

May 29, 2026

Mr. Oliver Wolfe
Assistant Geologist
New York Department of Environmental Conservation
Division of Environmental Remediation | Bureau C
625 Broadway, Albany, NY 12233

Re: Pre-Design Investigation Work Plan
29-45 North Main Street Site (C360236)
29-45 North Main St, Port Chester, NY
Dear Mr. Wolfe:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of Abendroth Green LLC (Volunteer), has prepared this Pre-Design Investigation Work Plan (PDIWP) for the property located at 29-45 North Main Street, Port Chester, New York (Site). The Site is identified with the Westchester County Tax ID Section 142.31, Block 1, Lots 7, 11, 12, 13, 14, 15, 16, and 17. A lot merger has been approved to merge all lots above into new lot 142.31-1-51 for the 2025 Tax Assessment Roll. A Site Location Map is provided as Figure 1. The Site is identified under the NYSDEC BCP as 29-45 North Main Street Site, site control No. C360236. The planned redevelopment of the Site entails the construction of a six-story mixed-use commercial and residential building.

Abendroth Green LLC was accepted into the NYSDEC BCP as a Participant in 2023, with the execution of the Brownfield Cleanup Agreement (BCA). A Remedial Investigation (RI) was completed at the Site in 2025. As a note, a combined Remedial Investigation Report (RIR) / Remedial Action Work Plan (RAWP) was submitted to NYSDEC in November 2025. That RIR/RAWP is currently under review by NYSDEC. Additionally, an Interim Remedial Measures Work Plan (IRMWP) was submitted to NYSDEC in December 2025.

The purpose of this Pre-Design Investigation (PDI) is to define the horizontal and vertical limits of known soil and groundwater contamination on Site to design the permeable reactive barrier (PRB) described in the RAWP.

PDI Scope

The scope of the PDI will include soil sampling and groundwater profile sampling to delineate the vertical and lateral extent of chlorinated volatile organic compound (CVOC) contamination in groundwater. The findings of the PDI together with the historical data will facilitate the design of the PRB to prevent further off-site migration.

All PDI activity will be conducted in accordance with the applicable requirements of the NYSDEC DER-10. Additionally, all work will be performed in accordance with the Site Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) that were accepted in the Remedial Action Work Plan (RAWP) that was approved on April 29, 2026.

All groundwater samples collected from the investigation described in detail below will be analyzed for the target compound list (TCL)/Part 375 volatile organic compounds (VOCs) + 10 Tentatively identified compounds (TICs) and soil samples will be analyzed for grain size. Select groundwater samples will also be collected for total and dissolved iron and manganese, sulfate, nitrate, total organic carbon, ethene, ethane, methane, and carbon dioxide.

All data will be produced in accordance with NYSDEC Analytical Services Protocol (ASP) Category B deliverables and will be reviewed and validated by Data Validation Services, Inc. (DVS), an independent data validator. DVS will prepare a Data Usability Summary Report (DUSR).

The proposed sampling locations are shown on Figure 2 of this PDIWP and additional information, including intervals to be sampled and sample rationale, is provided below.

Groundwater Treatment and PRB Design

Soil Boring Advancement and Soil Sampling

To further characterize the soil conditions along the southeastern and southern Site boundaries, seven soil borings (PDI-01 through PDI-06) will be advanced at the locations shown in Figure 2. Soil samples will be collected by utilizing a sonic drill rig or Geoprobe direct-push drill rig. Soil will be collected continuously from land surface to bedrock (approximately 40 feet below land surface [ft bls]). During installation of the soil borings, the lithology will be recorded, and soil will be inspected for evidence (visual or olfactory) of contamination and field screened continuously for VOCs using a PID with a 10.6 eV lamp.

Five soil samples will be collected from each soil boring for laboratory analysis. These soil samples will be collected for grain size analysis to facilitate the design of the PRB. The depth intervals to be collected are as follows: 10-15 ft bls, 15-20 ft bls, 20-25 ft bls, 25-30 ft bls, 30-35 ft bls, and the five-foot interval above bedrock.

