NYSDEC BROWNFIELD CLEANUP PROGRAM ADDENDUM #1 TO SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN

749 VAN SINDEREN AVENUE
723-751 VAN SINDEREN AVENUE
BROOKLYN
KINGS COUNTY, NEW YORK
BCP SITE #C224405

PREPARED FOR:

SPEQ88 LLC;
749 Van Sinderen Avenue
Brooklyn, NY

PREPARED BY:

PVEDI Engineering, Architecture and Geology, D.P.C.
25 West 39th Street, 12th Floor
New York, NY 10018
Phone: 845-454-2544 – Fax: 845-454-2655

July 2025

Revised August 2025

PVEDI File #20230097

TABLE OF CONTENTS

TABLE

FIGURES

PVEDI ENGINEERING ARCHITECTURE GEOLOGY

1.0 INTRODUCTION

The 749 Van Sinderen Avenue Brownfield Cleanup Program site (the "BCP Site") is comprised of one (1) property and is located in the New Lots section of Brooklyn, New York, and is identified as Block 3865 and Lot 9 on the NYC Tax Map. The Site is located in a commercial and industrial area, bordered to the north by 719 Van Sinderen Avenue (single-story auto repair and machine shop), to the east by 650-680 Snediker Avenue (eleven single and double-family residential buildings), to the south by 753 Van Sinderen Avenue (single-story commercial building), and bounded to the west by Van Sinderen Avenue followed by New Lots Avenue MTA L-Train station.

PVEDI Engineering, Architecture & Geology, D.P.C. (PVEDI) prepared a Supplemental Remedial Investigation Work Plan (SRIWP) dated December 2023, revised in August 2024, which was approved by NYSDEC on August 14, 2024. The purpose of this Supplemental Remedial Investigation Addendum (SRI Addendum #1) is to further characterize and delineate contaminants originating from the past operations of the BCP Site as an auto repair facility and metal works shop identified during a Remedial Investigation performed for the NYC Office of Environmental Remediation (NYC OER) and BCP Supplemental RI activities.

Based on the findings and conclusions of environmental investigations, the following AOCs have been established.

AOC – 1 Petroleum Contamination
AOC – 2 cVOC Contamination

The following is a brief description of the findings in each Area of Concern.

AOC – 1 Petroleum Contamination

Petroleum VOCs were observed in soil at the soil-groundwater interface in the central portion of the site as identified by visual/olfactory and field screening methods, and laboratory analytical data. During the 2023 Remedial Investigation conducted by PVE, petroleum constituents were observed between 17 and 20' below grade in borings SB-1, SB-7, SB- 8, SB-9, SB-10, and SB-11. One (1) soil sample contained one (1) or more petroleum contaminants at concentrations exceeding Unrestricted Use SCOs. The site history includes auto repair operations since at least 1989, therefore petroleum constituents identified in the subsurface warranted a spill to be reported to NYSDEC on July 6, 2023 by PVE (Spill 2302765).

AOC – 2 cVOC Contamination

The Site was historically utilized as a metal working facility from at least 1928 until at least 1989. Adjoining and nearby properties within 480 feet included dry cleaning facilities and metal working facilities since the 1930s. During the 2023 Remedial investigation conducted by PVE, soil vapor samples were collected from 2.0' below grade and 15.0' below grade. Soil vapor

samples in the southeastern portion of the Site detected chlorinated VOC (cVOC) concentrations that warrant mitigation. Specifically, PCE was detected in samples SV-5, SV-6, SV-7, SV-9, and SV-11 (max concentration 5,300 µg/m^3).

1.1 SOURCES OF CONTAMINATION

In February 2025, PVEDI submitted a draft Supplemental Remedial Investigation Report to NYSDEC for review.

The BCP Site was historically developed for manufacturing operations. Uses of the property included one-story warehouse buildings for manufacturing wood products, metal working, enamel usage, and a lumber yard from at least 1928 until at least 1987. By 1989, the property was utilized as an auto body works facility with six (6) individual body shops. In addition, the northern and southern adjoining properties have historically operated as manufacturing facilities and iron works and currently operate as auto body shops.

Eleven (11) soil boring borings, six (6) monitoring wells, and eleven (11) soil vapor points were completed at the Site during the 2023 Remedial Investigation. Based on the findings of this investigation, AOC-1 (petroleum contamination) and AOC-2 (cVOC contamination) were established. In 2024, a Supplemental Remedial Investigation was conducted to delineate contaminants in AOC-1 and AOC-2. The investigation included the completion of an additional twelve (12) soil borings, twelve (12) monitoring wells, six (6) sub-slab soil vapor points in which six (6) were co-located with ambient indoor air samples, and one (1) additional ambient outdoor air sample to determine background ambient air conditions.

