



Environmental, Planning, and Engineering Consultants

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September 12, 2022

Mr. Matthew Hubicki
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016

Re: Monthly Progress Report – August 2022
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 August 2022. The following activities were conducted:

- A project website (www.FormerUnitedHospitalBCP.com) was established to disseminate pertinent information relative to the on-going BCP project to interested parties. The details regarding the project website were distributed to the contacts listed on the Site Contact List that was established as part of the Community Participation Plan (CPP).
- Completed the field work associated with the first phase of the NYSDEC-approved Remedial Investigation Work Plan (RIWP). The first phase of the Remedial Investigation (RI), which consisted of the investigation of exterior areas of the Site, included the following:
 - Completion of a geophysical investigation across accessible exterior portions of the Site.
 - Advancement of 31 soil borings to a maximum depth of approximately 15 feet below grade and the collection of representative soil samples from each boring for laboratory analysis. Apparent bedrock refusal was encountered in each of the borings at depths ranging from approximately 3 to 15 feet below grade. The soil samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260, semivolatile organic compounds (SVOCs) by EPA Method 8270, polychlorinated biphenyls (PCBs) by EPA Method 8082, pesticides/herbicides by EPA Method 8081/8151, metals by EPA Method 6000/7000 series, hexavalent chromium by EPA Method 7196A, total cyanide by EPA method 9010C/9012B, per-and polyfluoroalkyl substances (PFAS) by EPA Method 537.1, and 1,4-dioxane by EPA Method 8270.
 - Groundwater was not encountered above apparent bedrock refusal during the advancement of the soil borings; therefore, no groundwater monitoring wells were installed, and no groundwater samples were collected.
 - Installation of seven temporary soil vapor sampling points and the collection of a soil vapor sample from each for laboratory analysis. One ambient air sample was collected concurrently with the soil

vapor samples for QA/QC purposes. The soil vapor and ambient air samples were analyzed for VOCs by EPA Method TO-15.

- Implemented the NYSDEC-approved Community Air Monitoring Program (CAMP) during all ground intrusive activities.
- Prepared and submitted a Daily Activity Report to the NYSDEC and New York State Department of Health (NYSDOH) for each day of field work. The Daily Activity Report outlined 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 for the first phase of the RI are included as an attachment to this Monthly Progress Report.

The following work is planned for September 2022:

- AKRF will review the laboratory analytical data from the first phase of the RI and begin to prepare an interim RI Report (RIR) to summarize the findings from the investigation activities.

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):

Ms. Kerry Maloney – NYSDEC
Ms. Angela Martin – NYSDOH
Mr. Christopher Gibaldi – Boston Post Road Owner LLC
Mr. Marc Godick – AKRF

Attachments

Attachment A – RI Daily Activity Reports

Attachment A
RI Daily Activity Reports



Daily Activity Report

Former United Hospital
Port Chester, NY
BCP No. C360202

General Site Information

Date:	Wednesday, August 24, 2022
Weather:	Clear, ~70-90°F
Wind Direction/Speed:	Wind from the west @ ~5-15mph
AKRF Personnel on Site:	Steve Schmid
AKRF Equipment on Site:	Handheld PID, Dustrak, 2x CAMPS
Visitors:	None

Contractor Information

Contracting Company	Key Personnel	Equipment
Coastal Environmental Solutions Inc.	Brandon Sullivan	Geoprobe 7822

Description and Location of Work Activities Performed

Mobilized equipment and supplies for the start of Phase I of the Remedial Investigation (investigation of exterior portions of the site).

Completed geophysical survey of accessible exterior portions of the site.

Advanced 8 soil borings (RI-SB-01 through RI-SB-04, RI-SB-45, RI-SB-46, RI-SB-50, and RI-SB-51) to depth ranging from approximately 8 to 13 feet below ground surface; Geoprobe refusal on suspected bedrock was encountered in each of the soil borings that were advanced. Representative soil samples were collected from each soil boring for laboratory analysis; the soil samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, PCBs by EPA Method 8082, pesticides/herbicides by EPA Method 8081/8151, metals by EPA Method 6000/7000 series, hexavalent chromium by EPA Method 7196A, total cyanide by EPA method 9010C/9012B, PFAS by EPA Method 537.1, and 1,4-dioxane by EPA Method 8270.

