

Project	Bedford Beverly Brownfield Site	Report No.	25
BCP Site	BCP Site No. C224384	Date	11/08/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC, Star Demolition (Star), Maman Contracting (Maman), International Concrete	Temperature	43-53 °F
Contractor	Haley & Aldrich	Wind Direction	N to S, 25 mph
Weather	Sunny	Personnel on Site	D. Djombalic & Z. Simmel
Humidity	63%	Time on Site	6:50am to 3:40pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich currently under review by NYSDEC and the NYSDEC-approved Change of Use dated 17 August 2023 to begin support of excavation work. Site observations are summarized below.

Daily Observations:

- Contractor (International Concrete) continued support of excavation (SOE) prep along the perimeter of Lot 14 and stockpiled soil in preparation for disposal.
- Contractor (Star) continued demolition of the former building on Lot 53 and stockpiled demolition debris for disposal.
- Contractor (International Concrete) encountered three, approximately 550-gallon underground storage tanks (UST) in the western portion of grid WC-06 during excavation. No visible evidence of contamination was observed in the vicinity of the USTs.

Waste Disposal/Backfill Import Tracking:

Material Export:

- No soil was transported off-site.

	<i>Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)</i>		<i>Facility: Mount Materials, Fairless Hills, PA (Asphalt)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>117 Loads</u>	<u>2340 CY</u>	<u>5 Loads</u>	<u>100 CY</u>	<u>122 Loads</u>	<u>2440 CY</u>

- C&D disposal is summarized below:

	<i>Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>23 Loads</u>	<u>460 CY</u>	<u>23 Loads</u>	<u>460 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

Material Import:

- No material was imported to the Site.

Samples Collected:

- No samples were collected.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at four locations during ground intrusive work from 7:30 pm to 3:15 pm. No 15-minute average concentration of volatiles organic compounds (VOCs) or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels. No visible dust was observed leaving the site perimeter.

Activities Planned for Coming Week:

- Contractor (Star) will continue demolition of the former building on Lot 53.
- Contractor (International Concrete) will continue stockpiling soil on the perimeter of Lot 14 for disposal.
- Contractor (International Concrete) will continue installing H piles as part of SOE installation on the perimeter of the site.

Site Photographs:



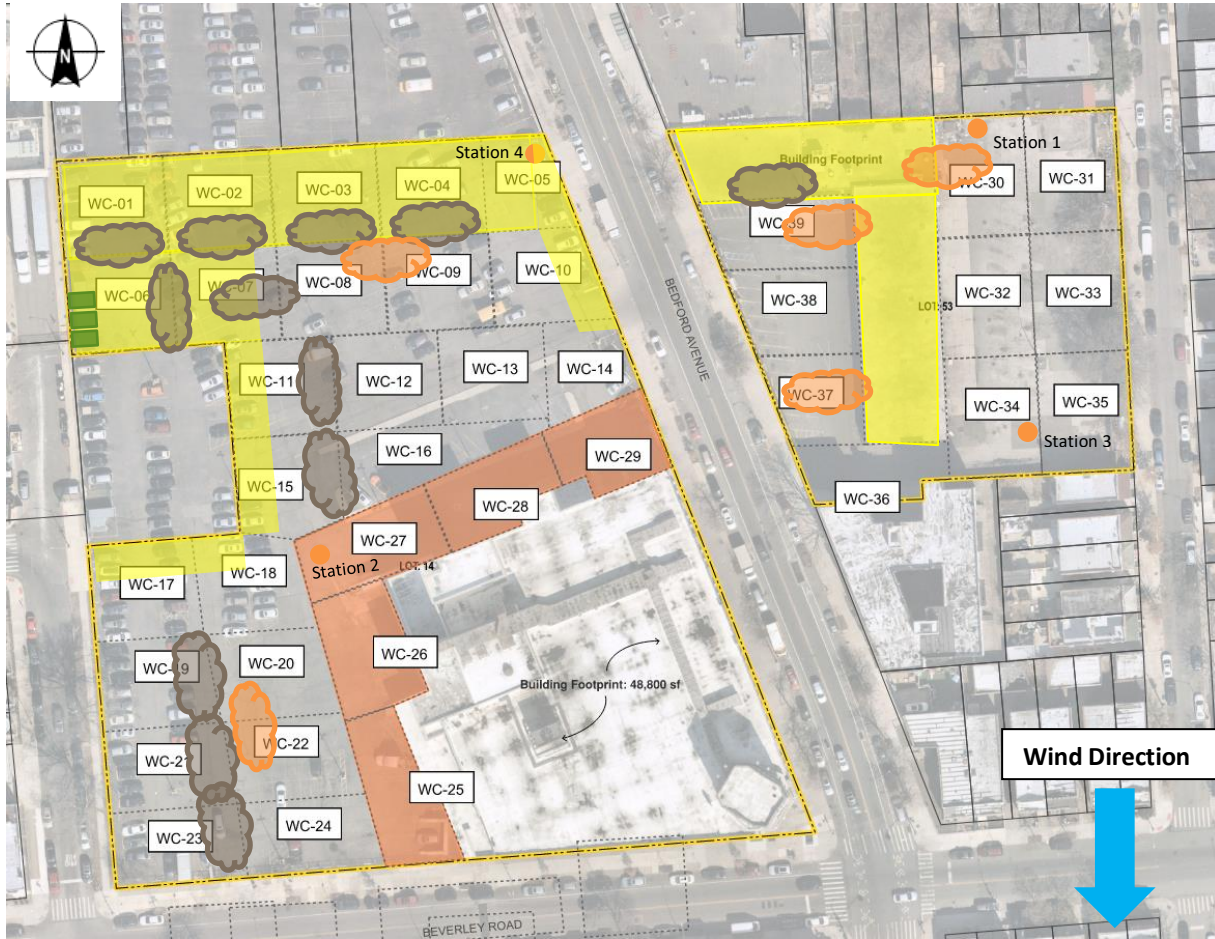
Photo 1: View of contractor installing H piles in Lot 14, facing west.