SOIL: VOCs and SVOCs were detected at concentrations exceeding both UUSCOs and PWG in soil samples. Metals and Pesticides were detected at concentrations exceeding UUSCOs only. No RRSCOs exceedances were detected in soil samples collected. Of the forty-six (46) soil samples collected, VOCs were detected in seven (7) exceeding any cleanup objective. These include 1,2,4-Trimethylbenzene, Ethylbenzene, and Xylenes in SB-1 (17-18') exceeding PGW, and O-Xylene (1,2-Dimethylbenzene) and Xylenes exceeding UUSCOs in SB-24 (8-10'). The remaining five (5) samples detected Acetone exceeding PGW. It should be noted that this VOC is a common laboratory contaminant and is not considered characteristic of the Site. Two (2) soil samples collected contained one (1) SVOC exceeding PGW and one (1) SVOC exceeding UUSCO, both detected below the soil-groundwater interface between 15-18' bgs.

Three (3) soil samples detected metals exceeding UUSCOs. Contaminants exceeding UUSCOs include Cooper, Lead, and Zinc. Lead was detected in one (1) sample [SB-4 (14-15')] exceeding UUSCOs at maximum concentration of 280 mg/kg.

One (1) pesticide (P,P'-DDE) was detected in two (2) soil samples collected at depths between 8-17 feet bgs at concentrations exceeding UUSCOs.

GROUNDWATER: Multiple VOCs, and at least three (3) SVOCs, four (4) metals were detected in groundwater samples at concentrations exceeding Class GA GQS. VOCs were

detected at concentrations exceeding Class GA GQS in thirteen (13) of the twenty-two (22) groundwater samples. SVOCs were detected in fifteen (15) groundwater samples collected. Naphthalene was the only compound detected in thirteen (13) of these samples.

All twenty-two (22) groundwater samples collected detected at least two metal compounds exceeding Class GA GQS. These compounds include Iron, Lead, Magnesium, Manganese, and Sodium. Lead was detected in one (1) sample (TMW-1) exceeding Class GA at maximum concentration of 0.0342 mg/L. Iron, Manganese, and Sodium were also detected exceeding Class GA GQS in the sixteen (16) dissolved samples collected during the 2024 Supplemental Remedial Investigation.

PFAS compounds were detected at concentrations exceeding Part 375 Screening Levels in five (5) of the six (6) locations sampled, however one (1) location sampled was analyzed via USEPA E537, and the analytical results are not valid. It should be noted, the Site does not rely on groundwater for potable uses and redevelopment of the Site will include the use of municipal supplied water.

SOIL VAPOR/INDOOR AIR: Eleven (11) of twenty-one (21) NYSDOH-regulated VOCs were identified in fifteen (15) of the samples collected at concentrations that would warrant mitigation and/or monitoring as indicated in the NYSDOH Soil Vapor/Indoor Air Matrices guidance values. Petroleum related VOCs identified in sub-slab samples collected include 1,2,4-Trimethylbenzene (max. 110 µg/m^3 in SV-1 and SV-2), Ethylbenzene (max. 150 µg/m^3 in SV-9), m,p-Xylene (max. 590 µg/m^3 in SV-6), Naphthalene (max. 62 µg/m^3), O-Xylene (1,2-Dimethylbenzene) (max. 170 µg/m^3 in SV-6 and SV-15), and Toluene (max. 1,800 µg/m^3 in SV-9). Chlorinated VOCs identified in sub-slab samples collected include Tetrachloroethylene (PCE) (max. 5,300 µg/m^3 in SV-6), and Trichloroethylene (TCE) (max. 490 µg/m^3 in SV-13). Samples SV-1 and SV-2 were collected 15-feet bgs while samples SV-6, SV-9, SV-13, and SV-15, were collected between 2 and 3 feet bgs.

SUMMARY: Contaminants exceeding the Unrestricted Use SCOs in soil appear to originate in the fill units that were observed in soils throughout the site. Generally, site history does not appear to be contributing to soil contamination and no source material was identified within the fill unit and sand unit above the soil-groundwater interface.

Contaminants present in groundwater consist of VOCs (namely BTEX compounds), SVOCs (predominately naphthalene), and metals. Several dissolved metals and low-level concentrations of PFAS were also identified in groundwater. The VOCs in groundwater are present in multiple monitoring wells located through the site. Visual/olfactory contamination in boring logs from permanent monitoring wells were identified at the soil-groundwater interface. VOCs indicative of petroleum contamination appear in groundwater throughout a majority of the site, however vertical accumulation of source material was not identified in any soil borings to the groundwater interface.

Elevated chlorinated solvent concentrations (mainly PCE and TCE) were identified in soil vapor samples collected throughout the southern portion of the Site. Samples were collected from

depths at 2', 4', 6', and 15' below grade. Chlorinated VOCs were detected in samples from all various horizontal depths, with the highest concentrations of PCE recorded at 2,400 and 4,200 $\mu g/m^3$ in SV-5 and SV-14, respectively. These concentrations were detected along the eastern boundary of the site, however cVOC concentrations were not detected in soil samples and groundwater collected from the vicinity of this soil vapor plume.

1.2 PURPOSE

In February 2025, PVEDI submitted a draft Supplemental Remedial Investigation Report to NYSDEC for review.

