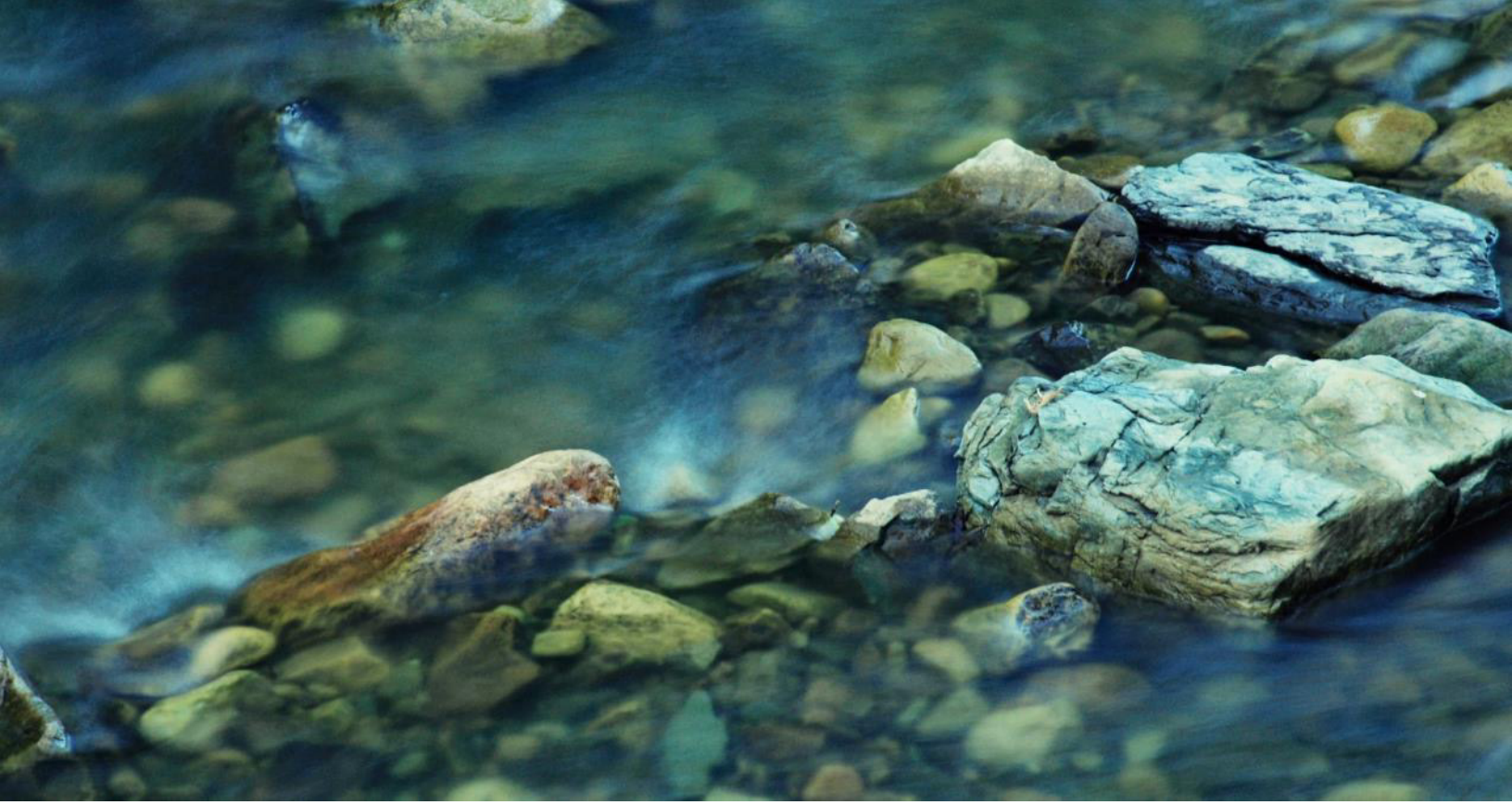

September 2023
Former Nepera Plant Site, Harriman, New York

Phase II Emerging Contaminants Site Investigation Report Response to Comments and Associated Report Addendum

Nepera, Inc., and Warner-Lambert Company, LLC (Corporate Defendants)
and ELT Harriman, LLC

Certification Statement

I, Timothy DiGuilio, certify that I am currently a New York State-registered professional engineer as defined in 6 NYCRR Part 375 and that this Report Addendum was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10).