Site Soil Disposal Tracking Information

Destination Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

Imported Fill Tracking Information

Origin Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

CAMP Information

	Roving Equipment	Upwind	Downwind
Odors:	None Observed	None Observed	None Observed
VOC Action Level Exceedance(s) Above Background:	No	No	No
Particulate Action Level Exceedance(s) Above Background:	No	No	No

Additional Information

Planned Work Activity for Following Day(s):	Continue the remedial investigation activities: advance soil borings, install groundwater monitoring wells (if water is encountered prior to Geoprobe refusal), install temporary soil vapor points, and collect soil, groundwater, and soil vapor samples for field screening and laboratory analysis.
Comments:	None

Site Photographs

Photograph 1 -
Geophysical investigation of accessible exterior portions of the site.



Photograph 2 -
Geoprobe rig advancing soil borings for the collection of soil cores.



Photograph 3 -
Soil cores staged for field screening and sample collection.



SOIL SAMPLE LOCATION MAP



- MULTI-FAMILY BUILDING
- ASSISTED LIVING
- HOTEL
- AMENITY SPACE (GROUND FLOOR)
- AMENITY SPACE (GROUND FLOOR & ROOFTOP)
- AMENITY SPACE (ROOF TOP)
- RETAIL SPACE (GROUND FLOOR)
- PARKING GARAGE

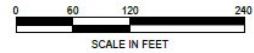
LEGEND

- BCP SITE BOUNDARY
 - TAX LOT BOUNDARY
 - UNDERGROUND STORAGE TANK (UST)
 - ABOVEGROUND STORAGE TANK (AST)
 - EXISTING BUILDING
 - FORMER BUILDING STRUCTURE (DEMOLISHED)
 - AKRF SOIL BORING LOCATION (2020)
 - SESI BORING LOCATION (2019)
 - SESI BORING LOCATION (2018)
 - SESI TEST PIT LOCATION (2018)
 - AKRF PROPOSED REMEDIAL INVESTIGATION SOIL BORING LOCATION
 - AOCS 2 AND 3
- AOC = AREA OF CONCERN



MAP SOURCES:
 1. CAD drawing A051141B 406 Boston Post Road, Port Chester Email 03-21-2017.dwg received from Rose Associates, Inc. on March 17, 2020.
 2. <https://giswww.westchestergov.com>
 3. 2018 and 2019 Borings, Soil Vapor Points, Temporary Groundwater Wells, and Test Pits taken from SESI Drawing Numbers FIG 1.4 (dated 11-14-19), FIG-3.1, FIG-3.2, FIG-3.3 (dated 12/17/18).
 4. Port Chester United Hospital Redevelopment - Site Plan, Exhibit 1-4a.

NOTES:
 1. FORMER BUILDING STRUCTURES TAKEN FROM TRC "SITE LAYOUT PLAN INCLUDING EXISTING AND DEMOLISHED BUILDINGS", DATED AUGUST 2014, FIGURE 2.



Upwind CAMP

08/24/2022 0:00:52 – 08/25/2022 0:00:00
(GMT+05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m

mg/m³
DustTrak-8530
RS232(C)

MIN	AVG	MAX
0.0063	0.01	0.0199

VOC ppm AVG 15m ppm

miniRAE 3000
RS232(A)