On April 28, 2025, NYSDEC issued a letter having reviewed the draft SRI Report. In their letter, Item #1 stated that "soil impacts including strong odors and change in color to dark gray were observed in all soil borings, except SB-14. These impacts were exclusively limited to the soi-groundwater interface and below. PID readings of the sand unit ranged from 0.0 to above 999 ppm. Based on the information presented in the report, the areas of soil impacts and elevated PID readings would be considered grossly contaminated. The report has not fully identified the nature and extent of this contamination. Additional investigation is required to further delineate and characterize these soils.

An addendum to the Remedial Investigation Work Plan is planned to characterize the BCP Site, complete the lateral and vertical extent of contaminants, assist in the design of site remediation, and support planned development in accordance with the requirements of the BCP and DER-10. Specific tasks include the following:

- Soil borings for collection and analysis of soil samples;

Based on the historical use of the BCP Site and previously summarized results, PVEDI has developed a scope of work to further investigate subsurface conditions. This Work Plan details specific tasks that will facilitate site characterization and ensure compliance with the NYSDEC BCP requirements. Specifically, when used in concert with results of previous investigations, the findings of the remedial investigation will:

- Describe the amount, concentration, persistence, mobility, form (e.g., solid, liquid), and other significant characteristics of the contaminates present (nature of contaminates).
- Further define the lateral and vertical extent of petroleum contamination identified at the soil-groundwater interface;
- Delineate lateral and vertical extent of site-related contaminants.
- Define the extent to which the contaminants of concern have potential to migrate, and whether potential future migration may pose a threat to human health or the

environment.

- Determine the extent to which contaminant levels pose an unacceptable risk to public health and the environment.
- Provide sufficient information to allow for the identification of potentially feasible remedial alternatives.
- Develop Remedial Action Objectives (RAOs) for the Site based on the contaminant characterization results, exposure pathways, and risk evaluation data.

On June 12, 2025, NYSDEC's Environmental Remediation division shared a proposed scope of work requesting additional sampling at the following locations: SB-1, SB-4, SB-5, SB-9, SB-12, SB-21, and SB-20. Soil borings were requested to be advanced to a minimum of 35 feet below grade in all locations, with sampling beginning at 15 feet below grade. Borings are to be terminated in each location 5 feet below the bottom of contamination. Samples are to be collected and retained for analysis below the contamination layer, with additional multi-depth samples retained for analysis from within the contamination zone. Below is our proposed scope of work.

2.0 SUPPLEMENTAL REMEDIAL INVESTIGATION ADDENDUM SCOPE OF WORK

Supplemental Remedial Investigation sampling will focus on delineating the extent of contaminants that have been demonstrated to be present to properly design future remedial alternatives. Sample locations have been selected to identify contaminants where a contaminant source is suspected but previous sampling has been insufficient to conclusively establish the presence or absence of contaminants at concentrations requiring remedial action. In this sense, the Remedial Investigation Scope is presented to provide sufficient detail to develop data to satisfy overall project objectives, but flexibility to adjust for field conditions and observations.

The Sample Summary Table (Table 1) describes the location and depth of each sample, the laboratory analyses and laboratory method number planned for each sample, and the rationale for collecting each sample.

All supplemental RI field work will be conducted in accordance with the Quality Assurance Project Plan (QAPP), and the Health and Safety Plan (HASP), as previously approved in the Supplemental Remedial Investigation Work Plan, dated August 2024. Community air monitoring will be conducted in accordance with the Appendix 1A of DER-10.

2.1 Mobilization and Utilities Investigation

Seven (7) days prior to initiating any field activities, PVEDI will notify NYSDEC and NYSDOH personnel of the anticipated field schedule.

A geophysical survey will be performed prior to drilling and installation of soil borings. The geophysical survey will employ ground-penetrating radar (GPR) and magnetic/electromagnetic equipment to locate anomalies that could be representative of buried infrastructure, such as fuel storage tanks, sewer lines, drain pipes, utilities, and conduits that could provide potential pathways for contaminants, or obstructions to be avoided during drilling.

2.2 Soil Borings & Subsurface Soil

Seven (7) supplemental soil borings are proposed across the BCP Site in previously completed soil borings locations for delineation of AOC-1 and AOC-2 to collect soil samples for laboratory analysis (See Figure 3). The following previously completed boring locations will be re-sampled: SB-1, SB-4, SB-5, SB-9, SB-12, SB-21, and SB-20. Borings will be advanced using a direct push track-mounted Geoprobe^{TM} drill rig equipped with 4-foot long, 2 ¼-inch diameter stainless steel core barrel (macro-cores) fitted with PVC liners. Soil borings will be sampled continuously from ground surface to a maximum depth of 35-feet bgs, or 5 feet below the vertical extent of petroleum contamination if vertical contamination is identified below 35 feet bgs. If shallow refusal is encountered, up to three (3) attempts will be made to complete the soil samples to the target depth. At each location, field personnel will screen soil samples for VOCs using a photoionization detector (PID), and headspace techniques. The project geologist will

keep a detailed log of each core: Lithology, grain size, stratigraphic changes, color, and occurrence of groundwater will be recorded. Observations will be made describing the presence of potential contamination in the soil samples based on odor, visual observations, or PID readings.