Timothy DiGuilio, PE
New York PE License No. 068151
Anchor QEA, LLC

Date: September 29, 2023

Certification Statement

I, Jeffrey Caputi, certify that I am currently a New York State-registered professional engineer as defined in 6 NYCRR Part 375 and that this Report Addendum was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10).

Jeffrey Caputi, PE
New York PE License No. 082196
Brown and Caldwell Associates

Date: September 29, 2023

290 Elwood Davis Road, Suite 340
Liverpool, New York 13088
315.453.9009

ANCHOR QEA

Memorandum

September 29, 2023

To: Parag Amin, New York State Department of Environmental Conservation (NYSDEC)

From: Tim Johnson, Anchor QEA

cc: Kerry Maloney, NYSDEC; Seth Levine, Cambrex; Christopher Clark, Pfizer; Matt Robinson, ELT; Jeff Caputi, Brown and Caldwell, and Tim DiGiulio, Anchor QEA

Re: Phase II Emerging Contaminants Site Investigation Report Response to Comments and Associated Report Addendum

Introduction

This memorandum is an addendum to the July 2023 draft of the Phase II Emerging Contaminants Site Investigation Report (EC Report) prepared by Cornerstone Engineering and Geology, PLLC (Cornerstone) and Brown and Caldwell Associates on behalf of Nepera, Inc., and Warner-Lambert Company, LLC (Corporate Defendants) and ELT Harriman, LLC (ELT). It was prepared in response to comments provided by the New York State Department of Environmental Conservation (NYSDEC) on September 1, 2023.

NYSDEC was notified on August 9, 2023, that Anchor QEA, LLC, is now the designated technical representative for the Corporate Defendants, Nepera, Inc., and Warner-Lambert Company, LLC. Because the former consultant Cornerstone was a co-author of the EC Report, Anchor QEA and Brown and Caldwell Associates have opted to note the changes to the EC Report via this EC Report Addendum. A copy of the July 2023 version of the original report included with this submittal notes where changes were made based on this EC Report Addendum.

All NYSDEC's comments apply to EC Report Appendix H, "Work Plan Addendum for Supplemental Soil and Groundwater Investigation" (Work Plan Addendum). Therefore, the following responses to comments also apply to the Work Plan Addendum portion of the EC Report. The remainder of the EC Report is unchanged from the July 2023 version submitted to NYSDEC.

Surface Water

The locations of surface water samples SW+8.65S and SW+14S have been changed so they are adjacent to wells MW-1S and MW-26S, respectively. The change in location will mean that the IDs of the two points will be revised to SW+5.88 and SW+9.95, respectively. Please see Figure 1, attached to this memorandum, for revised proposed locations of surface water sampling. Figure 1 is a revision of Work Plan Addendum's Figure 5. The Corporate Defendants and ELT would like to note that reasonable effort will be made by the field team to collect a sample at the proposed location, but site conditions (e.g., dense vegetation, steep streambanks, isolated areas of deep water, or woody debris

in the river) may prevent access to the exact sampling point shown in Figure 1. In such instances, a sample will be collected from the closest accessible location if practicable.

The proposed surface water sampling points have not been amended to include a new location at the culvert outfall discharging from the Town of Harriman wastewater treatment plant. The Work Plan Addendum contains a sampling point, SW-0.90N, that the EC Report states is located on the "north side of the stream, north of NY Route 17 where the Harriman Sewage Treatment Plant discharges." This surface water sample will be collected as close to the outfall as is reasonably accessible.

Groundwater

A bedrock groundwater sample at well R-3D has also been added to the Work Plan Addendum. Please see Figure 2, attached, for revised groundwater sampling locations. Figure 2 is a revision of the original Work Plan Addendum's Figure 3.