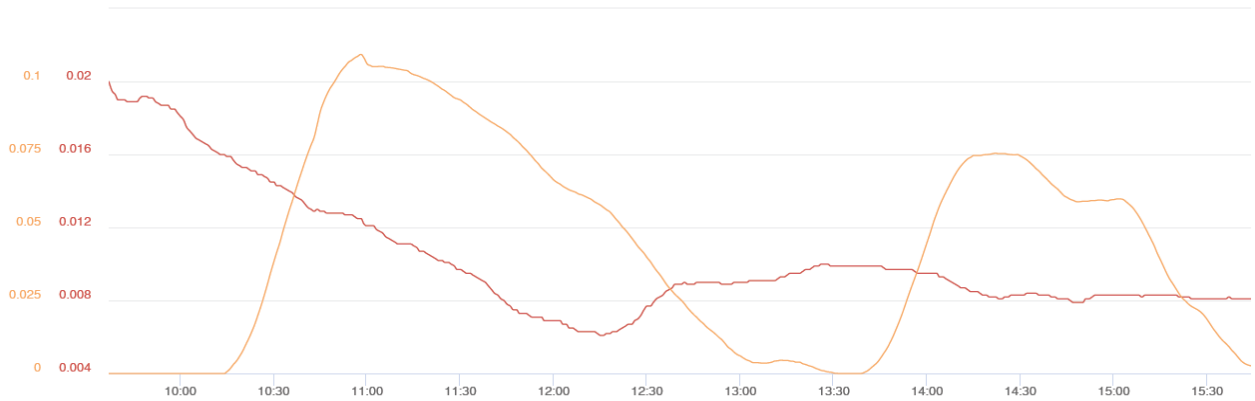
MIN	AVG	MAX
0	0	0

Name UH UPWIND (FA04064)
S/N OB457458
Description FA04064
Location High St @ Boston Post Rd, Port Chester, NY 10573, USA

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Downwind CAMP

08/24/2022 0:00:11 – 08/25/2022 0:00:00
(GMT+05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m

mg/m³
DustTrak-8530
RS232(C)

MIN	AVG	MAX
0.0061	0.0103	0.02

VOC ppm AVG 15m ppm

miniRAE 3000
RS232(A)

MIN	AVG	MAX
0	0.0444	0.1093

Name UH DOWNWIND (FA04748)
S/N OB116615
Description FA04748
Location 999 High St, Port Chester, NY 10573, USA

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Roving CAMP Log

AKRF, Inc.

Air Monitoring Log

Project: Former United Hospital **Client:** Rose **Date:** 8/24/2022

Work Activity: Mobilizing equipment for the remedial investigation activities, completion of geophysical survey, and advancement of soil borings. **Logged By:** S.Schmid, AKRF

Job No: 200057

Weather: Clear, ~70-90 °F **Wind Direction:** West **Wind Speed:** ~5-15 mph

TIME	LOCATION	PID (ppm)	DUST (mg/m ³)	ODORS	COMMENTS (activity; work zone, upwind or downwind)
7:15 AM	Upwind (UW)	0.0	0.017	None	BACKGROUND
9:45 AM	Work Zone (WZ)	0.0	0.029	None	Advancing soil boring with Geoprobe
10:18 AM	Downwind (DW)	0.0	0.022	None	Advancing soil boring with Geoprobe
10:48 AM	UW	0.0	0.014	None	Advancing soil boring with Geoprobe
11:20 AM	WZ	0.0	0.033	None	Advancing soil boring with Geoprobe
11:52 AM	DW	0.0	0.025	None	Advancing soil boring with Geoprobe
12:31 PM	UW	0.0	0.017	None	Advancing soil boring with Geoprobe
1:01 PM	WZ	0.0	0.027	None	Advancing soil boring with Geoprobe
1:34 PM	DW	0.0	0.021	None	Advancing soil boring with Geoprobe
2:05 PM	UW	0.0	0.02	None	Advancing soil boring with Geoprobe
2:35 PM	Ground Intrusive Activities Complete - CAMP Monitoring Complete for 8/24/2022				

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

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



Daily Activity Report

Former United Hospital
Port Chester, NY
BCP No. C360202

General Site Information

Date:	Thursday, August 25, 2022
Weather:	Clear, ~70-90°F
Wind Direction/Speed:	Wind from the northwest @ ~5-10mph
AKRF Personnel on Site:	Steve Schmid
AKRF Equipment on Site:	Handheld PID, Dustrak, 2x CAMPS
Visitors:	None

Contractor Information

Contracting Company	Key Personnel	Equipment
Coastal Environmental Solutions Inc.	Brandon Sullivan	Geoprobe 6620

Description and Location of Work Activities Performed

Advanced 10 soil borings (RI-SB-05 through RI-SB-11, RI-SB-21, RI-SB-22, and RI-SB-23) to depths ranging from approximately 8 to 15 feet below ground surface; Geoprobe refusal on suspected bedrock was encountered in each of the soil borings that were advanced. Representative soil samples were collected from each soil boring for laboratory analysis; the soil samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, PCBs by EPA Method 8082, pesticides/herbicides by EPA Method 8081/8151, metals by EPA Method 6000/7000 series, hexavalent chromium by EPA Method 7196A, total cyanide by EPA method 9010C/9012B, PFAS by EPA Method 537.1, and 1,4-dioxane by EPA Method 8270.