Up to two (2) discrete/grab soil samples will be collected from each soil boring. Soil will be collected from directly below the vertical extent of contamination, and an additional interval may be selected for laboratory analysis from within the contamination zone based on field observations including visual and olfactory indications of contamination as well as direct instrument readings. Soil samples will be screened for VOCs using a PID. Each discrete/grab soil sample interval will be transferred into laboratory provided container. See Section 3.0 and Appendix A of the August 2024 approved SRI Work Plan for more information related to sampling procedure and approved sample containers.

Soil samples will be analyzed for some or all of the following parameters, as specified in Table 1:

- TCL VOCs by USEPA Method 8260C;
- TCL SVOCs by USEPA Method 8270D;
- Target Analyte List (TAL) Metals by USEPA Method 6010C & 7471;
  - Including cyanide and hexavalent chromium.
- TCL PCBs by USEPA Method 8082A;
- TCL Pesticides by USEPA Method 8081B;
- 1,4 Dioxane by USEPA Method 8270SIM;
- PFAS/Emerging Contaminants by USEPA Method 1633.

All samples will be analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory providing Analytical Services Protocol (ASP) Category B deliverables. Field duplicates and matrix spike/matrix spike duplicates (MS/MSD) will be collected for quality control/quality assurance (QA/QC) purposes and analyzed for sample parameters described above, in accordance with Table 1. In addition, aqueous equipment field blanks will be collected in the field and laboratory-supplied aqueous trip blanks will accompany the sample shipment (trip blanks analyzed for VOCs only). QA/QC blanks and duplicates will be completed at a frequency of one sample for every 20 field-samples, as required in DER-10. QA/QC blanks and duplicates are included in Table 1. PFAS samples will be collected in accordance with NYSDEC Guidelines for Sampling, Analysis, and Assessment of PFAS, dated April 2023.

Upon completion of drilling, each boring will be filled to within 12-inches of ground surface with either the drill cuttings or a cement/bentonite grout mixture (if grossly contaminated media is identified). Boreholes filled with soil cuttings will be completed to ground surface using drilling sand, if necessary. Boreholes filled with grout will be completed with Quickrete to top of groundwater interface and natural soil cuttings/sand, as necessary. All borings will be patched

with the appropriate surface materials (e.g., asphalt or concrete patch), depending on the location.

2.3 Groundwater Monitoring Wells

All seventeen (17) permanent groundwater monitoring wells will be gauged for depth to water from top of casing. Groundwater level measurements will be collected within a two-hour timeframe, and will be recorded in an updated Table 15 – Groundwater Elevations.

2.4 Supplemental Soil Vapor Sampling

Four (4) supplemental sub-slab soil vapor samples will be collected throughout the Site during remedial investigation activities to further understand the extent of contamination and the potential for contamination to migrate off-site.

Sub-slab soil vapor probes will be installed in accordance with NYSDOH guidance procedures. A helium-vapor test will be conducted to demonstrate a proper seal around the sampling port and to confirm sample integrity. Prior to sample collection, the sample port will be purged up to three volumes at a rate not exceeding 0.2 L/minute. Samples will be collected in certified clean Summa canisters (batch certification) with a regulator set to collect samples over an 8-hour period. All samples will be submitted to a NYSDOH ELAP-certified laboratory for analysis of VOCs via USEPA Method TO-15.

2.5 Investigation-Derived Waste Management

Investigation-derived wastes (IDW) will be minimized by returning excess soil from soil borings to the original borehole unless grossly contaminated, in accordance with DER-10(3.3)(e), which also prescribes the following: If field evidence of gross contamination is identified, soil cuttings, decontamination wastewater and groundwater will be drummed containerized and staged near the point of generation and will be properly disposed of based on laboratory results. If free of visible contamination, disposable personal protective equipment (PPE), sampling supplies and disposables will be placed in heavy-duty plastic bags and disposed of properly as general refuse.

In any instance during the performance of this RI, all IDW will be managed in accordance with procedures and methods outlined in DER-10 section 3.3e.

2.6 Data Review

All samples undergoing laboratory analysis will be subject to a third-party data review process in accordance with the QAPP, to ensure the usability of the data collected. Data usability summary reports (DUSRs) documenting any issues with QA/QC will be prepared and included in the RI Report.

3.0 SAMPLE CONTAINERS AND QA/QC SAMPLES

Sample containers will be provided and handled according to the following:

- At the time of mobilization for field work PVEDI personnel will request sample containers be delivered from the laboratory to the Site to minimize potential for cross-contamination. Considering the remote nature of the Site, sample containers may be delivered to an alternate location.
- Container labels will be completed (pen only) after the caps have been placed back on each bottle.

Sample Custody

Field personnel are responsible for maintaining the sample coolers in a secured location until delivery at the laboratory. The record of possession of samples from the time they are obtained in the field to the time they are delivered to the laboratory or shipped off-site will be documented on Chain-of-Custody (COC) forms. The COC forms will contain the following information: project name; names of sampling personnel; sample number; date and time of collection and matrix; signatures of individuals involved in sample transfer, and the dates and times of transfers.

4.0 QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

See Appendix A – Quality Assurance Project Plan of the August 2024 approved SRI Work Plan for additional details.

