

Project	Bedford Beverly Brownfield Site	Report No.	31
BCP Site	BCP Site No. C224384	Date	11/16/2023
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	43-65 °F
Contractor	Haley & Aldrich	Wind Direction	SW to NE, 3 mph
Weather	Sunny	Personnel on Site	D. Djombalic & E. Nunez
Humidity	45%	Time on Site	6:50am to 3:30pm

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 (International Concrete) continued loading C&D material for transport and disposal off-site.
- Contractor (International Concrete) began loading soil for transport and disposal off-site.
- Contractor (International Concrete) encountered one, approximately 550-gallon underground storage tank (UST) (i.e., UST-04) in the western portion of grid WC-05 during excavation. No visible evidence of contamination was observed in the vicinity of the UST.

Waste Disposal/Backfill Import Tracking:

Material Export:

- Forty-eight (48) loads of non-Hazardous soil from grids WC-05_0-5, WC-10_0-5, and WC-11_0-5 were transported offsite.
- Soil/Fill disposal is summarized below:

	<i>Facility: Bayshore Soil Management, Keasbey, NJ (Non-Haz Soil/Fill)</i>		<i>Totals:</i>	
<i>Today:</i>	48 Loads	960 CY	48 Loads	960 CY
<i>Total:</i>	<u>48 Loads</u>	<u>960 CY</u>	<u>48 Loads</u>	<u>960 CY</u>

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

- Asphalt disposal is summarized below:

	<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>8 Loads</u>	<u>160 CY</u>	<u>125 Loads</u>	<u>2500 CY</u>

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

- Five (5) loads of C&D were transported off-site to Mount Materials located in Fairless Hills, PA.
- C&D disposal is summarized below:

	<i>Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)</i>		<i>Totals:</i>	
<i>Today:</i>	5 Loads	100 CY	5 Loads	100 CY
<i>Total:</i>	<u>43 Loads</u>	<u>860 CY</u>	<u>43 Loads</u>	<u>860 CY</u>

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

Material Import:

- Three (3) loads of ¾-inch virgin stone (previously approved by NYSDEC) from the Mt. Hope Quarry in Wharton, NJ were imported to the Site.
- Material import is summarized below:

	<i>Facility: Mount Hope Quarry, Wharton, NJ (ASTM #57)</i>		<i>Totals:</i>	
<i>Today:</i>	3 Loads	60 CY	3 Loads	60 CY
<i>Total:</i>	<u>3 Loads</u>	<u>60 CY</u>	<u>3 Loads</u>	<u>60 CY</u>

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

Samples Collected:

- No samples collected.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at two locations during ground intrusive work from 7:00 am to 3:00pm. 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.
- Contractor (International Concrete) will continue transportation and disposal of soil/fill to an approved facility.

Site Photographs:



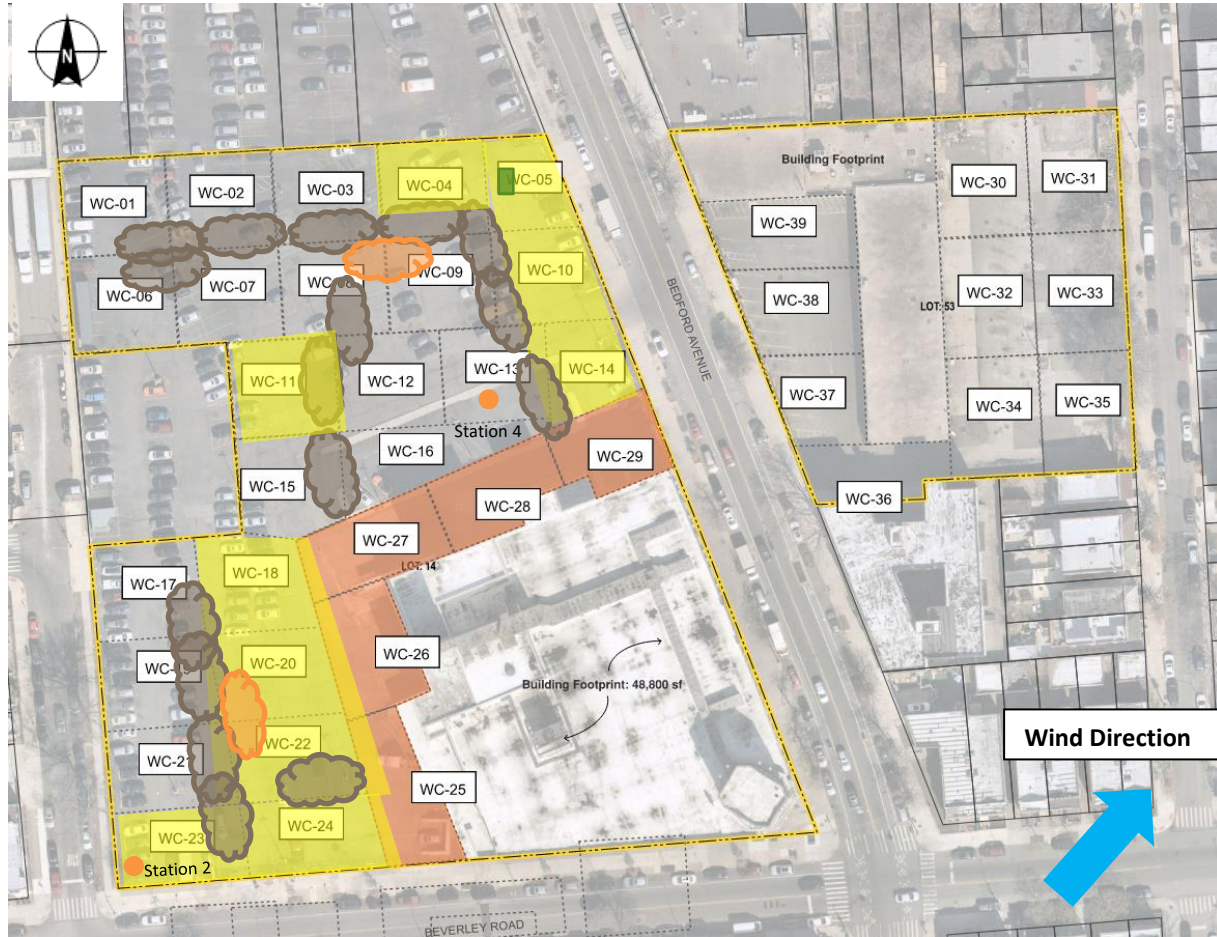
Photo 1: View of contractor loading soil in Lot 14, facing west.



Photo 2: View of contractor loading C&D in Lot 14, facing west-southwest.

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 : 2023-11-16

Personnel : D. Djombalic & Eddy Nunez

Weather : Sunny

Humidity : 45%

Wind Direction : SW to NE, 3 mph

Particulate Background (ug/m3) : 18.486

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
07:00				10.103				0.0		
07:15				8.664				0.0		
07:30				8.426				0.0		
07:45				9.352				0.0		
08:00				9.209				0.0		
08:15		18.486		9.148		0.0		0.0		
08:30		17.554		8.156		0.0		0.0		
08:45		16.018		9.251		0.0		0.0		
09:00		14.711		8.617		0.0		0.0		
09:15		13.693		9.278		0.0		0.0		
09:30		106.552		9.949		0.2		0.0		
09:45		343.161		10.721		0.5		0.0		
10:00		25.080		10.800		0.0		0.0		
10:15		18.732		11.375		0.0		0.0		
10:30		16.863		12.330		0.0		0.0		
10:45		15.569		12.628		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		15.336		13.1		0.0		0.1		
11:15		15.174		13.1		0.0		0.0		
11:30		15.077		13.7		0.0		0.0		
11:45		15.902		14.6		0.0		0.0		
12:00		14.725		13.0		0.0		0.0		
12:15		14.316		13.0		0.0		0.0		
12:30		14.008		13.0		0.0		0.0		
12:45		13.876		11.8		0.0		0.0		
13:00		14.976		12.9		0.0		0.0		
13:15		14.070		12.8		0.0		0.0		
13:30		14.245		13.6		0.0		0.0		
13:45		13.482		12.1		0.0		0.0		
14:00		11.518		10.2		0.0		0.0		
14:15		9.697		8.8		0.0		0.0		
14:30		9.016		8.4		0.0		0.0		
14:45		8.149		7.6		0.0		0.0		
15:00		6.992				0.0				