Site Soil Disposal Tracking Information

Destination Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

Imported Fill Tracking Information

Origin Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

CAMP Information

	Roving Equipment	Upwind	Downwind
Odors:	None Observed	None Observed	None Observed
VOC Action Level Exceedance(s) Above Background:	No	No	No
Particulate Action Level Exceedance(s) Above Background:	No	No	No

Additional Information

Planned Work Activity for Following Day(s):	Continue the remedial investigation activities: advance soil borings, install groundwater monitoring wells (if water is encountered prior to Geoprobe refusal), install temporary soil vapor points, and collect soil, groundwater, and soil vapor samples for field screening and laboratory analysis.
Comments:	The VOC and particulate data from the Downwind CAMP station did not properly upload to the web-based database; no VOC data was uploaded and only the particulate data between 07:27 and 10:12 was uploaded. However, no elevated PID readings were detected by nearby air monitoring equipment and no fugitive dust or odors were observed. AKRF contacted the equipment vendor to assist with troubleshooting the issues ahead of the next work day, and will provide a replacement CAMP station if the issue persists.

Site Photographs

Photograph 1 -
Geoprobe rig in position to advance soil borings for the collection of soil cores.



Photograph 2 -
Geoprobe rig advancing soil borings for the collection of soil cores.



Photograph 3 -
Soil cores staged for field screening and sample collection.



SOIL SAMPLE LOCATION MAP



- MULTI-FAMILY BUILDING
- ASSISTED LIVING
- HOTEL
- AMENITY SPACE (GROUND FLOOR)
- AMENITY SPACE (GROUND FLOOR & ROOFTOP)
- AMENITY SPACE (ROOF TOP)
- RETAIL SPACE (GROUND FLOOR)
- PARKING GARAGE

LEGEND

- BCP SITE BOUNDARY
 - TAX LOT BOUNDARY
 - UNDERGROUND STORAGE TANK (UST)
 - ABOVEGROUND STORAGE TANK (AST)
 - EXISTING BUILDING
 - FORMER BUILDING STRUCTURE (DEMOLISHED)
 - AKRF SOIL BORING LOCATION (2020)
 - SESI BORING LOCATION (2019)
 - SESI BORING LOCATION (2018)
 - SESI TEST PIT LOCATION (2018)
 - AKRF PROPOSED REMEDIAL INVESTIGATION SOIL BORING LOCATION
 - AOCS 2 AND 3
- AOC = AREA OF CONCERN

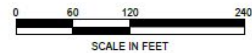


MAP SOURCES:

1. CAD drawing A051141B 406 Boston Post Road, Port Chester Email 03-21-2017.dwg received from Rose Associates, Inc. on March 17, 2020.
2. <https://giswww.westchestergov.com>
3. 2018 and 2019 Borings, Soil Vapor Points, Temporary Groundwater Wells, and Test Pits taken from SESI Drawing Numbers FIG 1.4 (dated 11-14-19), FIG-3.1, FIG-3.2, FIG-3.3 (dated 12/17/18).
4. Port Chester United Hospital Redevelopment - Site Plan, Exhibit 1-4a.

NOTES:

1. FORMER BUILDING STRUCTURES TAKEN FROM TRC "SITE LAYOUT PLAN INCLUDING EXISTING AND DEMOLISHED BUILDINGS", DATED AUGUST 2014, FIGURE 2.



Upwind CAMP

Thu, 25th of Aug 2022, 0:00:00 – 15:57:55
(GMT-05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m

mg/m³
DustTrak-8530
RS232(C)

MIN	AVG	MAX
0.0133	0.0165	0.0261

VOC ppm AVG 15m ppm

miniRAE 3000
RS232(A)

MIN	AVG	MAX
0	0	0

Name UH UPWIND (FA04064)
S/N 0B457458
Description FA04064
Location High St @ Boston Post Rd, Port Chester, NY 10573, USA

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Downwind CAMP

Thu, 25th of Aug 2022, 0:00:00 – 16:04:13
(GMT-05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m

mg/m³
DustTrak-8530
RS232(C)

MIN	AVG	MAX
0.0134	0.0187	0.0243

Name UH DOWNWIND (FA04748)
S/N 0B116615
Description FA04748
Location 999 High St, Port Chester, NY 10573, USA

© Netronix 2022

Roving CAMP Log

AKRF, Inc.

Air Monitoring Log

Project: Former United Hospital **Client:** Rose **Date:** 8/25/2022

Work Activity: Advancement of soil borings with Geoprobe.

