Ambient Air Sampling Work Plan

ALBANY & WRENTHAM LLC

NYSDEC BCP SITE NO. C356057

JANUARY 9, 2026

DT Consulting Services, Inc. / Bellucci Engineering, PLLC

DT CONSULTING SERVICES, INC./BELLUCCI ENGINERING, PLLC

January 9, 2026

Mr. Steven J. McCague, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 South Putt Corners Road
New Paltz, New York 12561

RE: AMBIENT AIR SAMPLING WORK PLAN
Albany & Wrentham LLC
520 Albany Avenue
Kingston, Ulster County, New York
Site No.: C356057

Dear Mr. McCague:

DT Consulting Services, Inc. (DTCS) and Bellucci Engineering, PLLC (BE) are pleased to present this *Ambient Air Sampling Work Plan* for the above referenced property. This report details the scope of work to be utilized to collect, analyze and report on ambient indoor and outdoor air as requested in the December 19, 2025, comment letter. This 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) and DER Green Remediation (DER-31). If you should have any questions or require additional information, please contact our office.

Respectfully submitted,

Daniel Bellucci, P.E.
Bellucci Engineering, PLLC

Deborah Thompson, Senior Geologist
DT Consulting Services, Inc.

CC: Albany & Wrentham LLC
G. Bowitch, Esq.

Table of Contents

FIGURES

ATTACHMENTS

1.0 INTRODUCTION/BACKGROUND

This Ambient Indoor Air Sampling Workplan was prepared on behalf of Albany & Wrentham LLC to support additional sampling at the Site located at 520 Albany Avenue, Kingston, Ulster County, New York (herein referred to as the "Site or Subject Property"). Albany & Wrentham LLC is enrolled as a Volunteer in the New York State Brownfield Cleanup Program (BCP), pursuant to the Brownfield Cleanup Agreement (BCA) number C356057. Prior investigation activities have been conducted on the Subject Property, and the results of those investigations were submitted to the Department along with the BCP Application. Albany & Wrentham LLC was officially accepted into the BCP and classified a volunteer as defined in ECL 27-1405(1)(a) in 2020. To perform the required Site characterization activities under the BCP, a Remedial Investigation Work Plan (RIWP), dated May 2, 2022, was approved by the New York State Department of Environmental Conservation (NYSDEC or "Department") on June 8, 2022. The expressed purpose of the RI work is to document the composition and characteristics of subsurface soils, to document local groundwater quality conditions and direction of groundwater flow, to provide information about the current soil vapor conditions beneath the Site structure and along the periphery of the property boundaries, and to provide guidance on the selection/ implementation of a Remedial Action program for the Site. At present, the Remedial Investigation Report or RIR is being updated in response to the most recent NYSDEC/New York State Department of Health (NYSDOH) comment letter dated December 19, 2025. Based on review of the data presented in the RIR, the NYSDOH has requested additional ambient air monitoring be conducted during this heating season to fill in data gaps as the last round of sampling was performed in 2022. This Work Plan details a proposed scope of work for conducting additional ambient indoor/outdoor air sampling to provide a current snapshot of air quality data on-Site.

2.0 SITE INFORMATION

2.1 Site Location, Setting and Use

The BCP Site is a 0.74-acre parcel which is presently improved with three Site structures (see Figures 1 and 2 for Site Location and Site (base) Maps, respectively).

The following describes each of the improvements:

Site Structure	Approximate Date of Construction	Square Footage (ft^2)	Use Former/Current	Construction Materials
Main Building	1955	4,592	**Former** Dry Cleaning/Laundry ~1950 - 1980 Automotive Sales/Service ~1980 - 2014 **Current (2014 – Present)** Showroom, Offices, Printing Area.	Slab on Grade
Garage I	2014	2,000	**New Construction (2014 – Present)** Offices, Fabrication, Sign and Graphic Production	Slab on Grade
Garage II	1955	460	**Former & Current (1955 – Present)** Storage	Slab on Grade

The main building and Garage I house office and operational areas for Artcraft Camera & Digital and Fast Signs (Artcraft). The structure denoted as Garage II is primarily utilized for storage. Based upon information available to date, there are no known floor drains or internal dry wells in any of the Site structures. Several storm water dry wells are located throughout the parking lot, as denoted in Figure 2. The current condition of the concrete pad in each of the buildings is good and free of cracks. Albany & Wrentham LLC did relay that there had been a stress crack in the slab of Garage I near the garage door post-construction due to settling. The crack was sealed upon its observation several years ago. The Site is currently active and is zoned for commercial use. The entire Subject Property is capped. Covered surfaces include the building footprints, located in the northwest quadrant of the Site, surrounded by asphalt paved areas and concrete walkways.

Historic uses of the Site have been centered on commercial enterprises which included a retail automobile repair facility, which stored waste oil. In addition to petroleum storage, a dry-cleaning operation has been documented within the Site building from the late 1950s – 1980s. All of the historic Site uses were conducted within the main Site structure.