Vertical Profile Sampling

All seven soil boring locations will be used for vertical groundwater delineation sampling. During soil boring advancement as discussed above, groundwater grab samples will be collected by utilizing the GeoProbe® SP15 groundwater sampling system. This system utilizes an expendable drive point with a drop-out well screen that can be set at a desired interval to allow for discrete groundwater sampling. The groundwater grab samples will be collected in five-foot intervals, working downwards to bedrock. The depth intervals to be collected for VOCs are as follows: 10-15 ft bls, 15-20 ft bls, 20-25 ft bls, 25-30 ft bls, 30-35 ft bls, and the five-foot interval above bedrock. Additionally, soil samples will be collected from each interval for grain size analysis. One sample from each boring location will also be collected for total and dissolved iron and manganese, sulfate, nitrate, total organic carbon, ethene, ethane, methane, and carbon dioxide. Prior to groundwater sample collection, each five-foot interval will be purged to remove standing water and sediment. Each groundwater grab sample will be submitted to a NYSDOH ELAP-certified laboratory via courier service and analyzed for the respective analyte lists described above.

Additionally, one groundwater sample will be collected for VOCs, total and dissolved iron and manganese, sulfate, nitrate, total organic carbon, ethene, ethane, methane, and carbon dioxide from an existing monitoring well near the proposed PRB. If an existing well near the PRB cannot be sampled due to ongoing construction activities, a temporary monitoring well will be installed and sampled as part of this PDI within one of the proposed soil boring locations.

While sampling groundwater, Roux will collect groundwater field parameter (e.g., pH, dissolved oxygen, oxidation-reduction potential [ORP]) measurements from each boring and depth interval. Field parameters will be collected using a water quality meter. These groundwater parameters will be used to facilitate the design of the PRB.

All investigation derived waste will be containerized and appropriately disposed of offsite or in accordance with applicable discharge permits.

Reporting and Schedule

Daily Progress Reports

Daily progress report submittals to be provided to the NYSDEC during PDI field activities and will include the following.

- Discovery of any previously unknown contaminated media during PDI activities will be promptly communicated to NYSDEC's project manager.
- A Site map will be provided to identify locations discussed in progress reports provided to NYSDEC.

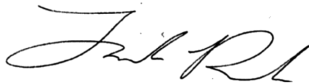
Data collected will be incorporated into future environmental reports, as appropriate.

The following is the proposed schedule for the PDIWP:

Scope of Work	Approximate Start Date
Pre-Design Investigation Field Work (approx. 1 week)	June 2026

Sincerely,

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



Jack Rusk
Project Geologist



MaryBeth Lyons
Senior Scientist



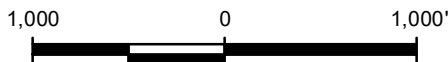
Frank Cherena, P.G.
Vice President/Principal Geologist

Attachments



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

29-45 NORTH MAIN STREET
PORT CHESTER, NEW YORK

Prepared for:

ABENDROTH GREEN LLC

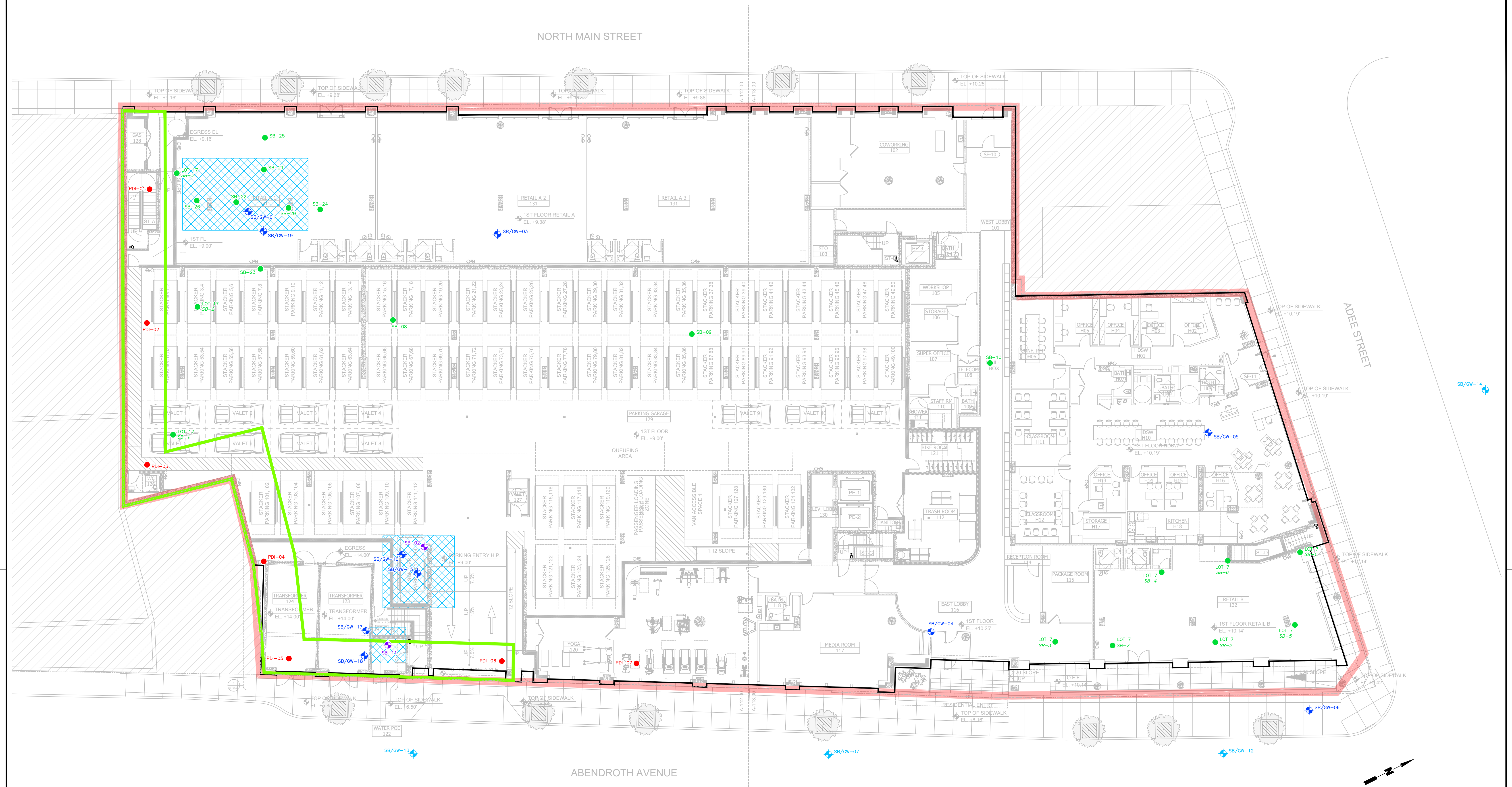


Compiled by: J.R.	Date: 04/25/2025
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: M.B.L.	Project: 2611.0008Y000
File: 2611.0008Y102.1.mxd	

FIGURE

1

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LEGEND

PROPOSED BUILDING OUTLINE

BCP SITE BOUNDARY

SB-09

SOIL BORING LOCATION AND DESIGNATION

SB/GW-17

SOIL BORING/MONITORING WELL LOCATION AND DESIGNATION

SB/GW-13

SOIL BORING/TEMPORARY MONITORING WELL LOCATION AND DESIGNATION

SB-11

SOIL BORING/VERTICAL GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

PDI-01

VERTICAL PROFILING GROUNDWATER AND SOIL SAMPLING LOCATION

GROUNDWATER TREATMENT AREA

AREA TO BE EVALUATED FOR PERMEABLE REACTIVE BARRIER

NOTES

1. SOURCE: FOGARTY FINGER 27-45N MAIN STREET ARCHITECTURAL PLANS, DRAWING "A-101.00" DATED JULY 26, 2024.

Title:

**PRE-DESIGN INVESTIGATION
SAMPLING LOCATION PLAN**

29-45 NORTH MAIN STREET
PORT CHESTER, NEW YORK

Prepared for:

ABENDROTH GREEN LLC

Compiled by: D.H.

Date: 4/14/2026

Prepared by: G.M.

Scale: AS SHOWN

Project Mgr: M.L.

Project: 2611.0008Y000

File: 2611.0008Y109.02.DWG

PLATE

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