Conclusion

The two statements made by NYSDEC in the September 1, 2023, comment letter have been duly noted. The NYSDEC comments were as follows:

> *Please note that currently there is insufficient data to determine if there are any impacts to the river resulting from the PFAS contaminated GW flowing from Nepera site to the river.*
>
> *Also note there is insufficient data to determine PFAS concentrations observed, especially in wells MHP-MW-3 and the water supply well MH-1A located on Mary Harriman Park, are attributed to Gaess Environmental - S.C.A. site (NYSDEC Site ID#: 336018) or the park itself.*

The EC Report (including the Work Plan Addendum) does not make these conclusions, so revisions to the EC Report in response to these statements are not required. To summarize the changes to the Work Plan Addendum, revised versions of Table 1 and Table 2 of the original Work Plan Addendum are included with this EC Report Addendum.

Tables

TABLE 1
SAMPLING AND ANALYSIS SUMMARY
FORMER NEPERA PLANT SITE
HARRIMAN, NEW YORK

Location	Sample Location	Sample IDs	Matrix	Rationale	Sample Depths (see notes)	Analytes (see notes)
Soil Samples						
On-Site Upgradient	EC-B-001	EC-B-001-0-1, TBD	Soil	Evaluate potential PFAS source in area of fuels tank farm, upgradient of groundwater detections in MW-201, MH-101, MH-103D, MH-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-002	EC-B-002-0-1, TBD	Soil	Evaluate potential PFAS source in area of substation, upgradient of groundwater detections in MW-202, MH-102, MW-24S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-003	EC-B-003-0-1, TBD	Soil	Evaluate potential PFAS source in area of cooling tower, old pump house and tank farm, upgradient of groundwater detections in MW-201, MW-202, MH-101, MH-103D, MH-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-004	EC-B-004-0-1, TBD	Soil	Evaluate potential PFAS source in area of offices, upgradient of groundwater detection in MW-24S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-005	EC-B-005-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farms and cooling tower, upgradient of groundwater detections in MW-202, MW-24S, MW-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-006	EC-B-006-0-1, TBD	Soil	Evaluate potential PFAS source in open area upgradient of groundwater detections in MW-202, MW-24S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-007	EC-B-007-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farms, upgradient of groundwater detections in AMW-11, AMW-7, MW-4S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-008	EC-B-008-0-1, TBD	Soil	Evaluate potential PFAS source in area of stockroom, upgradient of groundwater detections in AMW-7, MW-4S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-009	EC-B-009-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farms, upgradient of groundwater detections in MW-20S, AMW-5, MW-37S, MW-1S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-010	EC-B-010-0-1, TBD	Soil	Evaluate potential PFAS source in area of laboratory and distillation pad, upgradient of groundwater detections in MW-20S, AMW-5, MW-37S, MW-1S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-011	EC-B-011-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farm, upgradient of groundwater detections in MW-53D, MW-8S, MW-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-012	EC-B-012-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farm, upgradient of groundwater detection in MW-8S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-013	EC-B-013-0-1, TBD	Soil	Evaluate potential PFAS source in area of fire truck garage, upgradient of groundwater detection in MW-8S.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-014	EC-B-014-0-1, TBD	Soil	Evaluate potential PFAS source in area of tank farm, upgradient of groundwater detections in MW-53D, MW-8S, MW-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-015	EC-B-015-0-1, TBD	Soil	Evaluate potential PFAS source in area of cooling towers, upgradient of groundwater detections in MW-53D, MW-8S, MW-102.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-016	EC-B-016-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in OW-6, MW-12S, MW-4S, MW-5S, MW-16S, AP-101.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-017	EC-B-017-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in OW-6, MW-12S, MW-4S, MW-5S, MW-16S, AP-101.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-018	EC-B-018-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in OW-6, MW-12S, MW-4S, MW-5S, AP-101.	2 Samples/Boring (2)	PFAS
On-Site Upgradient	EC-B-019	EC-B-019-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-3S, MW-4S, AP-101.	2 Samples/Boring (2)	PFAS

