

July 15, 2026

Oliver Wolfe
Project Manager; Remedial Bureau C
NYSDEC Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7014

Re: Supplemental SB/MW Work Plan – July 2026 (Revised)
Site: Haverstraw Chair Factory
Site #C344093
30 Liberty Street and 87 Main Street Haverstraw, Rockland County

Dear Mr. Wolfe,

On behalf of Haverstraw Chair Factory LLC, we are herein responding to comments and discussion during a July 1, 2026 conference call with the New York State Department of Environmental Conservation (NYSDEC, or the Department) and a subsequent letter from the Department dated July 8, 2026.

Supplemental Soil and Groundwater Investigation

Following supplemental soil vapor sampling at the request of NYSDEC and the New York State Department of Health (NYSDOH), completed in May 2026, the Department is requesting additional investigation to further determine the nature and extent of volatile organic compounds (VOCs).

Utility Clearance

Prior to any intrusive activities, Dig Safely New York (Call 811) will be contacted by the site contractor a minimum of three business days in advance of the work and informed of the intent to perform excavation work at the Site. If underground utilities are present on the property and are anticipated to interfere with intrusive activities, the Volunteer and the NYSDEC will be contacted to discuss mitigating measures.

Subsurface Soil/Fill Investigation

Four soil/fill samples will be collected from soil borings/monitoring well locations designated MW-9 through MW-12 as shown on **Figure 1**. Proposed sample locations are strategically located based on the former building locations at the Site and existing soil, soil vapor and groundwater delineation locations.

Soil/Fill Sample Collection and Analysis

Soil/fill samples will be analysed in accordance with the sampling and analysis plan within the approved Remedial Investigation Work Plan (RIWP). Specifically, four soil samples will be analysed for Target Compound List (TCL) VOCs. The sample interval identified as the most impacted (i.e., greatest PID scan result and/or visual/olfactory evidence of impact) at investigation locations will be selected for laboratory analysis. If either the impacts are ubiquitous from grade to final depth or no impacts were identified, the soil/fill directly above water table will be selected for analysis. If the impacts are ubiquitous from grade to final depth or no impacts were identified, and water is not encountered at a particular sample location, the sample interval will be selected based on the professional discretion of the field personnel and in consultation with the NYSDEC. If differentiable impacts are noted during the investigation, additional samples will be collected such that representative samples from all fill/soil types

are collected to determine the nature and extent of contamination. Field personnel are afforded the full discretion and authority to sample differential impacts as necessary.

The soil/fill samples will be analysed in accordance with USEPA SW 846 methodology with equivalent Category B deliverables to allow for independent third-party data usability assessment.

Groundwater Investigation

Four1-inch diameter PVC groundwater monitoring wells, identified as MW-9 through MW-12, will be advanced at the Site to assess groundwater quality data. **Figure 1** shows the planned groundwater monitoring well locations.

Monitoring Well Installation

Monitoring wells will be installed following the advancement of soil borings with a direct-push drill rig. All non-dedicated drilling tools and equipment will be decontaminated between boring locations using potable tap water and a phosphate-free detergent (e.g., Alconox).

Each well boring will be advanced to a target minimum depth of five feet below the first encountered groundwater, with estimated depths ranging from 10 to 15 fbgs. Wells will be constructed with 1-inch diameter Schedule (SCH) 40 PVC with a SCH 40 PVC 0.010-inch machine-slotted well screen. Each well screen and attached riser will be placed at the bottom of each borehole and a silica sand filter pack (size #0) will be installed from the base of the well to a maximum of two feet above the top of the screen. Remaining annulus above the sand filter pack will be backfilled with a hydrated bentonite/portland cement slurry. Wells will be protected at the surface with either road boxes or above grade protective casings.

Well Development

After installation, A minimum of three well volumes will be evacuated from each monitoring well during development activities.

Purged groundwater will be containerized in NYSDOT-approved drums.

Groundwater Sample Collection

Groundwater sampling will be performed the following day. Prior to groundwater sample collection, static water levels will be measured from the approximate ground surface. Following water level measurement, field personnel will grab sample the monitoring wells using a dedicated polyethylene bailer.