Logged By: S.Schmid, AKRF

Job No: 200057

Weather: Clear, ~70-90 °F

Wind Direction: Northwest

Wind Speed: ~5-10 mph

TIME	LOCATION	PID (ppm)	DUST (mg/m ³)	ODORS	COMMENTS (activity; work zone, upwind or downwind)
7:10 AM	Upwind (UW)	0.0	0.025	None	BACKGROUND
7:40 AM	Work Zone (WZ)	0.0	0.031	None	Advancing soil borings with Geoprobe
8:12 AM	Downwind (DW)	0.0	0.029	None	Advancing soil borings with Geoprobe
8:42 AM	UW	0.0	0.021	None	Advancing soil borings with Geoprobe
9:15 AM	WZ	0.0	0.044	None	Advancing soil borings with Geoprobe
9:45 AM	DW	0.0	0.026	None	Advancing soil borings with Geoprobe
10:18 AM	UW	0.0	0.017	None	Advancing soil borings with Geoprobe
10:49 AM	WZ	0.0	0.027	None	Advancing soil borings with Geoprobe
11:22 AM	DW	0.0	0.021	None	Advancing soil borings with Geoprobe
11:54 AM	UW	0.0	0.015	None	Advancing soil borings with Geoprobe
12:45 PM	WZ	0.0	0.019	None	Advancing soil borings with Geoprobe
1:17 PM	DW	0.0	0.019	None	Advancing soil borings with Geoprobe
1:48 PM	UW	0.0	0.016	None	Advancing soil borings with Geoprobe
2:30 PM	Ground Intrusive Activities Complete - CAMP Monitoring Complete for 8/25/2022				

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

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



Daily Activity Report

Former United Hospital
Port Chester, NY
BCP No. C360202

General Site Information

Date:	Friday, August 26, 2022
Weather:	Clear, ~70-85°F
Wind Direction/Speed:	Wind from the northwest @ ~5-10mph
AKRF Personnel on Site:	Steve Schmid
AKRF Equipment on Site:	Handheld PID, Dustrak, 2x CAMPS
Visitors:	None

Contractor Information

Contracting Company	Key Personnel	Equipment
Coastal Environmental Solutions Inc.	Brandon Sullivan	Geoprobe 6620

Description and Location of Work Activities Performed

Advanced 10 soil borings (RI-SB-12 through RI-SB-20 and RI-SB-24) to depths ranging from approximately 3 to 10 feet below ground surface; Geoprobe refusal on suspected bedrock was encountered in each of the soil borings that were advanced. Representative soil samples were collected from each soil boring for laboratory analysis; the soil samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, PCBs by EPA Method 8082, pesticides/herbicides by EPA Method 8081/8151, metals by EPA Method 6000/7000 series, hexavalent chromium by EPA Method 7196A, total cyanide by EPA method 9010C/9012B, PFAS by EPA Method 537.1, and 1,4-dioxane by EPA Method 8270.

Site Soil Disposal Tracking Information

Destination Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

Imported Fill Tracking Information

Origin Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

CAMP Information

CAMP Information	Roving Equipment	Upwind	Downwind
Odors:	None Observed	None Observed	None Observed
VOC Action Level Exceedance(s) Above Background:	No	No	No
Particulate Action Level Exceedance(s) Above Background:	No	No	No

Additional Information

Planned Work Activity for Following Day(s):	Continue the remedial investigation activities: advance soil borings, install groundwater monitoring wells (if water is encountered prior to Geoprobe refusal), install temporary soil vapor points, and collect soil, groundwater, and soil vapor samples for field screening and laboratory analysis.
Comments:	The CAMP graph for the upwind station was deleted from the web-based database before it could be downloaded; however, the raw data tables were provided. Therefore, the CAMP graph for the upwind station is not included in following pages of this daily report. It should be noted that no CAMP exceedances were detected with the air monitoring equipment (upwind/downwind CAMP stations and roving equipment).

Site Photographs

Photograph 1 -
Geoprobe rig in position to advance soil borings for the collection of soil cores.



Photograph 2 -
Geoprobe rig in position to advance soil borings for the collection of soil cores.



Photograph 3 -
Soil cores staged for field screening and sample collection.



