DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	6
BCP Site	BCP Site No. C360253	**Date**	10/28/2025
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**	40-56°F
Contractor	Coastal Environmental Solutions, Inc. (Coastal), Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	NE to SW, up to 25 mph
Weather	Sunny	**Personnel on Site**	C. Jackson
Humidity	83%	**Time on Site**	6:30-14:00

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:

- Lakewood mobilized a modified AMS PowerProbe 9100P drilling rig to the Site.
- One soil boring (SB-06) was advanced to a depth of approximately 24 feet (ft) below ground surface (bgs), to bedrock refusal.
- One permanent groundwater monitoring well (MW-06) was installed to a depth of approximately 15 ft bgs.
- One soil vapor point (SV-03) was installed directly below the slab.
- Lakewood completed development of one permanent groundwater monitoring well (MW-06).
- Haley & Aldrich of New York collected soil and soil vapor samples.

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 boring SB-06:
  - SB-06_0-0.5, SB-06_4-6, SB-06_6-8, SB-06_22-24
- The following soil vapor samples were collected for TO-15 VOCs analysis in accordance with the approved RIWP:
  - SV-03
- 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.

DAILY FIELD REPORT

CAMP Activities:

- Air monitoring was performed at one upwind, one downwind, and one indoor location during ground-intrusive activities (between 7:00 am and 9:45 am). 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 will continue implementation of the Remedial Investigation, including the collection of groundwater samples.

Site Photographs:



Photo 1: View of contractors installing SB-06/MW-06, facing southeast.



Photo 2: View of contractors developing MW-06, facing southeast.

DAILY FIELD REPORT

Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete

Date	10/28/2025
Personnel:	C. Jackson
Weather:	40-56, Sunny
Humidity:	83%
Wind Direction:	NE to SW, up to 25 mph

Particulate Background (µg/m3): 4.0

PID Background (ppm): 0

Upwind

DustTrak #: 32424

Downwind

DustTrak #: 81865

Dowwind 2

DustTrak #: 42655

Site Map:



Wind Direction

Time	Particulate			VOCs				Notes
	Upwind	Downwind	Downwind 2	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	4.0	4.0	6.0	0.0	0.0	0.0	N	Installation of Borings
715	5.0	8.0	7.0	0.0	0.0	0.0	N	Installation of Borings
730	8.0	10.0	4.0	0.0	0.0	0.0	N	Installation of Borings
745	7.0	6.0	5.0	0.0	0.0	0.0	N	Installation of Borings
800	5.0	6.0	6.0	0.0	0.0	0.0	N	Installation of Borings
815	6.0	7.0	4.0	0.0	0.0	0.0	N	Installation of Borings
830	12.0	6.0	9.0	0.0	0.0	0.0	N	Installation of Borings
845	7.0	9.0	10.0	0.0	0.0	0.0	N	Installation of Borings
900	5.0	6.0	8.0	0.0	0.0	0.0	N	Installation of Borings
915	10.0	7.0	8.0	0.0	0.0	0.0	N	Installation of Borings
930	8.0	7.0	12.0	0.0	0.0	0.0	N	Installation of Borings
945	6.0	4.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1000								
1015								
1030								
1045								
1100								