The Site is bounded by Albany Avenue and Quick Check Gasoline/Convenience Store to the north-northwest, single-family residences directly to the south, Wrentham Street and automobile repair/sales facilities to the east, and Tri-Star Auto Sales, Inc. - Auto Tech to the west. Town roadways adjoining the Site include Albany Avenue to the north-northwest and Wrentham Street to the east. The Site topography is generally level and at grade with Albany Avenue. A property location map and a Site (base) plan are presented as Figures 1 and 2, respectively. According to the City of Kingston Water Department and Public Works Department representatives, the Subject Property is serviced by a municipal water supply and sanitary waste treatment service, as are the surrounding properties. No groundwater supply wells were observed by representatives of this office during Site inspections, and no groundwater supply wells are known to be present or used on adjoining or nearby properties. Surface water runoff enters catch basins located throughout the property which appear to be dry well systems.

2.2 Site Geology and Hydrogeology

The Site is situated in the Hudson/Mohawk Lowlands of New York State. Erosion of weak rocks along outcrop belts has shaped the regional topography. Localized outcrops of Devonian limestone occur near the Site, as the overburden sequence thins along valley walls and at hilltops exposing the underlying bedrock. The Catskill Mountains to the west and metamorphosed shale hills of the Taconic range to the east create regionally high relief, but with the lowlands near the Hudson River, the topography is generally flat. The surficial geology of the Site consists primarily of a stratified glacial outwash sequence overlying lacustrine varved silt, sand and intermittent clay deposits. According to the Natural Resources Conservation Service (NRCS) in Ulster County, the Site bedrock is overlain by the Plainfield loamy sand, 0 to 8 percent slopes. The Plainfield series consists of deep, excessively drained soils formed in sandy drift on outwash plains, valley trains, glacial lake basins, stream terraces, and moraines and other upland areas. Permeability is rapid or very rapid. These soils occupy gently sloping areas of glacial till in the uplands. Review of the geologic bedrock map of New York, Lower Hudson Sheet published by the University of the State of New York, the State Education Department, dated 1970, indicates that the Site is underlain by the Onondaga limestone. The Onondaga formation is within the Onondaga and Ulster Group, which is lower to middle Devonian in age, and is comprised of

carbonate sedimentary rock that are characterized by calcarenitic to cherty to argillaceous limestone and minor shales deposited in a shallow epicontinental sea. The Esopus unit, relative to the Site, is moderately hard, dark gray or buff to light olive sandy shale. Unit thickness ranges from 200 to 300 feet in Ulster County.

Knowledge from recent subsurface investigations done by others in the local area suggest that groundwater is typically encountered between seven and ten feet below ground surface (bgs). A layer of less permeable glacial deposits (silt-rich clay) is typically encountered between shallow groundwater and the bedrock sequence. The Hudson River is the main regional hydrologic feature, flowing from north to south along the Hudson Valley floor approximately 1½ miles east of the Site. The Esopus Creek, an eastward flowing tributary to the Hudson River, is located approximately ¾ mile west of the Site. The Hudson River and its tributaries are areas of groundwater discharge. As such, groundwater in topographically flat areas near the site will tend to flow towards the nearby creeks and streams that flow into the Hudson River.

3.0 AMBIENT AIR SAMPLING WORK PLAN

The objective of this Ambient Air Sampling Work Plan is to quantify current indoor and outdoor air quality on-Site. As noted in Section 3.3, field staff will identify and document any preferential VI pathways (cracks, perforations, sumps, drains, etc.) in the slab during sampling activities.

3.1 Ambient Air Sampling Investigation Scope

The scope of this Investigation will include the collection of Site data to satisfy NYSDEC and NYSDOH requirements. To accomplish this, the scope of work will include the following:

- The completion of Site reconnaissance. Reviewing property conditions and conducting a building inventory for indoor locations prior to sample collection;
- The collection of six ambient indoor (AI) air samples;
- The collection of one outdoor ambient air sample; and

- Preparation of an Ambient Air Quality Summary Report for submission to NYSDEC and NYSDOH.

Sampling will be conducted in accordance with the NYSDOH's Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH 2006, rev. 2024). Contingent upon Work Plan approval, sampling will tentatively be performed during the 2026 heating season.

Per the NYSDOH Guidance, indoor air samples are typically collected during the heating season because soil vapor intrusion is more likely to occur when a building's heating system is in operation and doors and windows are closed. In New York State, heating systems are generally expected to be operating routinely from November 15th to March 31st. However, these dates are not absolute; The timeframe for sampling may vary depending on factors such as the location of the Site (e.g., upstate versus downstate) and the weather conditions for a particular year. All sampling will be conducted with the existing Sub-Slab Depressurization System (SSDS) remaining powered on and active.