TABLE 1
SAMPLING AND ANALYSIS SUMMARY
FORMER NEPERA PLANT SITE
HARRIMAN, NEW YORK

Location	Sample Location	Sample IDs	Matrix	Rationale	Sample Depths (see notes)	Analytes (see notes)
On-Site Upgradient	EC-B-073	EC-B-073-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-3S, MW-4S	2 Samples/Boring [2]	PFAS
On-Site Upgradient	EC-B-074	EC-B-074-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-12S, MW-4S, MW-5S, AP-101.	2 Samples/Boring [2]	PFAS
Off-Site - Avon Parcel	EC-B-075	EC-B-075-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-3S	2 Samples/Boring [2]	PFAS
Off-Site - Avon Parcel	EC-B-076	EC-B-076-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-4S	2 Samples/Boring [2]	PFAS
Off-Site - Avon Parcel	EC-B-077	EC-B-07-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in AP-101	2 Samples/Boring [2]	PFAS
Off-Site - Avon Parcel	EC-B-078	EC-B-078-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in MW-5S	2 Samples/Boring [2]	PFAS
Off-Site - Avon Parcel	EC-B-079	EC-B-079-0-1, TBD	Soil	Evaluate potential PFAS source upgradient of groundwater detections in AP-101	2 Samples/Boring [2]	PFAS
Area G	G-B-106	G-B-106-0-0.5, TBD	Soil	Evaluate potential source area of benzene in OW-6, OW-7,MW-25S, MW-16S and a-picoline in OW-6, MW-16S.	2 Samples/Boring [3]	Benzene, 2-picoline
Area G	G-B-107	G-B-107-0-0.5, TBD	Soil	Evaluate potential source area of benzene in OW-6, OW-7,MW-25S, MW-16S and a-picoline in OW-6, MW-16S.	2 Samples/Boring [3]	Benzene, 2-picoline
Additional Soil Samples - See Work Plan Attachment 1						
AMW-8 Area	EC-B-030 to EC-B-037	ECB-030,TBD to ECB-037, TBD	Soil	Evaluate potential PFAS source in area surrounding AMW-8.	2 Samples/Boring [2]	PFAS
Temp Well G-GW-01 Area	EC-B-045 and EC-B-046	ECB-045,TBD and ECB-036, TBD	Soil	Evaluate potential PFAS source near Temp Well G-GW-01.	2 Samples/Boring [2]	PFAS
AMW-9/AMW-10 Area	EC-B-038 to EC-B-044	ECB-038,TBD to ECB-044, TBD	Soil	Expand evaluation of potential PFAS source area near Bldg. 72 and within main plant area.	2 Samples/Boring [2]	PFAS
MW-37 Area	EC-B-020 to EC-B-029	ECB-020,TBD to ECB-029, TBD	Soil	Evaluate potential shallow PFAS source in area upgradient and adjacent to MW-37	2 Samples/Boring [2]	PFAS
OW-6 Area	EC-B-047 to EC-B-054	ECB-047,TBD to ECB-054, TBD	Soil	Expand evaluation of potential source area for PFAS, benzene and 2-picoline in area surrounding OW-6	2 Samples/Boring [2]	PFAS, Benzene, 2-picoline
Temp Well F-GW-04 Area	EC-B-058 to EC-B-063	ECB-058,TBD to ECB-063, TBD	Soil	Evaluate potential PFAS source in area surrounding Temp Well F-GW-04	2 Samples/Boring [2]	PFAS
MW-26S Area	EC-B-064 to EC-B-072	ECB-064,TBD to ECB-072, TBD	Soil	Evaluate potential PFAS source in area surrounding MW-26S.	2 Samples/Boring [2]	PFAS
B-72/OW-6 Area	EC-B-055 to EC-B-057	ECB-055,TBD to ECB-057, TBD	Soil	Fill data gap between existing borings in the B-72 and OW-6 area.	2 Samples/Boring [2]	PFAS
Groundwater Samples						
NW Side of Lagoon	MW-35AQ	MW-35AQ-TBD	GW	Evaluate GW quality in Aquitard downgradient of MW-37AQ	mid-point of screen	PFAS/1,4-Dioxane
NW Side of Lagoon	MW-36AQ	MW-36AQ-TBD	GW	Evaluate GW quality in Aquitard downgradient of MW-37AQ	mid-point of screen	PFAS/1,4-Dioxane