Photo 2: View of contractor stockpiling demo debris from Lot 53, facing north.

Site Plan:

Reference: Waste Characterization Letter Figure 3 Grid Location Map, prepared by Haley & Aldrich, dated October 2023



LEGEND:

- Area of work
- CAMP Station
- Stockpile Location (soil/fill)
- Stockpile location (C&D)
- UST Location

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2023-11-08

Personnel : D. Djombalic

Weather : Sunny

Humidity : 63%

Wind Direction : N to S, 25 mph

Particulate Background (ug/m3) : 1.889

PID Background (ppm) : 0.0

Action Levels : Downwind perimeter of work area above background levels

PID (ppm) : > 5 ppm for the 15-min average

Dust (ug/m3) : > 150 for the 15-min average

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
07:30	11.881	4.163		1.889	0.0	0.0		0.0		
07:45	7.074	2.109	2.818	0.806	0.0	0.0	0.0	0.0		
08:00	4.875	1.834	2.187	0.999	0.0	0.0	0.0	0.0		
08:15	4.447	1.408	2.014	1.231	0.0	0.0	0.0	0.0		
08:30	4.491	0.945	1.258	1.435	0.0	0.0	0.0	0.0		
08:45	4.100	1.074	1.396	1.926	0.0	0.0	0.0	0.0		
09:00	4.050	1.310	1.638	1.759	0.0	0.0	0.0	0.0		
09:15	3.449	1.291	1.571	1.846	0.0	0.0	0.0	0.0		
09:30	3.594	1.454	2.877	1.944	0.0	0.0	0.0	0.0		
09:45	7.371	1.491	2.400	3.177	0.0	0.0	0.0	0.0		
10:00	29.951	1.426	2.613	3.267	0.0	0.0	0.0	0.0		
10:15	39.795	2.040	2.673	2.679	0.0	0.0	0.0	0.0		
10:30	14.122	1.939	2.469	2.323	0.0	0.0	0.0	0.0		
10:45	49.669	1.861	2.859	2.947	0.0	0.0	0.0	0.0		

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
11:00	35.667	1.604	2.082	2.7	0.1	0.0	0.0	0.0		
11:15	39.392	1.701	2.426	2.7	0.0	0.0	0.0	0.0		
11:30	32.563	1.525	2.833	2.0	0.0	0.0	0.0	0.0		
11:45	64.224	1.773	3.383	3.0	0.0	0.0	0.0	0.0		
12:00	31.381	1.911	3.418	2.8	0.0	0.0	0.0	0.0		
12:15	30.011	1.766	2.225	1.9	0.0	0.0	0.0	0.0		
12:30	31.561	1.787	1.947	1.8	0.0	0.0	0.0	0.0		
12:45	31.312	2.706	3.239	2.4	0.0	0.0	0.0	0.0		
13:00	22.946	2.018	2.605	2.4	0.0	0.0	0.0	0.0		
13:15	32.806	2.283	2.168	48.0	0.0	0.0	0.0	0.0		
13:30	21.299	3.264	2.812	17.9	0.0	0.0	0.0	0.0		
13:45	28.984	6.723	2.118	3.2	0.0	0.0	0.0	0.0		
14:00	22.684	2.499	3.371	15.6	0.0	0.0	0.0	0.0		
14:15	16.892	2.146	3.656	2.5	0.0	0.0	0.0	0.0		
14:30	59.328	2.173	3.276	3.2	0.0	0.0	0.0	0.0		
14:45	21.582	3.716	4.135	2.5	0.0	0.0	0.0	0.0		
15:00	15.283	2.791	1.815	2.6	0.0	0.0	0.0	0.0		
15:15				2.9				0.0		