See Section 3.6 for details regarding the project schedule.

3.2 Health and Safety Plan

All field investigative work will be conducted in accordance with the Health and Safety Plan included in the NYSDEC/NYSDOH approved RIWP (DTCS/BE, May 2, 2022). All field staff will abstain from using or having contact with fuels, solvent cleaners, aerosol sprays and avoid smoke/vapor exposure for 24 hours prior to conducting sampling activities.

3.3 Ambient Air Sampling Plan

Building surveys and reconnaissance will be completed on-Site prior to conducting sampling activities. The purpose of the survey and reconnaissance will be to document information that will be used to evaluate the confirmatory laboratory results. Field personnel will complete the NYSDOH Structure Sampling Questionnaire and Building Inventory (presented

in Attachment A) prior to conducting the indoor air sampling. This will be done in conjunction with evaluating slab perforations, confirming information on building space use, evaluating the operating conditions of the heating/ventilation/air conditioning system, and identifying the type and location of chemical products that could influence indoor air results. Field personnel will identify and document any preferential pathways (cracks, perforations, sumps, drains, etc.) in the slab on grade for the targeted Site structure.

A photoionization detector (PID), equipped with a 11.7 electron volt lamp, will be used to complete a real-time vapor survey to screen for the presence of detectable vapor-phase chemicals within the breathing zone and for any floor penetrations. Any products identified during the survey that could impact on the results of the indoor air sampling will be removed from the area prior to sampling, will be documented. Each of the six proposed ambient indoor and ambient outdoor sampling locations can be referenced in Figure 3, attached. All Summa canisters will be batch certified as clean by the laboratory providing the sampling canisters, will collect over an 8-hour time period and will be collected from an intake height of approximately 4 to 5 feet above the ground/slab.

3.4 Laboratory Analysis

All ambient air samples will be collected in 6-liter Summa canisters with calibrated regulators and analyzed by York Analytical Laboratories, Inc., a NYSDOH certified laboratory using USEPA Analytical Method TO-15 for volatile organic compounds (VOCs). All data will be produced in accordance with NYSDEC ASP Category B deliverables. All analytical data will be reviewed by an independent data validator, and a Data Usability Summary Report (DUSR) will be prepared.

3.5 Data Evaluation

Each ambient air sample will be compared to the NYSDOH Guidance Soil Vapor/Indoor Air Matrices. The results of the comparison will be provided in the Ambient Air Sampling Summary Report