4.1 Analytical Methods

All samples collected during the RI will be analyzed using EPA-approved analytical methods. See Appendix A – Quality Assurance Project Plan of the August 2024 approved SRI Work Plan for additional details.

4.2 Laboratory

The subcontracted laboratory will be certified by the New York State Department of Health to perform Contract Laboratory Program (CLP) analysis on all media to be sampled during this investigation. The laboratory will perform the sample analysis in accordance with the most recent NYSDEC ASP.

4.3 Data Submittal

Analytical data will be submitted in complete ASP Category B data packs. Procedures for chain of custody, laboratory instrumentation calibration, laboratory analyses, reporting of data, internal quality control, and corrective actions shall be followed as per SW-846 and as per the laboratory's Quality Assurance Plan. Where appropriate, trip blanks, field blanks, field duplicates, and matrix spike, matrix spike duplicate shall be performed at a rate of 5% and will be used to assess the quality of the data. The laboratory's in-house QA/QC limits will be utilized whenever they are more stringent than those suggested by the EPA methods.

4.4 Data Usability Summary Report

The data package will be sent to a qualified, independent, data validation specialist for evaluation of the accuracy and precision of the analytical results. A DUSR will be prepared for the RI data sets to describe the compliance of the analyses with the analytical method protocols detailed in the NYSDEC ASP. The DUSR will provide a determination of whether the data meets the project-specific criteria for data quality and data use. The validation effort will be completed in accordance with NYSDEC Division of Environmental Remediation DUSR guidelines.

5.0 HEALTH AND SAFETY

Field tasks will be performed using industry standard health and safety procedures. A site-specific HASP has been prepared for use by the field team during all field activities. This plan details known and potential hazards of the Site and field tasks as well as air monitoring and emergency procedures. The HASP is presented in Appendix B of the August 2024 approved SRI Work Plan for additional details.

Fact sheets documenting the goals and progress of the project will be prepared at key milestones of the project and distributed to those on the project mailing list. The distribution list is included in the Citizens Participation Plan which is provided in Appendix C of the August 2024 approved SRI Work Plan**.**

5.1 Community Air Monitoring

Where ground intrusive operations are planned, community air monitoring will be performed to protect the downwind community. This Community Air Monitoring Plan (CAMP) data will be submitted to the NYSDEC and NYSDOH on a weekly basis. A PVEDI representative will continually monitor the breathing zone in the vicinity of the immediate work area using PID instrumentation capable of measuring total volatile organic compounds in air at concentrations as low as 1 part per million (PPM). The air in the work zone also will be continually monitored for dust generation using a pDR 1500 hand-held meter or comparable model. Additionally, one (1) upwind and one (1) downwind station, consisting of one (1) PID and one (1) pDR 1500 respectively, will operate continuously during all ground intrusive work with extra care exercised when sampling near adjacent residential properties. Within one (1) business day of any CAMP exceedances detected during monitoring, the NYSDEC and NYSDOH will be notified of actions planned or taken in response to these exceedances. If VOC measurements are detected at 5 ppm above the background for the 15-minute average, or if dust generation is observed at 100 micrograms per cubic meter greater than at background (upwind perimeter) locations, then the intrusive work will be temporarily halted, dust suppression techniques will be implemented and more rigorous monitoring of VOCs and dust will be conducted in accordance with the NYSDOH Generic CAMP.

