Pace Analytical Laboratories, Inc. in Westborough, Massachusetts for analyses in accordance with the approved RIWP.

CAMP Activities:

- Air monitoring was performed at one upwind, one downwind, and one indoor location during ground-intrusive activities (between 8:00 am and 4:00 pm). No 15-minute average concentrations of VOCs or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels.
- No visible dust or odors were observed migrating off-Site.

Activities Planned for Coming Week:

- Haley & Aldrich of New York and Lakewood will continue implementation of the Remedial Investigation, including the installation of soil borings, groundwater monitoring wells, and soil vapor points.

Site Photographs:



Photo 1: View of soil boring SB-17, facing west.



Photo 2: View of AST, secondary containment, and grey absorbent materials facing northeast.

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Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete

Date	10/24/2025
Personnel:	C. Jackson
Weather:	44-58, Cloudy
Humidity:	79%
Wind Direction:	NW to SE, up to 14 mph

Particulate Background (µg/m3): 10.0
PID Background (ppm): 0

Upwind
DustTrak #: 31865
Downwind
DustTrak #: 32424
Indoor
DustTrak #: 42655

Site Map:



Wind Direction

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Indoor	Upwind	Downwind	Indoor		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
630								
645								
700								
715								
730								
745								
800	10.0	9.0	9.0	0.0	0.0	0.0	N	Installation of Borings
815	10.0	9.0	12.0	0.0	0.0	0.0	N	Installation of Borings
830	11.0	6.0	33.0	0.0	0.0	0.0	N	Installation of Borings
845	8.0	8.0	43.0	0.0	0.0	0.0	N	Installation of Borings
900	13.0	12.0	20.0	0.0	0.0	0.0	N	Installation of Borings
915	9.0	6.0	6.0	0.0	0.0	0.0	N	Installation of Borings
930	11.0	7.0	8.0	0.0	0.0	0.0	N	Installation of Borings
945	6.0	6.0	3.0	0.0	0.0	0.0	N	Installation of Borings
1000	9.0	4.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1015	7.0	12.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1030	7.0	7.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1045	8.0	9.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1100	12.0	7.0	23.0	0.0	0.0	0.0	N	Installation of Borings

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Indoor	Upwind	Downwind	Indoor		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
1115	9.0	9.0	24.0	0.0	0.0	0.0	N	Installation of Borings
1140	7.0	4.0	28.0	0.0	0.0	0.0	N	Installation of Borings
1145	8.0	8.0	33.0	0.0	0.0	0.0	N	Installation of Borings
1200	9.0	6.0	16.0	0.0	0.0	0.0	N	Installation of Borings
1215	13.0	4.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1230	16.0	7.0	9.0	0.0	0.0	0.0	N	Installation of Borings
1245	7.0	7.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1300	5.0	9.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1315	8.0	6.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1330	4.0	8.0	7.0	0.0	0.0	0.0	N	Installation of Borings
1345	6.0	8.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1400	4.0	9.0	36.0	0.0	0.0	0.0	N	Installation of Borings
1415	4.0	6.0	23.0	0.0	0.0	0.0	N	Installation of Borings
1430	7.0	8.0	19.0	0.0	0.0	0.0	N	Installation of Borings
1445	6.0	4.0	25.0	0.0	0.0	0.0	N	Installation of Borings
1500	4.0	7.0	19.0	0.0	0.0	0.0	N	Installation of Borings
1515	6.0	9.0	20.0	0.0	0.0	0.0	N	Installation of Borings
1530	5.0	6.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1545	6.0	8.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1600	10.0	7.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1615								
1630								
1645								
1700								
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1900								
1915								
1930								
1945								