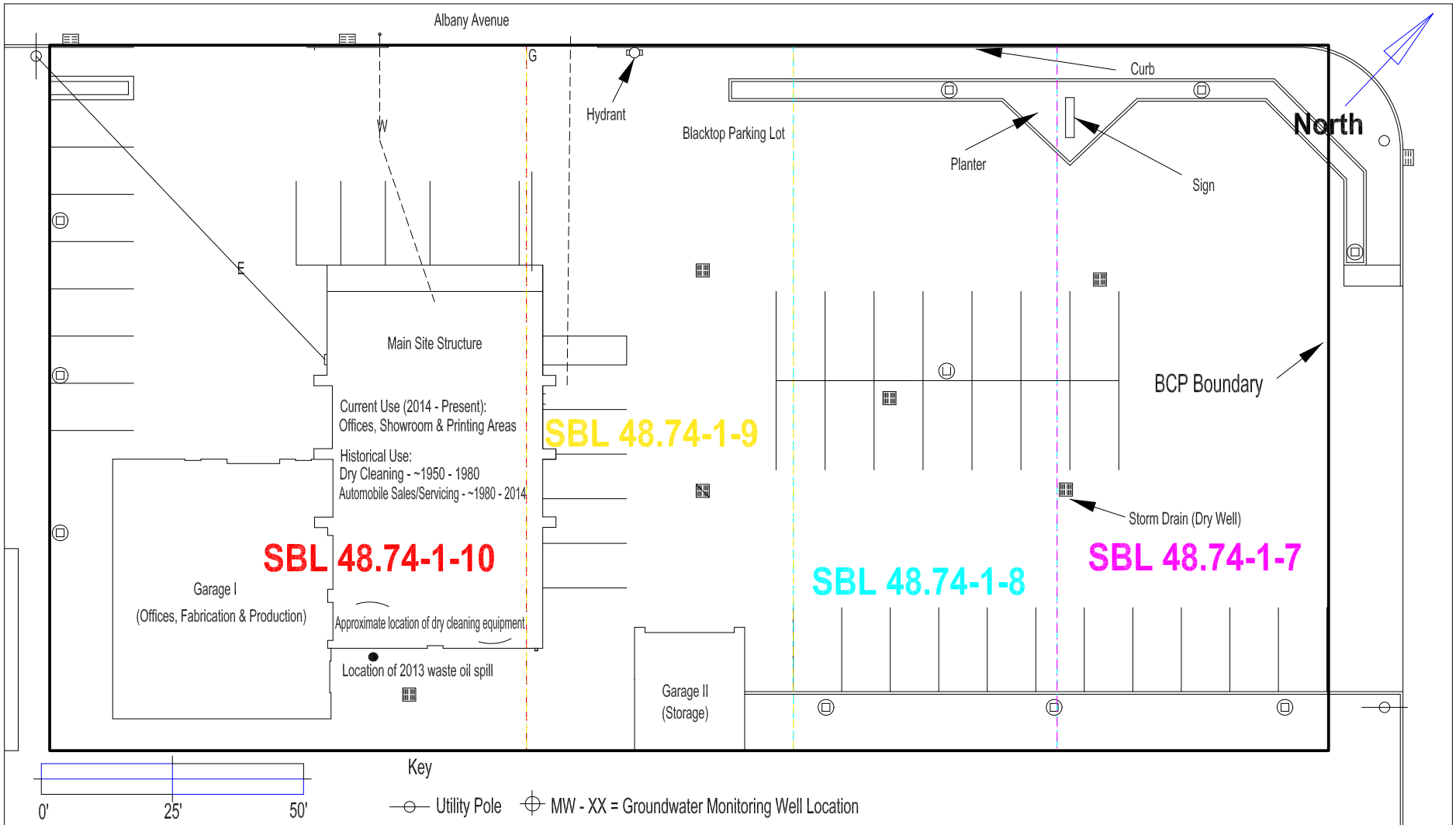
3.6 Project Scheduling and Reporting

The proposed sampling will occur as soon as practicable upon receipt of NYSDEC's and NYSDOH's written approval of this Work Plan.

A Summary Report will be prepared and submitted to NYSDEC and NYSDOH within 45 days of the receipt of validated laboratory data. The report will include a detailed synopsis of all work performed; figures depicting the layout of the sampling locations, figures presenting the analytical results and analyses performed, tables presenting all laboratory data results, results of the screening level comparison, laboratory data packages, a DUSR, and a completed Site Inventory.

FIGURES

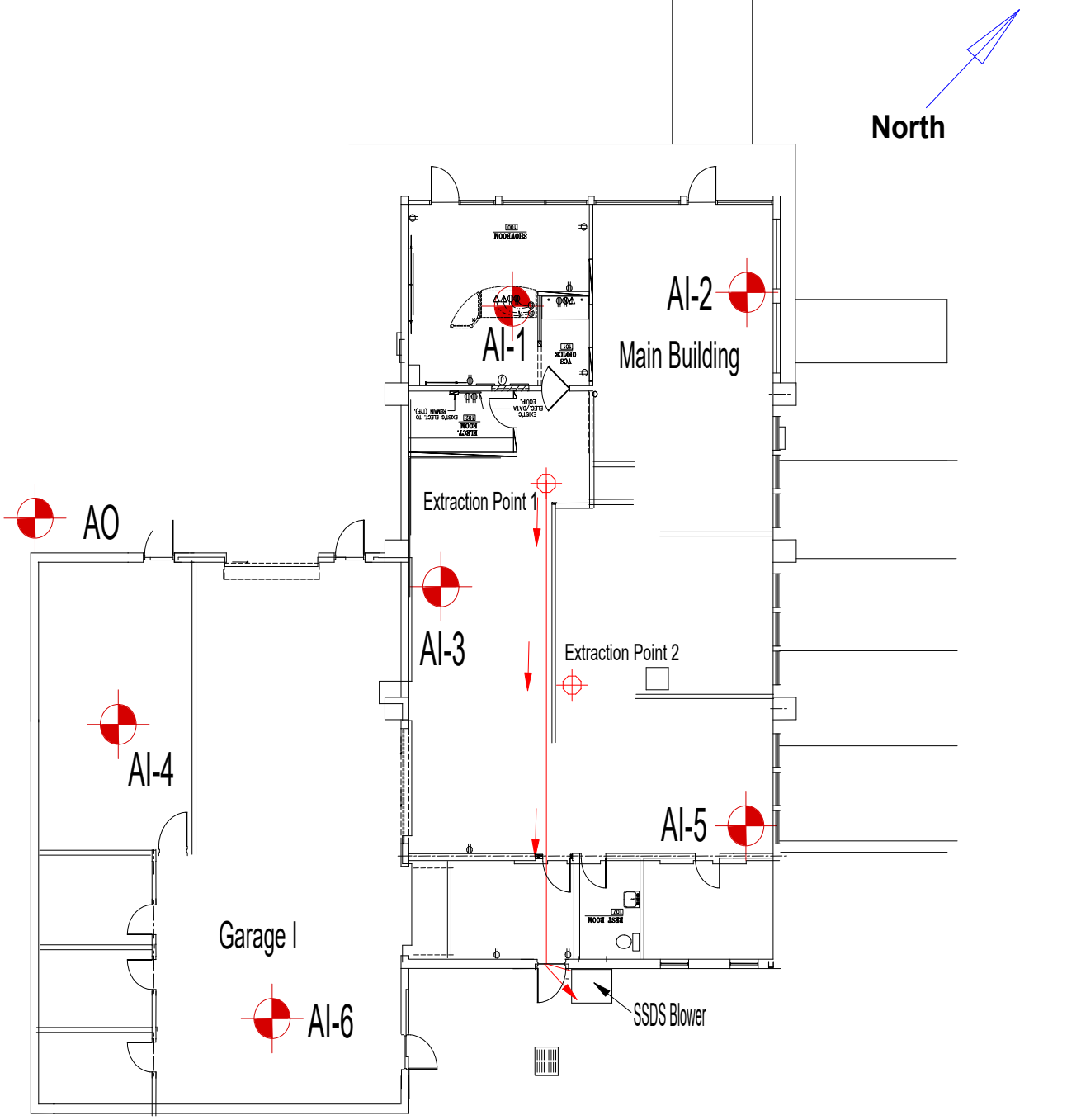
DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: Albany & Wrentham LLC		
	Location: 520 Albany Avenue, Kingston, Ulster County, New York		
	Title: Site Location Map		Site No: C356057
	Scale: Graphic	Drawn By: O.T.	Fig.#: 1