SOIL SAMPLE LOCATION MAP



- MULTI-FAMILY BUILDING
- ASSISTED LIVING
- HOTEL
- AMENITY SPACE (GROUND FLOOR)
- AMENITY SPACE (GROUND FLOOR & ROOFTOP)
- AMENITY SPACE (ROOF TOP)
- RETAIL SPACE (GROUND FLOOR)
- PARKING GARAGE

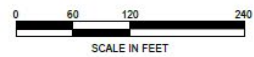
LEGEND

- BCP SITE BOUNDARY
 - TAX LOT BOUNDARY
 - UNDERGROUND STORAGE TANK (UST)
 - ABOVEGROUND STORAGE TANK (AST)
 - EXISTING BUILDING
 - FORMER BUILDING STRUCTURE (DEMOLISHED)
 - AKRF SOIL BORING LOCATION (2020)
 - SESI BORING LOCATION (2019)
 - SESI BORING LOCATION (2018)
 - SESI TEST PIT LOCATION (2018)
 - AKRF PROPOSED REMEDIAL INVESTIGATION SOIL BORING LOCATION
 - AOCS 2 AND 3
- AOC = AREA OF CONCERN



MAP SOURCES:
 1. CAD drawing A051141B 406 Boston Post Road, Port Chester Email 03-21-2017.dwg received from Rose Associates, Inc. on March 17, 2020.
 2. <https://giswww.westchestergov.com>
 3. 2018 and 2019 Borings, Soil Vapor Points, Temporary Groundwater Wells, and Test Pits taken from SESI Drawing Numbers FIG 1.4 (dated 11-14-19), FIG-3.1, FIG-3.2, FIG-3.3 (dated 12/17/18).
 4. Port Chester United Hospital Redevelopment - Site Plan, Exhibit 1-4a.

NOTES:
 1. FORMER BUILDING STRUCTURES TAKEN FROM TRC "SITE LAYOUT PLAN INCLUDING EXISTING AND DEMOLISHED BUILDINGS", DATED AUGUST 2014, FIGURE 2.



Upwind CAMP

Upwind CAMP Graph Not Available - no CAMP exceedances detected.

Downwind CAMP

Fri, 26th of Aug 2022, 7:00:00 – 17:00:00
(GMT-05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m

mg/m³
DustTrak-8530
RS232(G)

MIN	AVG	MAX
0.0333	0.0414	0.0507

VOC ppm AVG 15m ppm

ppm
miniRAE 3000
RS232(A)

MIN	AVG	MAX
0	0	0

Name UH DOWNWIND
(FA04748)
S/N 0B116615
Description FA04748
Location 999 High St, Port
Chester, NY 10573, USA

Roving CAMP Log

AKRF, Inc.

Air Monitoring Log

Project: Former United Hospital Client: Rose Date: 8/26/2022

Work Activity: Advancement of soil borings with Geoprobe. Logged By: S.Schmid, AKRF
Job No: 200057

Weather: Clear, ~70-85 °F Wind Direction: Northwest Wind Speed: ~5-10 mph

TIME	LOCATION	PID (ppm)	DUST (mg/m ³)	ODORS	COMMENTS (activity; work zone, upwind or downwind)
7:12 AM	Upwind (UW)	0.0	0.041	None	BACKGROUND
7:42 AM	Work Zone (WZ)	0.0	0.047	None	Advancing soil borings with Geoprobe
8:15 AM	Downwind (DW)	0.0	0.043	None	Advancing soil borings with Geoprobe
8:47 AM	UW	0.0	0.033	None	Advancing soil borings with Geoprobe
9:17 AM	WZ	0.0	0.059	None	Advancing soil borings with Geoprobe
9:48 AM	DW	0.0	0.042	None	Advancing soil borings with Geoprobe
10:18 AM	UW	0.0	0.035	None	Advancing soil borings with Geoprobe
10:50 AM	WZ	0.0	0.037	None	Advancing soil borings with Geoprobe
11:24 AM	DW	0.0	0.036	None	Advancing soil borings with Geoprobe
11:55 AM	UW	0.0	0.027	None	Advancing soil borings with Geoprobe
12:45 PM	WZ	0.0	0.043	None	Advancing soil borings with Geoprobe
1:18 PM	DW	0.0	0.029	None	Advancing soil borings with Geoprobe
1:50 PM	UW	0.0	0.023	None	Advancing soil borings with Geoprobe
2:20 PM	Ground Intrusive Activities Complete - CAMP Monitoring Complete for 8/26/2022				

