

Matthew M. Carroll, PE
1085 Sackett Avenue
Bronx, NY 10461

June 22, 2026

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1010

Attn: Erick Bower, Assistant Geologist

Subject: Additional Endpoint Sampling Work Plan
470 Kent Avenue – Brooklyn, NY
DEC Site No. C224053

Dear Erick:

On behalf of 470 Kent Ave Associates (the Volunteer), Matthew M. Carroll, PE, has prepared this work plan letter to summarize the methodology for endpoint sampling proposed for the above-referenced Site. This sampling is proposed to document soil conditions at the foundation development depth at the Site.

The proposed soil sampling will include the collection and analysis of ten bottom endpoint samples, as shown in Figure 1. Soil sampling results will be included in the Final Engineering Report (FER).

Background

The property is located at 470 Kent Avenue in Brooklyn, New York. The Site is enrolled in the New York State Brownfield Cleanup Program as Site No. C224053. The proposed sampling will occur within the footprint of the future building B4 foundation. Development-related endpoint samples were previously collected within the building footprint at the terminal depth of excavation for the initial building design. The building design was then altered and a deeper foundation is now under construction.

Scope of Work –Additional Development Depth Endpoint Sampling

Excavation

Development-related excavation will be completed to depths ranging from elevations of EL +3 to EL -5 (NAVD88).

Endpoint Sampling

A total of ten endpoint bottom samples will be collected to document the soil conditions at development depth. Proposed endpoint sampling locations are shown on Figure 1.

Endpoint Sampling – Analysis

All samples will be analyzed for volatile organic compounds (VOCs), SVOCs, pesticides, polychlorinated biphenyls (PCBs), Target Analyte List (TAL) metals, total cyanide, trivalent chromium, hexavalent chromium, per- and poly-fluoroalkyl substances (PFAS) and 1,4-dioxane.

Samples will be collected in accordance with the Quality Assurance Project Plan (QAPP), included as Appendix D of the NYSDEC approved RAWP, including quality control (QC) samples will be collected to assess the quality of the analytical data. The general level of QC samples will be one field (equipment) blank, duplicate sample, matrix spike (MS) and matrix spike duplicate (MSD) per 20 samples. Soil samples will be preserved on ice and sent under chain-of-custody documentation to York Analytical Laboratories, Inc. (York) (part of ALS Limited). York is certified by the New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) as LABID 10854.

Governing Documents

Community Air Monitoring Program (CAMP)

The purpose of the Community Air Monitoring Plan (CAMP) is to protect downwind receptors (e.g., residences, businesses, schools, nearby workers, and the public) from potential airborne contaminants released as a direct result of the Remedial Action being performed at the Site. CAMP will be implemented during the activities described in this work plan in accordance with Appendix A of the NYSDEC approved RAWP.

Health and Safety Plan (HASP)

A Site Specific HASP has been created for the Site and is included as Appendix B of the NYSDEC approved RAWP. All remedial work performed under this work plan will be in full compliance with the HASP and governmental requirements, including Site and worker safety requirements mandated by Federal OSHA. An emergency contact sheet with names and phone numbers is included in Table 1 of the HASP and defines the specific project contacts for use by NYSDEC and NYSDOH in the case of a day or night emergency.

Quality Assurance Project Plan (QAPP)

A Quality Assurance Project Plan (QAPP) has been created for the Site to address quality control and quality assurance procedures for all site sampling, including post excavation end-point sampling, and is included in Appendix D of the NYSDEC approved RAWP and will be implemented during the activities described in this work plan.

Soil/Materials Management Plan (SMMP)

The Soil/Materials Management Plan (SMMP) includes plans for managing all soils/materials that are disturbed at the Site during remedial activities. The SMMP includes provisions for sediment and erosion control and stormwater management. The development is greater than one acre in area and a Stormwater Pollution Prevention Plan (SWPPP) is required and currently being implemented. The SMMP, which describes procedures for excavation, handling, storage, and transport and disposal, is included in Appendix C of the NYSDEC approved RAWP and will be implemented during the activities described in this work plan.

Reporting

Daily reporting will be conducted during all activities. Daily reports will be provided to the NYSDEC Project Manager by noon of the following day. Consistent with the RAWP, the daily report will summarize, at a minimum, all progress made during the workday, locations of the work, quantities of material exported, quantity of samples collected, a summary of CAMP findings and an explanation of Site conditions. Monthly reports will be provided as required in the BCP.

A qualified data validator will prepare a Data Usability Summary Report (DUSR), in accordance with the guidelines contained in Appendix 2B of DER-10 and the approved RAWP, will be completed on all analytical data. Endpoint soil sampling analytical data and associated DUSRs will be included as documentation in the final FER.