DT Consulting Services, Inc.
1291 Old Post Road
Ulster Park, New York 12487
(845) 658-3484

Client:	Albany & Wrentham LLC
Location:	520 Albany Avenue, Kingston, Ulster County, New York
Title:	Site (base) Map

Scale:	Graphic	Drawn By:	O.T.	Site No:	C356057	Figure:	2



KEY

AI/AO - Ambient Air (Indoor/Outdoor) Proposed Sampling Location

0' 25' 50'

DT Consulting Services, Inc.
Bellucci Engineering, PLLC

Client:	Albany & Wrentham LLC		
Location:	520 Albany Avenue, Kingston, Ulster County, New York		
Title:	Proposed AI Sampling Locations		Site No: C356057
Scale:	Graphic	Drawn By: O.T.	Fig.#: 3

ATTACHMENTS

ATTACHMENT A

NEW YORK STATE DEPARTMENT OF HEALTH
INDOOR AIR QUALITY QUESTIONNAIRE AND BUILDING INVENTORY
CENTER FOR ENVIRONMENTAL HEALTH

This form must be completed for each residence involved in indoor air testing.

Preparer's Name _____ Date/Time Prepared _____

Preparer's Affiliation _____ Phone No._____

Purpose of Investigation_____

1. OCCUPANT:

Interviewed: Y / N

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: _____

Number of Occupants/persons at this location _____ Age of Occupants _____

2. OWNER OR LANDLORD: (Check if same as occupant ___)

Interviewed: Y / N

Last Name: _____ First Name: _____

Address: _____

County: _____

Home Phone: _____ Office Phone: _____

3. BUILDING CHARACTERISTICS

Type of Building: (Circle appropriate response)

Residential	School	Commercial/Multi-use
Industrial	Church	Other: _____

If the property is residential, type? (Circle appropriate response)

Ranch	2-Family	3-Family
Raised Ranch	Split Level	Colonial
Cape Cod	Contemporary	Mobile Home
Duplex	Apartment House	Townhouses/Condos
Modular	Log Home	Other:_____

If multiple units, how many? _____

If the property is commercial, type?

Business Type(s) _____

Does it include residences (i.e., multi-use)? Y / N If yes, how many? _____

Other characteristics:

Number of floors_____ Building age_____

Is the building insulated? Y / N How air tight? Tight / Average / Not Tight

4. AIRFLOW

Use air current tubes or tracer smoke to evaluate airflow patterns and qualitatively describe:

Airflow between floors

_____

_____

_____

Airflow near source

_____

_____

_____

Outdoor air infiltration

_____

_____

_____

Infiltration into air ducts

_____

_____

_____

5. BASEMENT AND CONSTRUCTION CHARACTERISTICS (Circle all that apply)

a. Above grade construction:	wood frame	concrete	stone	brick
b. Basement type:	full	crawlspace	slab	other _____
c. Basement floor:	concrete	dirt	stone	other _____
d. Basement floor:	uncovered	covered	covered with _____	
e. Concrete floor:	unsealed	sealed	sealed with _____	
f. Foundation walls:	poured	block	stone	other _____
g. Foundation walls:	unsealed	sealed	sealed with _____	
h. The basement is:	wet	damp	dry	moldy
i. The basement is:	finished	unfinished	partially finished	
j. Sump present?	Y / N			
k. Water in sump?	Y / N / not applicable			

Basement/Lowest level depth below grade: _____(feet)