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

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



Daily Activity Report

Former United Hospital
Port Chester, NY
BCP No. C360202

General Site Information

Date:	Monday, August 29, 2022
Weather:	Clear, ~70-85°F
Wind Direction/Speed:	Wind from the southwest @ ~5-10mph
AKRF Personnel on Site:	Steve Schmid
AKRF Equipment on Site:	Handheld PID, Dustrak, 2x CAMPS
Visitors:	None

Contractor Information

Contracting Company	Key Personnel	Equipment
Coastal Environmental Solutions Inc.	Brandon Sullivan	Geoprobe 6620

Description and Location of Work Activities Performed

Advanced 3 soil borings (RI-SB-47, RI-SB-48, and RI-SB-49) to depths ranging from approximately 4 to 9 feet below ground surface; Geoprobe refusal on suspected bedrock was encountered in each of the soil borings that were advanced. Representative soil samples were collected from each soil boring for laboratory analysis; the soil samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, PCBs by EPA Method 8082, pesticides/herbicides by EPA Method 8081/8151, metals by EPA Method 6000/7000 series, hexavalent chromium by EPA Method 7196A, total cyanide by EPA method 9010C/9012B, PFAS by EPA Method 537.1, and 1,4-dioxane by EPA Method 8270.

Installed 7 temporary soil vapor points (RI-SV-1 through RI-SV-04, RI-SV-09, RI-SV-10, and RI-SV-11) to depths ranging from approximately 2 to 8 feet below ground surface, depending on the refusal depth of the corresponding soil boring, and collected a soil vapor sample from each for laboratory analysis; the soil vapor samples will be analyzed for VOCs by EPA Method TO-15.

Site Soil Disposal Tracking Information

Destination Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

Imported Fill Tracking Information

Origin Facility	Daily Trucks	Daily Approx. Cubic Yds.	Total Site Loads	Total Approximate Cubic Yards
Not Applicable (N/A)	N/A	N/A	N/A	N/A
	Daily Import (CY)	0	Total Import (CY)	0

CAMP Information

	Roving Equipment	Upwind	Downwind
Odors:	None Observed	None Observed	None Observed
VOC Action Level Exceedance(s) Above Background:	No	No	No
Particulate Action Level Exceedance(s) Above Background:	No	No	No

Additional Information

Planned Work Activity for Following Day(s):	None - the field work associated with Phase I of the Remedial Investigation has been completed.
Comments:	The CAMP graph for the upwind station was deleted from the web-based database before it could be downloaded; however, the raw data tables were provided. Therefore, the CAMP graph for the upwind station is not included in following pages of this daily report. It should be noted that no CAMP exceedances were detected with the air monitoring equipment (upwind/downwind CAMP stations and roving equipment).

Site Photographs

Photograph 1 -
Soil cores staged for field screening and sample collection.



Photograph 2 -
Weathered bedrock observed at the terminal end of a soil core, consistent with findings at each soil boring advanced during Phase I of the Remedial Investigation.



SOIL SAMPLE LOCATION MAP



- MULTI-FAMILY BUILDING
- ASSISTED LIVING
- HOTEL
- AMENITY SPACE (GROUND FLOOR)
- AMENITY SPACE (GROUND FLOOR & ROOFTOP)
- AMENITY SPACE (ROOF TOP)
- RETAIL SPACE (GROUND FLOOR)
- PARKING GARAGE

LEGEND

- BCP SITE BOUNDARY
 - TAX LOT BOUNDARY
 - UNDERGROUND STORAGE TANK (UST)
 - ABOVEGROUND STORAGE TANK (AST)
 - EXISTING BUILDING
 - FORMER BUILDING STRUCTURE (DEMOLISHED)
 - AKRF SOIL BORING LOCATION (2020)
 - SESI BORING LOCATION (2019)
 - SESI BORING LOCATION (2018)
 - SESI TEST PIT LOCATION (2018)
 - AKRF PROPOSED REMEDIAL INVESTIGATION SOIL BORING LOCATION
 - AOCS 2 AND 3
- AOCS = AREA OF CONCERN

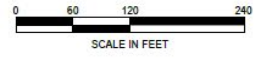


MAP SOURCES:

1. CAD drawing A051141B 406 Boston Post Road, Port Chester Email 03-21-2017.dwg received from Rose Associates, Inc. on March 17, 2020.
2. <https://giswww.westchestergov.com>
3. 2018 and 2019 Borings, Soil Vapor Points, Temporary Groundwater Wells, and Test Pits taken from SESI Drawing Numbers FIG 1.4 (dated 11-14-19), FIG-3.1, FIG-3.2, FIG-3.3 (dated 12/17/18).
4. Port Chester United Hospital Redevelopment - Site Plan, Exhibit 1-4a.