TABLE 1
SAMPLING AND ANALYSIS SUMMARY
FORMER NEPERA PLANT SITE
HARRIMAN, NEW YORK

Location	Sample Location	Sample IDs	Matrix	Rationale	Sample Depths (see notes)	Analytes (see notes)
SW Corner of Main Plant Area	MW-18D	MW-18D-TBD	GW	Evaluate Bedrock PFAS concentrations near OW-6 source area.	mid-point of screen	PFAS/1,4-Dioxane
SW Corner of Main Plant Area	MW-25D	MW-25D-TBD	GW	Evaluate Bedrock PFAS concentrations near OW-6 source area.	mid-point of screen	PFAS/1,4-Dioxane
NW Corner of Lagoon adj. to Stream	MW-1S	MW-1S-TBD	GW	Confirm previously reported PFS concentrations.	mid-point of screen	PFAS
NE Corner of Lagoon adj. to Stream	MW-26S	MW-26S-TBD	GW	Confirm previously reported PFS concentrations.	mid-point of screen	PFAS
South Central Side of Lagoon	AMW-12	AMW-12-TBD	GW	Evaluate GW quality in Aquitard downgradient of AMW-8.	mid-point of screen	PFAS/1,4-Dioxane
Downgradient of AP-101	AP-201S	AP-201S-TBD	GW	Evaluate GW quality in Aquitard/Aquifer downgradient of AP-101	mid-point of screen	PFAS/1,4-Dioxane
Downgradient of AP-101	AP-201D	AP-201D-TBD	GW	Evaluate GW quality in Aquitard/Aquifer downgradient of AP-101	mid-point of screen	PFAS/1,4-Dioxane
Up Gradient of Mary Harriman Park	MH-106	MH-106-TBD	GW	Evaluate GW quality upgradient of Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park - NW of MH-104	MH-107	MH-107-TBD	GW	Evaluate GW quality around MH-104	mid-point of screen	PFAS
Mary Harriman Park - SE of MH-104	MH-108	MH-108-TBD	GW	Evaluate GW quality around MH-105	mid-point of screen	PFAS
Mary Harriman Park adjacent to Route 17	MH-109	MH-109-TBD	GW	Evaluate GW quality adjacent to Route 17 and NE of Nepera	mid-point of screen	PFAS
Mary Harriman Park	MHP-MW-4S	MHP-MW-4S-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park	MH-101	MH-101-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park	MH-102	MH-102-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park	MH-103	MH-103S-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park	MH-104S	MH-104-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
Mary Harriman Park	MH-105S	MH-105S-TBD	GW	Evaluate GW quality within Mary Harriman Park	mid-point of screen	PFAS
NW Nepera Property line adjacent to Route 17	MW-9S	MW-9S-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 17	mid-point of screen	PFAS
NW Nepera Property line adjacent to Route 17	MW-201	MW-201-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 18	mid-point of screen	PFAS
NW Nepera Property line adjacent to Route 17	MW-202	MW-202S-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 19	mid-point of screen	PFAS
NW Nepera Property line adjacent to Route 17	MW-24S	MW-24S-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 20	mid-point of screen	PFAS

TABLE 1
SAMPLING AND ANALYSIS SUMMARY
FORMER NEPERA PLANT SITE
HARRIMAN, NEW YORK

Location	Sample Location	Sample IDs	Matrix	Rationale	Sample Depths (see notes)	Analytes (see notes)
NW Nepera Property line adjacent to Route 17	AMW-1	AMW-1-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 21	mid-point of screen	PFAS
NW Nepera Property line adjacent to Route 17	AMW-2	AMW-2-TBD	GW	Evaluate GW quality along NW Nepera Property line adjacent to Route 22	mid-point of screen	PFAS
SE Corner of Lagoon	R-3D	R-3D-TBD	GW	Requested by NYSDEC.	mid-point of screen	PFAS
Surface Water Samples						
Upstream of Site	SW-11.50S	SW-11.50S-TBD	SW	Evaluate surface water quality entering Mary Harriman Park Pond.	Grab Sample	PFAS
Upstream of Site	SW-7.35S	SW-7.35S-TBD	SW	Evaluate surface water quality entering Mary Harriman Park Pond.	Grab Sample	PFAS
Upstream of Site	SW-1.40S	SW-1.40S-TBD	SW	Evaluate surface water quality exiting Mary Harriman Park Pond.	Grab Sample	PFAS
Upstream of Site	SW-0.90N	SW-0.90N-TBD	SW	Evaluate surface water quality near Sewage Treatment Plant discharge.	Grab Sample	PFAS
Upstream of Site	SW-0.00S	SW-0.00S-TBD	SW	Evaluate surface water quality downstream of Mary Harriman Park Pond, upstream of Nepera Site.	Grab Sample	PFAS
Adjacent to Site	SW+5.88S	SW+5.88S-TBD	SW	Evaluate surface water quality adjacent to Nepera Site near well MW-1S.	Grab Sample	PFAS
Adjacent to Site	SW+9.95S	SW+9.95S-TBD	SW	Evaluate surface water quality adjacent to Nepera Site near well MW-26S.	Grab Sample	PFAS
Downstream of Site	SW+22.70W	SW+22.70W-TBD	SW	Evaluate surface water quality downstram of Nepera Site.	Grab Sample	PFAS
Downstream of Site	SW+43.00E	SW+43.00E-TBD	SW	Evaluate surface water quality downstram of Nepera Site before leaving Avon Parcel.	Grab Sample	PFAS
SPDES Lagoon	SW-Lagoon	SW-Lagoon-TBD	SW	Evaluate surface water quality in the lagoon.	Grab Sample	PFAS