Identify potential soil vapor entry points and approximate size (e.g., cracks, utility ports, drains)

_____

_____

6. HEATING, VENTING and AIR CONDITIONING (Circle all that apply)

Type of heating system(s) used in this building: (circle all that apply – note primary)

Hot air circulation	Heat pump	Hot water baseboard	
Space Heaters	Stream radiation	Radiant floor	
Electric baseboard	Wood stove	Outdoor wood boiler	Other _____

The primary type of fuel used is:

Natural Gas	Fuel Oil	Kerosene
Electric	Propane	Solar
Wood	Coal	

Domestic hot water tank fueled by: _____

Boiler/furnace located in:	Basement	Outdoors	Main Floor	Other_____
Air conditioning:	Central Air	Window units	Open Windows	None

Are there air distribution ducts present? Y / N

Describe the supply and cold air return ductwork, and its condition where visible, including whether there is a cold air return and the tightness of duct joints. Indicate the locations on the floor plan diagram.

_____

_____

_____

_____

7. OCCUPANCY

Is basement/lowest level occupied? Full-time Occasionally Seldom Almost Never

Level	**General Use of Each Floor (e.g., familyroom, bedroom, laundry, workshop, storage)**
Basement	_____
1st Floor	_____
2nd Floor	_____
3rd Floor	_____
4th Floor	_____

8. FACTORS THAT MAY INFLUENCE INDOOR AIR QUALITY

a. Is there an attached garage? Y / N

b. Does the garage have a separate heating unit? Y / N / NA

c. Are petroleum-powered machines or vehicles stored in the garage (e.g., lawnmower, atv, car) Y / N / NA Please specify_____

d. Has the building ever had a fire? Y / N When?_____

e. Is a kerosene or unvented gas space heater present? Y / N Where? _____

f. Is there a workshop or hobby/craft area? Y / N Where & Type? _____

g. Is there smoking in the building? Y / N How frequently? _____

h. Have cleaning products been used recently? Y / N When & Type? _____

i. Have cosmetic products been used recently? Y / N When & Type? _____

j. Has painting/staining been done in the last 6 months? Y / N Where & When? _____

k. Is there new carpet, drapes or other textiles? Y / N Where & When? _____

l. Have air fresheners been used recently? Y / N When & Type? _____

m. Is there a kitchen exhaust fan? Y / N If yes, where vented?_____

n. Is there a bathroom exhaust fan? Y / N If yes, where vented?_____

o. Is there a clothes dryer? Y / N If yes, is it vented outside? Y / N

p. Has there been a pesticide application? Y / N When & Type?_____

Are there odors in the building? Y / N
If yes, please describe: _____

Do any of the building occupants use solvents at work? Y / N
(e.g., chemical manufacturing or laboratory, auto mechanic or auto body shop, painting, fuel oil delivery, boiler mechanic, pesticide application, cosmetologist

If yes, what types of solvents are used? _____

If yes, are their clothes washed at work? Y / N

Do any of the building occupants regularly use or work at a dry-cleaning service? (Circle appropriate response)

Yes, use dry-cleaning regularly (weekly) No
Yes, use dry-cleaning infrequently (monthly or less) Unknown
Yes, work at a dry-cleaning service

Is there a radon mitigation system for the building/structure? Y / N Date of Installation: _____
Is the system active or passive? Active/Passive

9. WATER AND SEWAGE

Water Supply:	Public Water	Drilled Well	Driven Well	Dug Well	Other: _____
Sewage Disposal:	Public Sewer	Septic Tank	Leach Field	Dry Well	Other: _____

10. RELOCATION INFORMATION (for oil spill residential emergency)

a. Provide reasons why relocation is recommended: _____

b. Residents choose to: remain in home relocate to friends/family relocate to hotel/motel