All collected groundwater samples will be placed in pre-cleaned, pre-preserved laboratory provided sample bottles, cooled to 4°C in the field, and transported under chain-of-custody command to a NYSDOH-approved laboratory for analysis.

Groundwater Sample Analyses

Each groundwater sample will be sampled for TCL plus CP-51 VOCs. Groundwater samples will be collected and analysed in accordance with USEPA SW 846 methodology with equivalent NYSDEC Category B deliverables to allow for independent third-party data usability assessment.

Additional Soil Vapor Analyses

At the request of the NYSDEC, additional soil vapor samples will be collected to identify if there is source material on site that may cause soil vapor intrusion (SVI) on-site or migrate off-site. Soil vapor will be investigated at nine locations (SV-7 through SV-16) to evaluate the potential for SVI risks for future on-site buildings, and to complete a qualitative off-site exposure assessment. Soil boreholes will be

advanced to a depth up to approximately 5 fbg (depending on depth to groundwater observed during the soil borings). One ambient outdoor air sample (OA-3) will also be collected concurrent with the soil vapor samples. Soil vapor sampling probes will be installed in general conformance with the NYSDOH Soil Vapor Intrusion Guidance. Soil vapor samples will be collected and analyzed in accordance with the sampling and analysis plan within the approved RWP.

Site Mapping and Survey

Figures in the RI report will be updated to show additional sample locations from this field investigation. Roux will employ a handheld GPS unit to identify the locations of all new soil borings, monitoring wells, and soil vapor points relative to State planar grid coordinates. Monitoring well elevations will be measured by Roux's surveyor. Groundwater elevations will be recorded at all new and existing monitoring wells to compare with the previous sampling event. An isopotential map showing the general direction of groundwater flow will be updated based on water level measurements relative to United States Geological Survey (USGS) vertical datum.

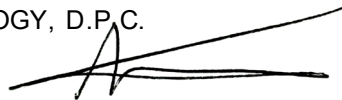
Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