NOTES:

1. FORMER BUILDING STRUCTURES TAKEN FROM TRC "SITE LAYOUT PLAN INCLUDING EXISTING AND DEMOLISHED BUILDINGS", DATED AUGUST 2014, FIGURE 2.

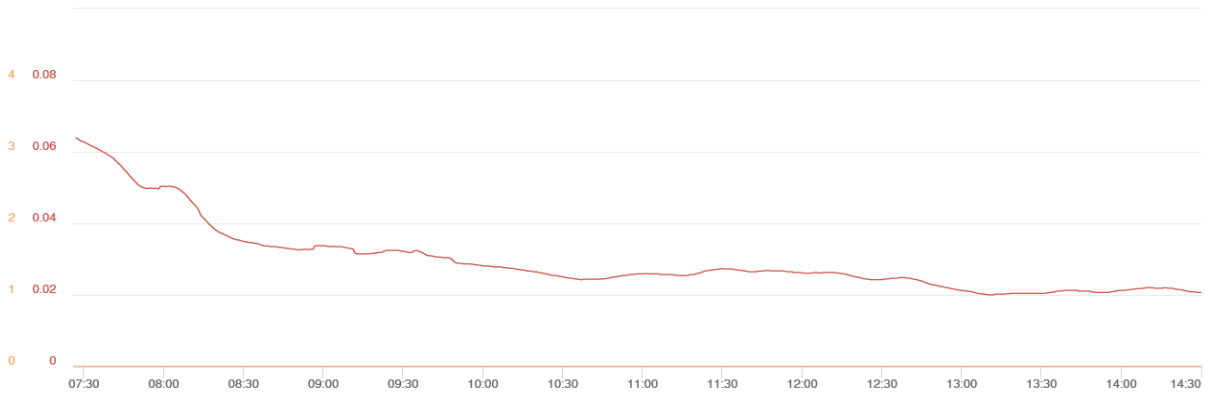


Upwind CAMP

Upwind CAMP Graph Not Available - no CAMP exceedances detected.

Downwind CAMP

08/29/2022 0:00:34 – 08/30/2022 0:00:00
(GMT-05:00) Eastern Time (US & Canada)



Mass Conc. Total mg/m³ AVG 15m
mg/m³

DustTrak-8530
RS232(C)

MIN	AVG	MAX
0.0201	0.0296	0.064

VOC ppm AVG 15m
ppm

miniRAE 3000
RS232(A)

MIN	AVG	MAX
0	0	0

Name UH DOWNWIND
(FA04748)
S/N 0B116615
Description FA04748
Location 999 High St, Port
Chester, NY 10573, USA

Roving CAMP Log

AKRF, Inc.

Air Monitoring Log

Project: Former United Hospital **Client:** Rose **Date:** 8/29/2022

Work Activity: Advancement of soil borings and installation of temporary soil vapor points with Geoprobe. **Logged By:** S.Schmid, AKRF
Job No: 200057

Weather: Clear, ~70-85 °F **Wind Direction:** Southwest **Wind Speed:** ~5-10 mph

TIME	LOCATION	PID (ppm)	DUST (mg/m ³)	ODORS	COMMENTS (activity; work zone, upwind or downwind)
7:03 AM	Upwind (UW)	0.0	0.025	None	BACKGROUND
7:35 AM	Work Zone (WZ)	0.0	0.036	None	Advancing soil borings with Geoprobe
8:05 AM	Downwind (DW)	0.0	0.028	None	Advancing soil borings with Geoprobe
8:38 AM	UW	0.0	0.022	None	Advancing soil borings with Geoprobe
9:10 AM	WZ	0.0	0.031	None	Advancing soil borings with Geoprobe
9:41 AM	DW	0.0	0.027	None	Advancing soil borings with Geoprobe
10:13 AM	UW	0.0	0.024	None	Installing soil vapor points with Geoprobe
10:46 AM	WZ	0.0	0.038	None	Installing soil vapor points with Geoprobe
11:15 AM	Ground Intrusive Activities Complete - CAMP Monitoring Complete for 8/29/2022				

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

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