TABLES and FIGURES

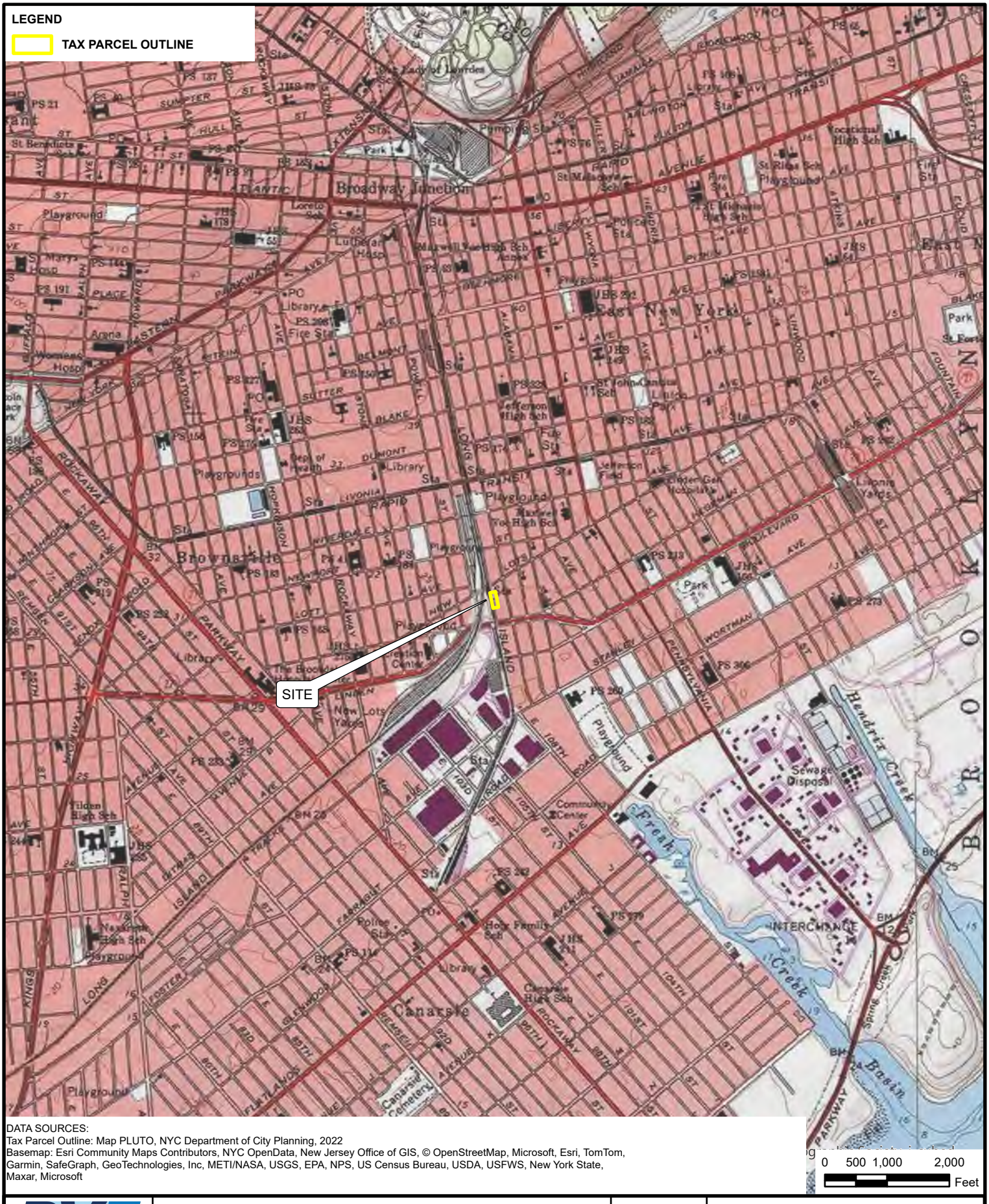
Table 1: Sample Summary Table, Supplemental Remedial Investigation and SRI Addendum #1
749 Van Sinderen Avenue, Brooklyn, NY
BCP Site #C224405
OER Project #23TMP1614K, 24EHAN054K
PVE #20230097