Certification

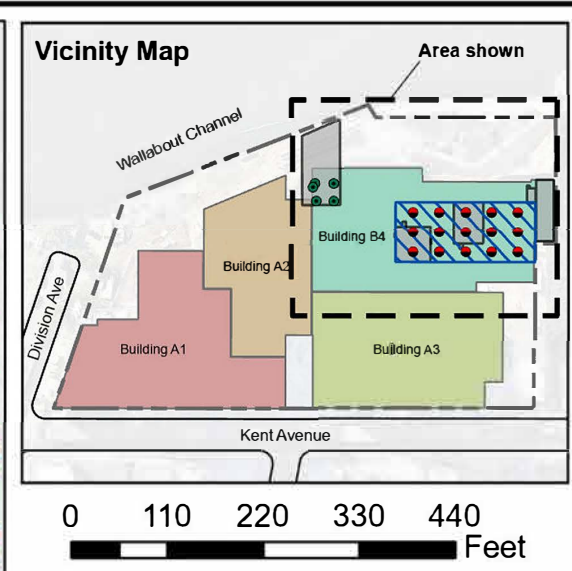
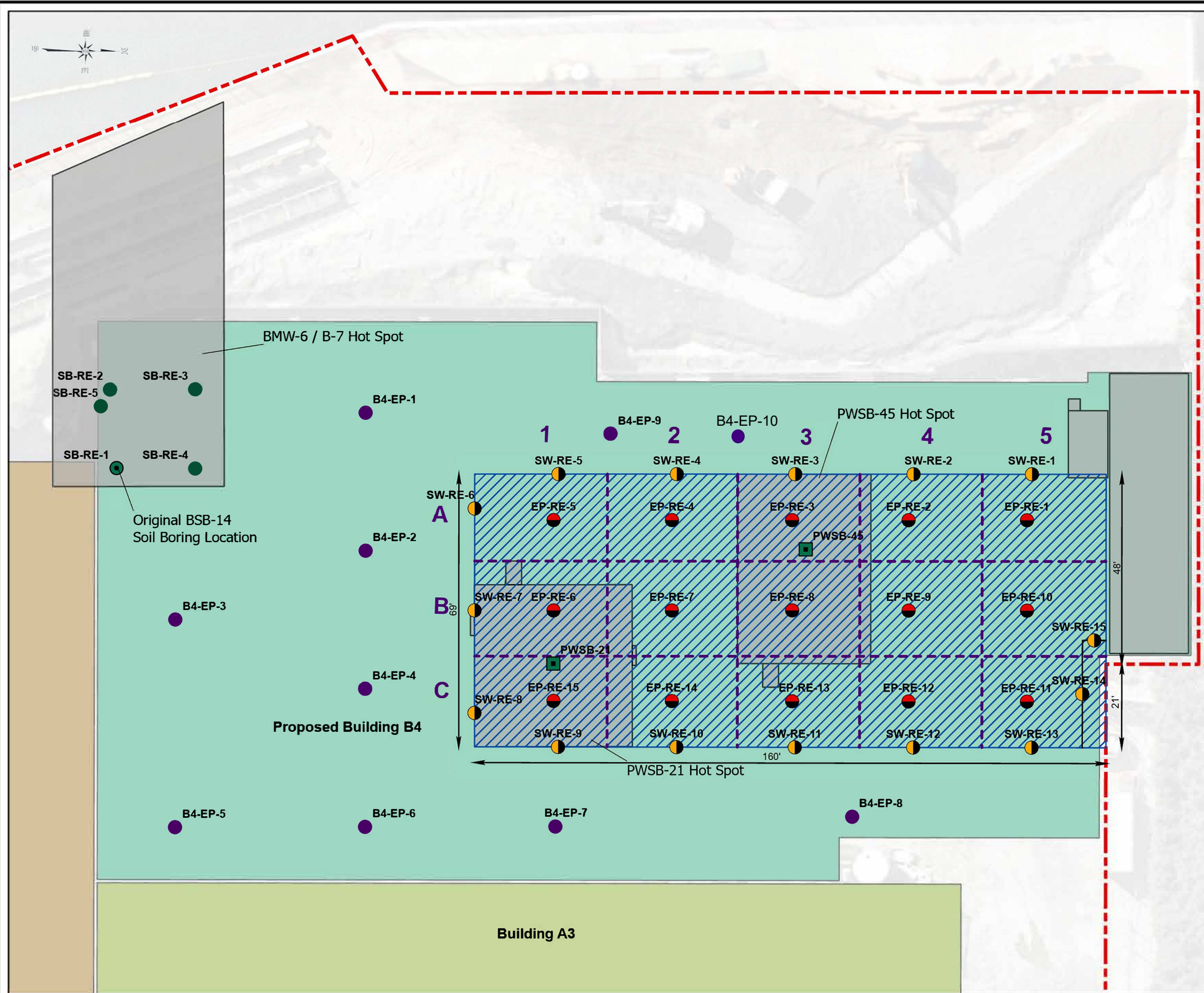
I, Matthew M. Carroll, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Supplemental Soil Sampling Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



NYS Professional Engineer #091629

06/22/2026

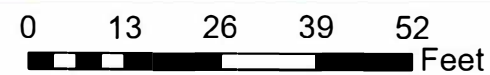
Date



- Legend**
- BSB-14 Confirmatory Soil Boring Extended to a Depth of 24 ft-bg (EL -18)
 - Proposed Confirmatory Endpoint Bottom Sample Locations
 - Proposed Confirmatory Endpoint Sidewall Sample Locations
 - Proposed Developmental Depth EP Locations
 - Soil Boring Location
 - Excavation to EL -3
 - Remedial Excavation
 - Site Boundary
 - Building A1
 - Building A2
 - Building A3
 - Proposed Building B4



NYCLS, Map of Survey Property, 470 Kent Avenue, Brooklyn, NY, 3/5/2025
COOKFOX, Site Plan, One Wharf Way, A-099, 8/16/2024
Nearmap Aerial 10/11/2024



Drawing Title		Drawn By		LM		Matthew M. Carroll, PE 1085 Sackett Avenue Bronx, NY 10461	Site	470 Kent Avenue Brooklyn, New York Block 2134, Lots 1 & 150
Soil Sampling Locations		Checked By		CZ				
Figure 1		Date		June 2026				
		Scale		As Noted				
Drawing No								