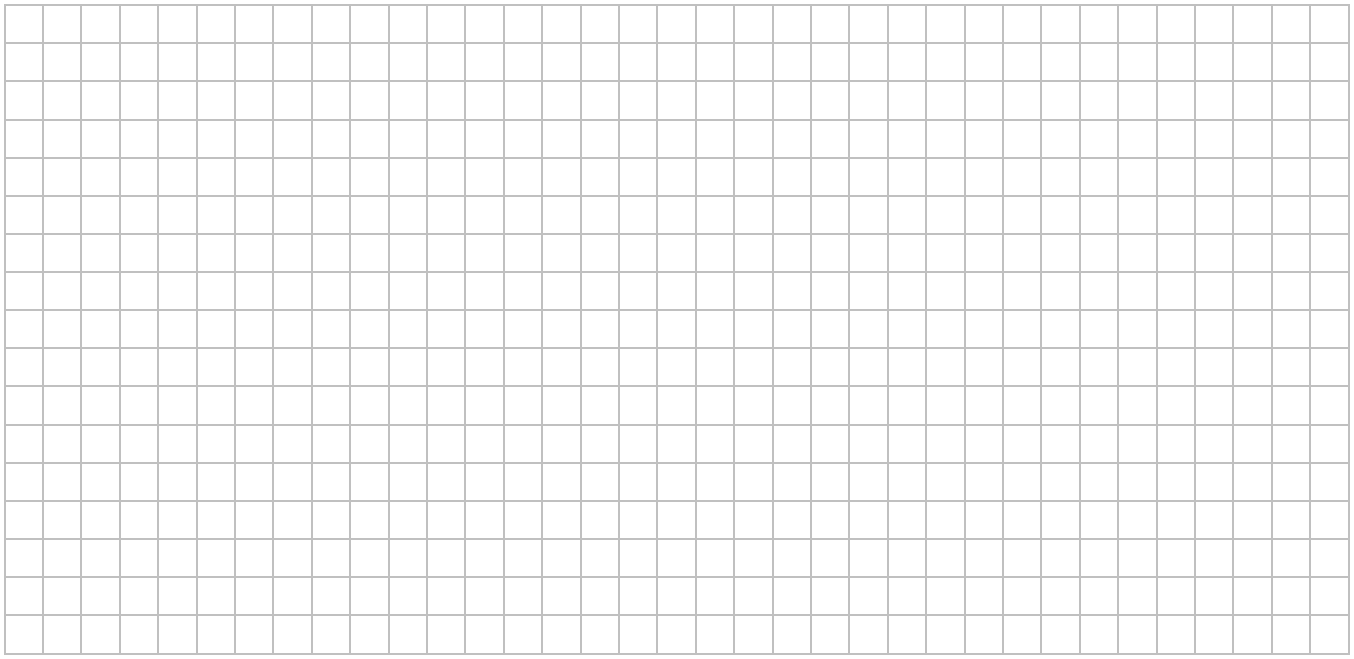
c. Responsibility for costs associated with reimbursement explained? Y / N

d. Relocation package provided and explained to residents? Y / N

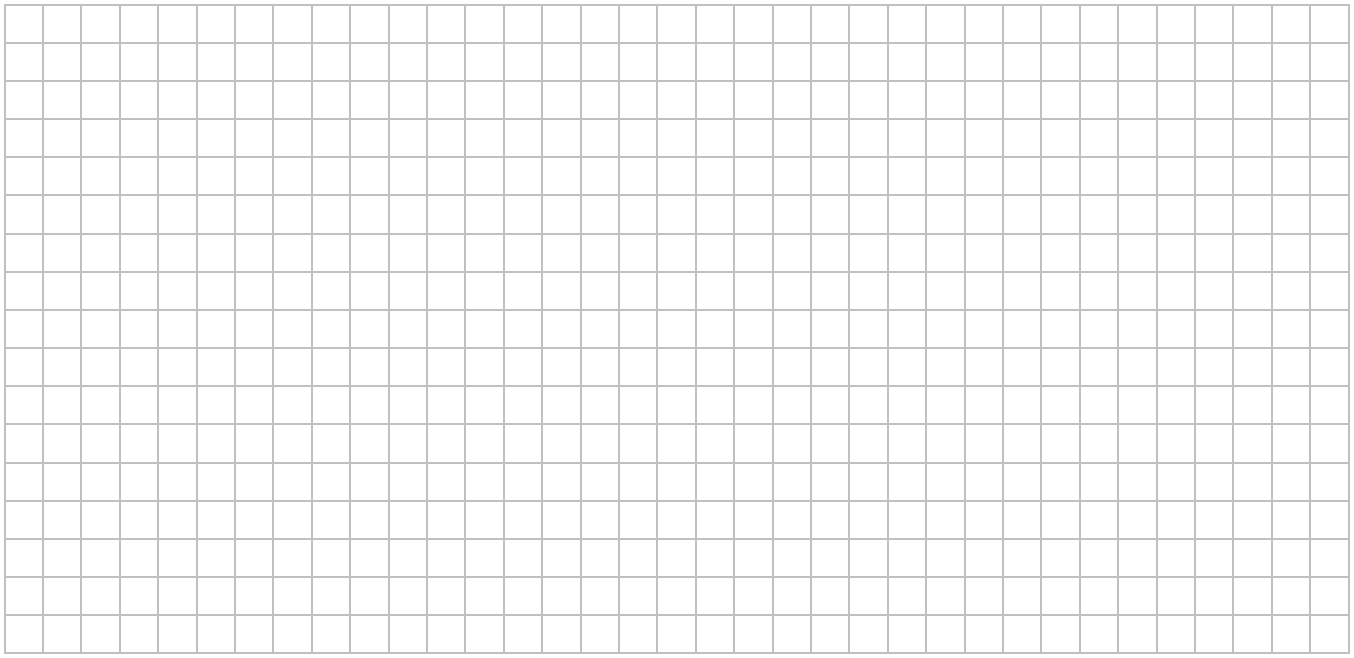
11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:



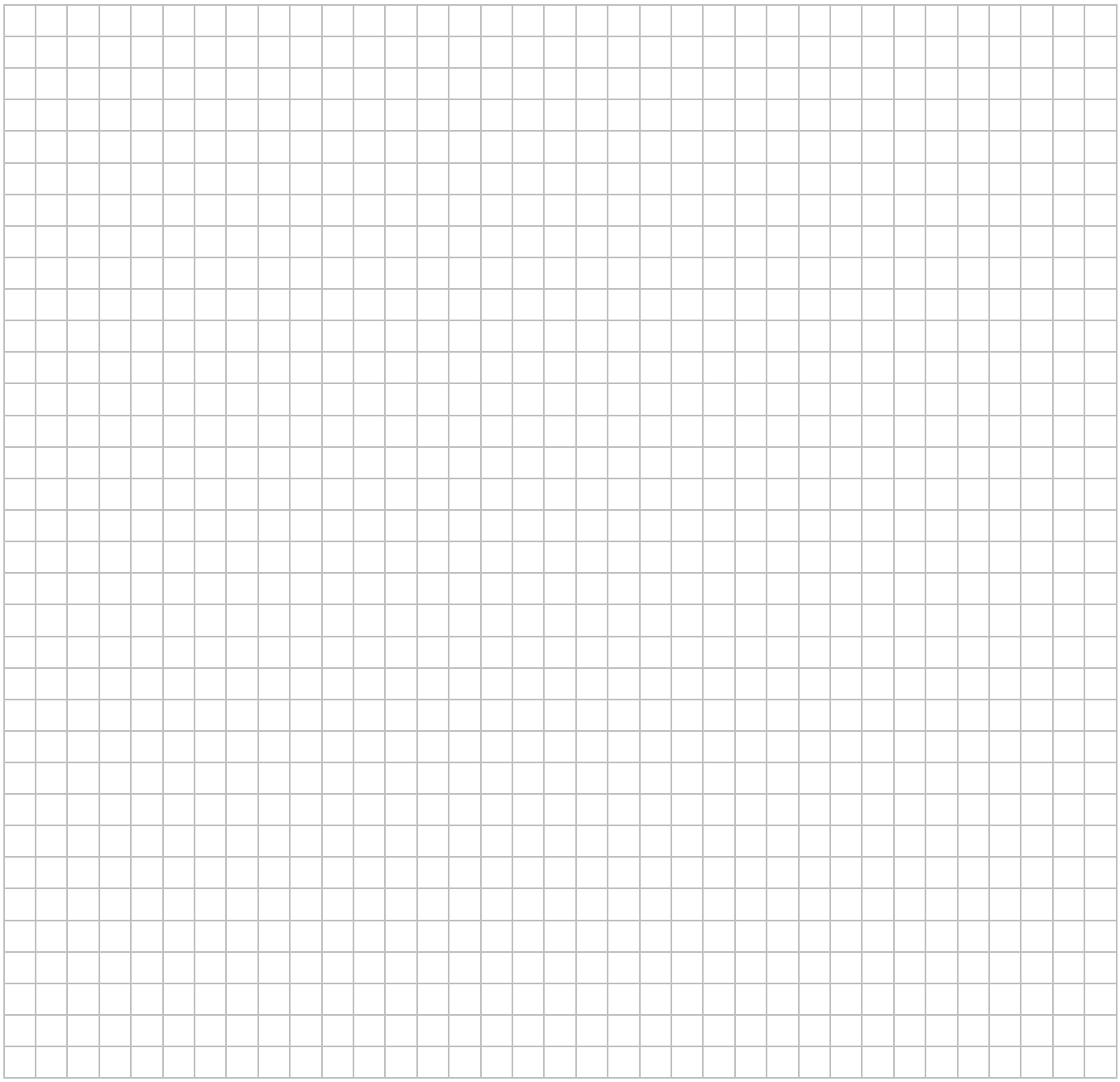
First Floor:



12. OUTDOOR PLOT

Draw a sketch of the area surrounding the building being sampled. If applicable, provide information on spill locations, potential air contamination sources (industries, gas stations, repair shops, landfills, etc.), outdoor air sampling location(s) and PID meter readings.

Also indicate compass direction, wind direction and speed during sampling, the locations of the well and septic system, if applicable, and a qualifying statement to help locate the site on a topographic map.



13. PRODUCT INVENTORY FORM

Make & Model of field instrument used: _____

List specific products found in the residence that have the potential to affect indoor air quality.

Location	Product Description	Size (units)	Condition*	Chemical Ingredients	Field Instrument Reading (units)	Photo ** Y / N

* Describe the condition of the product containers as **Unopened (UO), Used (U),** or **Deteriorated (D)**
** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.