SDG	Sample ID#	Sample ID	Matrix	Sample Depth	VOCs	SVOCs	Metals	Cr+6	Cyanide	PCBs	Pesticides	Herbicides	PFAS	1,4 Dioxane	MS/MSD	Number of Samples per Location (Including MS/MSD)	Rationale for Sampling
PHASE II ESA - APRIL 20, 2023																	
23D1333-03	Boring 1 of 5	SB-1	S	7-8'	1	1	1			1						1	Identify contaminants in soil
23D1333-04				17-18'	1	1	1									1	Identify contaminants in soil
	Addendum #1 Boring 1 of 7	**SB-1**	**S**	**Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**	**1**	**2**	**Characterize impacted area for remedy**
	Addendum #1 Boring 1 of 7	**SB-1**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
23D1333-05	Boring 2 of 5	SB-2	S	5-7'	1	1	1			1						1	Identify contaminants in soil
23D1333-06	Boring 3 of 5	SB-3	S	16-17'	1	1	1									1	Identify contaminants in soil
23D1333-07	Boring 4 of 5	SB-4	S	14-15'	1	1	1									1	Identify contaminants in soil
	Addendum #1 Boring 2 of 7	**SB-4**	**S**	**Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Characterize impacted area for remedy**
	Addendum #1 Boring 2 of 7	**SB-4**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
23D1333-08	Boring 5 of 5	SB-5	S	4-6'	1	1	1									1	Identify contaminants in soil
	Addendum #1 Boring 3 of 7	**SB-5**		**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
23D1333-01	TMW 1 of 2	TMW - 1	GW		1	1	1									1	Identify contaminants at the soil/groundwater interface
23D1333-02	TMW 2 of 2	TMW - 2	GW		1	1	1									1	Identify contaminants at the soil/groundwater interface
23D1350-01	SV 1 of 4	SV-1	SV	15'	1											1	Identify contaminants in soil vapor
23D1350-02	SV 2 of 4	SV-2	SV	15'	1											1	Identify contaminants in soil vapor
23D1350-03	SV 3 of 4	SV-3	SV	6'	1											1	Identify contaminants in soil vapor
23D1350-04	SV 4 of 4	SV-4	SV	6'	1											1	Identify contaminants in soil vapor
REMEDIAL INVESTIGATION - JUNE 22, 2023																	
23F1473-10	Boring 7 of 11	SB-7	S	8-10'	1	1	1			1						1	Identify contamination in soil
23F1473-11			S	15-17'	1	1	1			1						1	Identify contamination in soil
23F1473-08	Boring 8 of 11	SB-8	S	8-10'	1	1	1			1						1	Identify contamination in soil
23F1473-09			S	15-17'	1	1	1			1						1	Identify contamination in soil
23F1473-01	Boring 9 of 11	SB-9	S	3-5'	1	1	1			1			1	1		2	Identify contamination in soil
23F1473-02				8-10'	1	1	1			1						1	Identify contamination in soil
23F1473-03				15-17'	1	1	1			1						1	Identify contamination in soil
	Addendum #1 Boring 4 of 7	**SB-9**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
23F1473-06	Boring 10 of 11	SB-10	S	8-10'	1	1	1			1						1	Identify contamination in soil
23F1473-07				15-17'	1	1	1			1						1	Identify contamination in soil
23F1473-04	Boring 11 of 11	SB-11	S	8-10'	1	1	1			1						1	Identify contamination in soil
23F1473-05				15-17'	1	1	1			1						1	Identify contamination in soil
23F1474-05	MW 1 of 4	MW-3	GW		1	1	1			1	1		1	1		1	Identify contaminants at the soil/groundwater interface
23F1474-04	MW-2 of 4	MW-4	GW		1	1	1			1	1					1	Identify contaminants at the soil/groundwater interface
23F1474-03	MW-3 of 4	MW-5	GW		1	1	1			1	1		1	1		2	Identify contaminants at the soil/groundwater interface
23F1474-02	MW-4 of 4	MW-6	GW		1	1	1			1	1		1	1		1	Identify contaminants at the soil/groundwater interface
23F1481-06	SV 1 of 7	SV-5	SV	15'	1											1	Identify contaminants in soil vapor
23F1481-01	SV 2 of 7	SV-6	SV	2'	1											1	Identify contaminants in soil vapor
23F1481-04	SV 3 of 7	SV-7	SV	15'	1											1	Identify contaminants in soil vapor
23F1481-02	SV 4 of 7	SV-8	SV	2'	1											1	Identify contaminants in soil vapor
23F1481-07	SV 5 of 7	SV-9	SV	2'	1											1	Identify contaminants in soil vapor
23F1481-03	SV 6 of 7	SV-10	SV	2'	1											1	Identify contaminants in soil vapor
23F1481-05	SV 7 of 7	SV-11	SV	15'	1											1	Identify contaminants in soil vapor
SUPLEMENTAL REMEDIAL INVESTIGATION - OCTOBER 2024																	
24J0549-13	Boring 1 of 12	SB-12	S	3-4'									1				Identify PFAS contaminants in soil
24J0549-14				8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-15				15-17'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
	Addendum #1 Boring 5 of 7	**SB-12**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
24J0549-16	Boring 2 of 12	SB-13	S	7-8'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-17				15-17'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-11	Boring 3 of 12	SB-14	S	8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-12				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-23	Boring 4 of 12	SB-15	S	3-4'									1				Identify PFAS contaminants in soil
24J0549-18				8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-19				15-17'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-25	Boring 5 of 12	SB-16	S	8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-26; 24J0549-27				16-18'	1	1	1	1	1	1	1				x	2	Delineate contaminants in AOC-1 and AOC-2
24J0549-04	Boring 6 of 12	SB-18	S	8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-05				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-09	Boring 7 of 12	SB-19	S	8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-10				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-01	Boring 8 of 12	SB-20	S	3-4'									1				Identify PFAS contaminants in soil
24J0549-02				8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-03				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
	Addendum #1 Boring 6 of 7	**SB-20**	**S**	**Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Characterize impacted area for remedy**
	Addendum #1 Boring 6 of 7	**SB-20**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
24J0549-06	Boring 9 of 12	SB-21	S	3-4'									1				Identify PFAS contaminants in soil
24J0549-08				8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-07				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
	Addendum #1 Boring 7 of 7	**SB-21**	**S**	**Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Characterize impacted area for remedy**
	Addendum #1 Boring 7 of 7	**SB-21**	**S**	**Below bottom of Contamination Zone**	**1**	**1**	**1**	**1**	**1**	**1**	**1**		**1**	**1**		**1**	**Identify vertical extent of contamination**
24J0549-20; 24J0549-24	Boring 10 of 12	SB-22	S	3-4'									1		x	2	Identify PFAS contaminants in soil
24J0549-21				8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0549-22				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0899-03; 24J0899-05	Boring 11 of 12	SB-23	S	8-10'	1	1	1	1	1	1	1				x	2	Delineate contaminants in AOC-1 and AOC-2
24J0899-04				16-18'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0899-01	Boring 12 of 12	SB-24	S	8-10'	1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0899-02; 24J0899-06				16-18'	1	1	1	1	1	1	1				x	2	Delineate contaminants in AOC-1 and AOC-2
24J0903-01	MW 1 of 17	MW-3	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0953-05	MW 2 of 17	MW-4	GW		1	1	1	1	1	1	1		1		x	3	Delineate contaminants in AOC-1 and AOC-2
24J1075-01	MW 3 of 17	MW-5	GW		1	1	1	1	1	1	1		1			2	Delineate contaminants in AOC-1 and AOC-2
24J1075-02	MW 4 of 17	MW-6	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J1075-04	MW 5 of 17	MW-7	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J1075-03	MW 6 of 17	MW-8	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0903-07	MW 7 of 17	MW-9	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0903-05	MW 8 of 17	MW-10	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0903-04	MW 10 of 17	MW-12	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0903-03	MW 11 of 17	MW-13	GW		1	1	1	1	1	1	1		1			2	Delineate contaminants in AOC-1 and AOC-2
24J0903-02	MW 12 of 17	MW-14	GW		1	1	1	1	1	1	1		1			2	Delineate contaminants in AOC-1 and AOC-2
24J0903-06	MW 13 of 17	MW-15	GW		1	1	1	1	1	1	1				x	2	Delineate contaminants in AOC-1 and AOC-2
24J0953-01	MW 14 of 17	MW-16	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0953-02	MW 15 of 17	MW-17	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0953-04	MW 16 of 17	MW-18	GW		1	1	1	1	1	1	1					1	Delineate contaminants in AOC-1 and AOC-2
24J0953-03	MW 17 of 17	MW-19	GW		1	1	1	1	1	1	1		1			2	Delineate contaminants in AOC-1 and AOC-2
24K0144-12	SV 1 of 6	SV-12	SV	12'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	SV 2 of 6	SV-13	SV	3'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	SV 3 of 6	SV-14	SV	3'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	SV 4 of 6	SV-15	SV	3'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	SV 5 of 6	SV-16	SV	3'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	SV 6 of 6	SV-17	SV	3'	1											1	Delineate contaminants in AOC-1 and AOC-2
24K0144	AI 1 of 6	AI-1	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	AI 2 of 6	AI-2	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	AI 3 of 6	AI-3	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	AI 4 of 6	AI-4	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	AI 5 of 6	AI-5	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	AI 6 of 6	AI-6	AI		1											1	Identify presence of a vapor intrusion condition
24K0144	OA 1 of 1	OA -1	OA		1											1	To determine background ambient air conditions
	Supplemental SV	SV-18	SV	3'	1											1	+Naphthalene
	Supplemental SV	SV-19	SV	3'	1											1	+Naphthalene
	Supplemental SV	SV-20	SV	15'	1											1	+Naphthalene
	Supplemental SV	SV-21	SV	6'	1											1	+Naphthalene