NOTES:
1. PFAS compounds to be analyzed by Draft EPA Method 1633, following NYSDEC guidance titled *Sampling, Analysis, and Assessment of Per- and Polyflouroalkyl Substances (PFAS)* dated June 2011.
2. PFAS soil samples to be collected at the 0-1 foot depth interval (below any pavement), and the 1 foot interval above soil saturation unless another depth interval is selected based on visible indication of potential impacts.
3. Benzene/a-Picoline soil samples to be collected at the 0-0.5 foot depth interval (below any pavement), and the 1 foot interval above soil saturation unless another depth interval is selected based on elevated PID readings.

TABLE 2
ANALYTICAL METHODS AND HOLDING TIMES
FORMER NEPERA PLANT SITE
HARRIMAN, NEW YORK

Matrix	Number of Samples *	Parameters	Analytical Method	Container Type	Preservative	Holding Time
Soil	52/106	PFAS Compounds	EPA Method 1633[a]	8 oz. HDPE Container	Cool, 4 deg C	14 Days
Soil	4/16	Benzene	EPA Method 8260D	3 x 40 ml glass vial, One wih MeOH preservative	Methanol, Cool, 4 deg C	14 Days
Soil	4	Benzene (SPLP)	EPA Method SPLP 8260D	4 oz. Glass jar	Cool, 4 deg C	14 Days
Soil	4/16	2-Picoline	EPA Method 8270E	4 oz. Glass Jar	Cool, 4 deg C	14 Days
Soil	4	2-Picoline (SPLP)	EPA Method SPLP 8270E	16 oz. Glass jar	Cool, 4 deg C	14 Days
GW	26	PFAS Compounds	EPA Method 1633[a]	2 x 500 ml HDPE bottles	Cool, 4 deg C	28 Days
GW	7	1,4-Dioxane	EPA Method 8270 SIM w/Isotope Dilution	1 L. Amber Galss	Cool, 4 deg C	7 Days Extraction, 40 Days Following Extraction for Analysis
SW	10	PFAS Compounds	EPA Method 1633[a]	2 x 500 ml HDPE bottles	Cool, 4 deg C	28 Days

Notes:
a - Should EPA method 1633 lack certificaiton at the time of sampling event, Modified USEPA Method 537, Revision 1.1 will be utilized instead
* 52/106 - Number of proposed samples in Work Plan Addendum/Number of proposed samples in Attachment 1 to the Work Plan Addendum

Figures

LEGEND:

- Proposed Surface Water Sample Locations
- Reference Monitoring Wells
- Water Supply Well MH-1A
- Streams
- Site Boundary

NOTES:

1. Aerial imagery from Esri Online Services.
2. Streams from National Hydrography Dataset (NHD).

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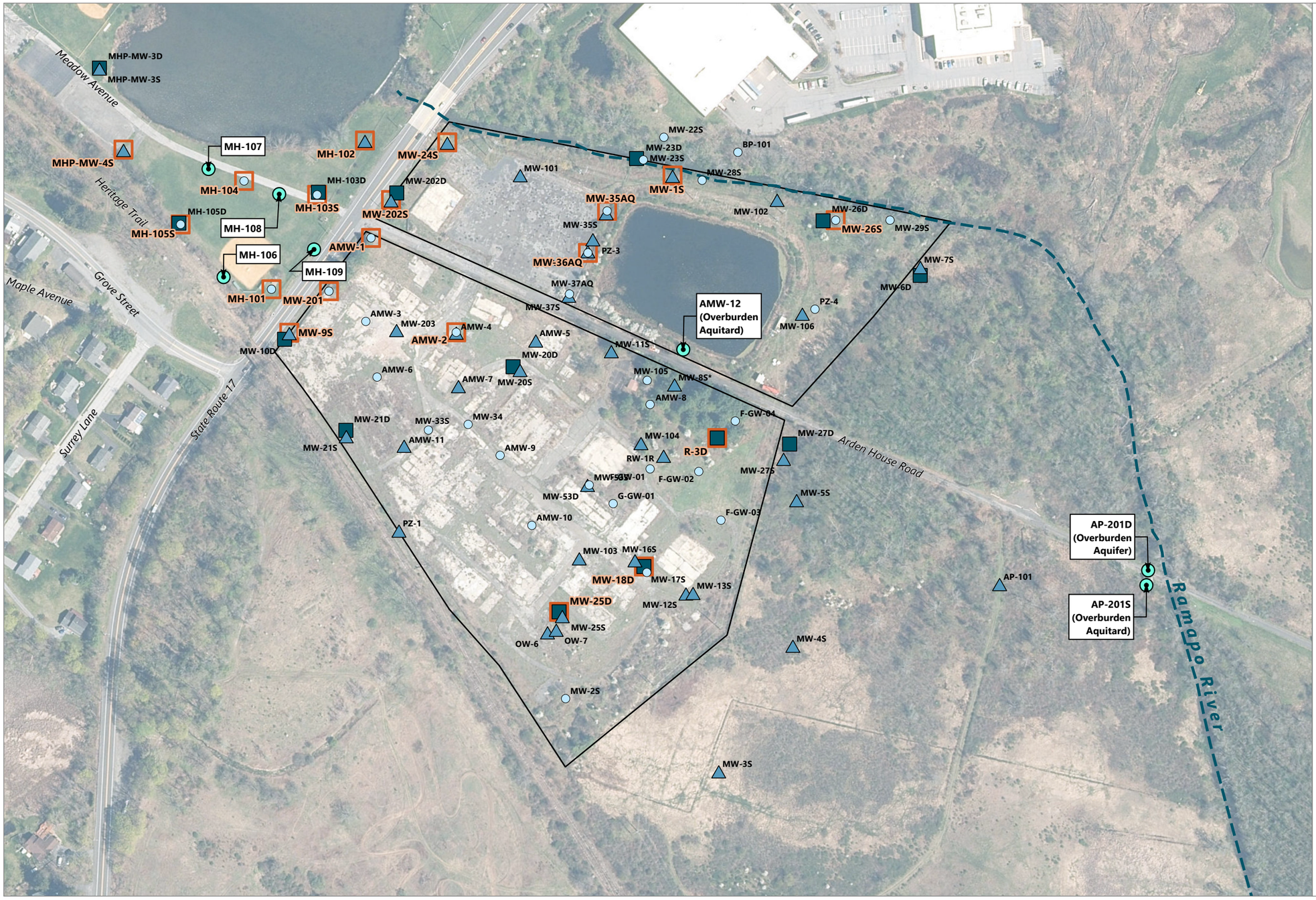
ANCHOR QEA

Figure 1
Proposed Surface Water Sample Locations
Phase II Emerging Contaminants Site Investigation Report Response to Comments
Former Nepera Plant Site, Harriman, New York



LEGEND:

- Proposed Monitoring Well Installation Location
- Proposed Groundwater Sample Location
- Streams
- Site Boundary

Monitoring Wells

- Aquitard
- Aquifer
- Bedrock

NOTES:

1. Aerial imagery from Esri Online Services.
2. Streams from National Hydrography Dataset (NHD).

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ANCHOR QEA

Figure 2
Proposed Monitoring Well Sample Locations
Phase II Emerging Contaminants Site Investigation Report Response to Comments
Former Nepera Plant Site, Harriman, New York