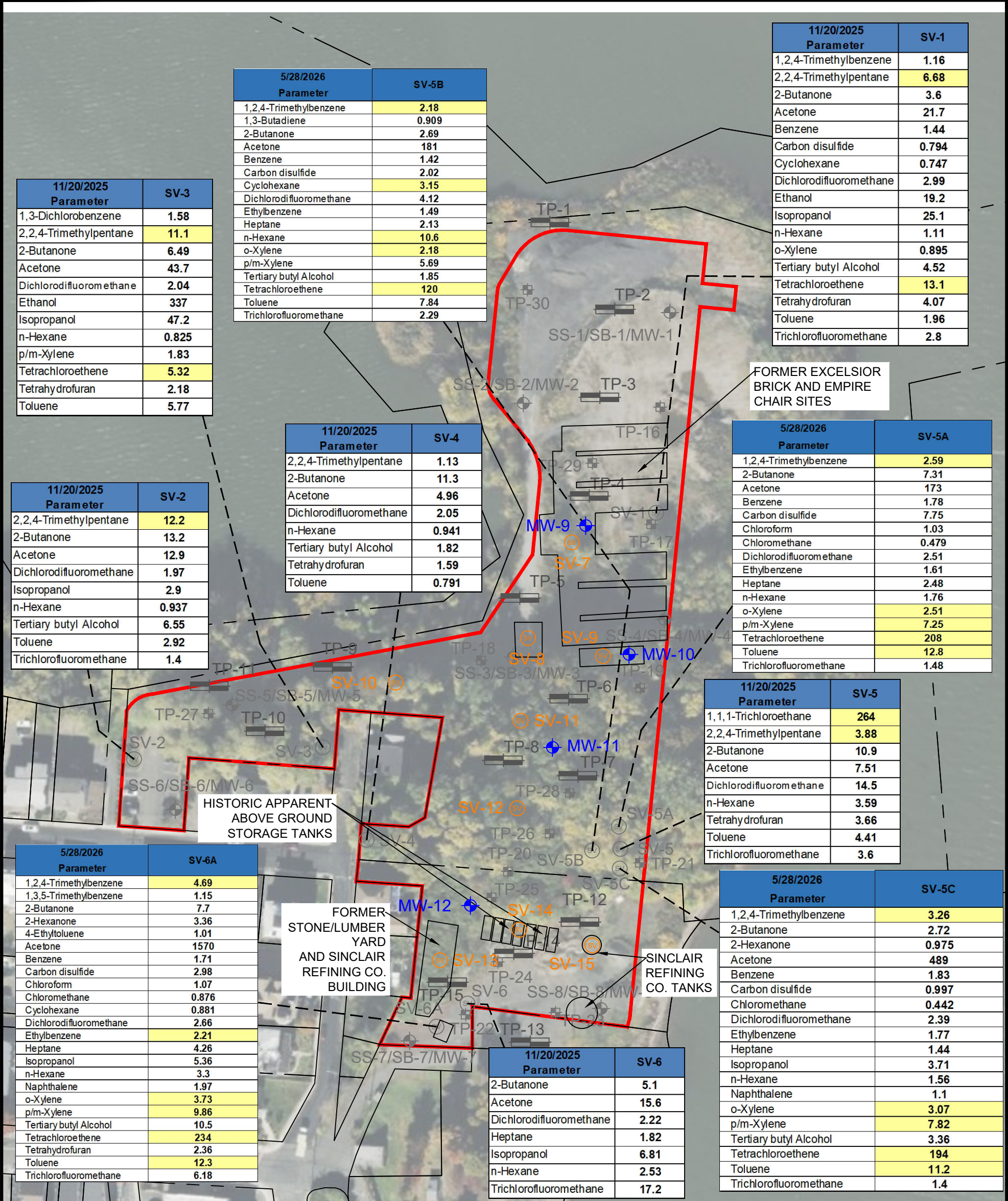


Michael Lesakowski
Vice President, Principal Scientist,
Co-Operations Manager



Alex Wirth
Technical Director

Enclosures



LEGEND:

BCP BOUNDARY (~4.53 AC)

PARCEL BOUNDARY

TP-1 HISTORIC (PHASE II) TEST PIT

TP-16 REMEDIAL INVESTIGATION TEST PIT (FILL)

TP-25 REMEDIAL INVESTIGATION TEST PIT (NATIVE)

SS-1/SB-1/MW-1 SURFACE SOIL / MONITORING WELL /

SOIL BORING SAMPLE LOCATION

SV-1 SOIL VAPOR LOCATION

MW-12 PROPOSED MONITORING WELL LOCATION

SV-7 PROPOSED SOIL VAPOR LOCATION

SAMPLE DATE

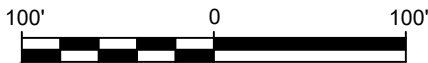
11/20/2025 Parameter	SV-3
1,3-Dichlorobenzene	1.58
2,2,4-Trimethylpentane	11.1

SAMPLE LOCATION

PARAMETER CONCENTRATION
IN MICROGRAMS PER METER³

BOLD

= Result exceeds NYSDOH Guidance Indoor Air Conditions
(Matrices A-F)



Title:

**REMEDIAL INVESTIGATION SOIL VAPOR
DETECTIONS & PROPOSED MW & SV LOCATIONS**

SUPPLEMENTAL INVESTIGATION WORK PLAN

30 LIBERTY AND 87 MAIN STREET PARCELS (BCP SITE: C344058)
HAVERSTRAW, NEW YORK

Prepared for

HAVERSTRAW COMMUNITY CHAIR FACTORY LLC

Compiled by: JJY

Prepared by: CNK

Project Mgr: AFW

Date: JUNE 2026

Scale: AS SHOWN

Project: 4375.0004B000

FIGURE

1

ROUX

File: FIGURE 1; RI SOIL VAPOR DETECTIONS & PROPOSED MW-VP LOCATIONS.DWG