SRI Addendum #1 Total Samples Proposed	
Total Soil Samples	11
Total Groundwater Samples	0
Total Soil Vapor Samples	0

SRI Total Samples Collected To Date	
Total Soil Samples	46
Total Groundwater Samples	22
Total Soil Vapor Samples	17
Total Ambient Indoor Air Samples	6
Total Ambient Outdoor Air Samples	1

Notes:
SDG= Sample Data Group
MS/MSD= Matrix Spike/Matrix Spike Duplicate to be collected every 20 samples
S= Soil
GW=Groundwater
SV=Soil Vapor
AOC= Area of Concern
AOC-1= Petroleum Contamination
AOC-2=Chlorinated VOC Contamination
Green Bold = Borings Proposed for Work Plan Addendum #1
Analytical:*
TCL VOCs via USEPA Method 8260 and TO-15 for soil vapor samples
TCL SVOCs via USEPA Method 8270
TAL Metals via USEPA Method 6010 or 6010C/7473
Cyanide via USEPA Method 9014 and Hexavalent chromium via USEPA 7196A
PCBs via USEPA Method 8082
Pesticides via USEPA Method 8081
Herbicides via USEPA Method 8151A
PFAS via USEPA Method 1633
1,4-Dioxane via USEPA Method 8270 SIM



DATA SOURCES:
Tax Parcel Outline: Map PLUTO, NYC Department of City Planning, 2022
Basemap: Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, New York State, Maxar, Microsoft

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SITE LOCATION MAP

749 VAN SINDEREN AVENUE
BROOKLYN, NEW YORK
BCP SITE #C224405

PROJECT NO. 20230097	**FIGURE 1**
N	**DATE: 01/29/2025**
	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

DATA SOURCES:
Tax Parcel Outline: Map PLUTO, NYC Department of City Planning, 2022
Basemap: Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, New York State, Maxar, Microsoft, New York State, Earthstar Geographics, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, New York State, Maxar, Microsoft

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

BCP SITE BOUNDARY

749 VAN SINDEREN AVENUE
BROOKLYN, NEW YORK
BCP SITE #C224405

PROJECT NO. 20230097	**FIGURE 2**
	DATE: 01/29/2025
N	SCALE: AS INDICATED
	PROJECTION: STATE PLANE NAD83 NY EAST
	ALL LOCATIONS APPROXIMATE

DATA SOURCES:
Tax Parcel Outline: https://gisservices.its.ny.gov/arcgis/rest/services/NYS_Tax_Parcels_Public/FeatureServer
Basemap: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar, Microsoft, Copyright:© 2013 National Geographic Society, i-cubed

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

PROPOSED SAMPLE LOCATION MAP

719-721 AND 749 VAN SINDEREN AVENUE
BROOKLYN, NEW YORK

PROJECT NO.
20250316
20230097

N

FIGURE 1 DRAFT

DATE: 08/12/2025

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE