



Consulting Engineers and Scientists

2024 Periodic Review Report

Nyack Manufactured Gas Plant Site Village of Nyack, Rockland County, New York

NYSDEC Site Number: 344046 Index # D3-001-98-08

Prepared For:

Orange and Rockland Utilities, Inc. 390 West Route 59 Spring Valley, NY

Prepared By:

GEI Consultants Engineering, Geology, Architecture & Landscape Architecture 400 Unicorn Park Drive Woburn MA 01801

December 2024 – Revised May 2025 Project 2202333



Wendy Moore, P.E. Project Manager

Bruce Coulombe, P.G. Senior Geologist



Enclosure 2 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Periodic Review Report Notice Institutional and Engineering Controls Certification Form



	Site Details Box 1											
Sit	e No.	344046										
Sit	e Name OF	R - Nyack MGP										
Site Cit Co Site	e Address: { y/Town: Ny unty: Rockla e Acreage: \$	55 Gedney St ack nd 3.840	Zip Code: 10960	-								
Re	porting Perio	od: November 3	0, 2023 to Novem	ber 30, 2024								
						YES	NO					
1.	Is the inform	mation above co	rrect?			X						
	If NO, inclu	de handwritten a	above or on a sepa	arate sheet.								
2.	Has some tax map an	or all of the site nendment during	property been sold this Reporting Pe	l, subdivided, merged, c riod?	or undergone a		X					
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?											
4.	Have any for or at the	e) been issued		X								
	If you answ that docur	wered YES to q nentation has b	uestions 2 thru 4 een previously s	, include documentation ubmitted with this cer	on or evidence tification form.							
5.	Is the site o	currently undergo	bing development?	Current owner has pla redevelopment, but the	ns for ese plans have		X					
				been on hold for sever the developer attempts approvals and permits	ral years while s to obtain local	_						
						Box 2						
						YES	NO					
6.	Is the curre Restricted-	ent site use cons Residential, Cor	istent with the use nmercial, and Indu	(s) listed below? istrial		X						
7.	Are all ICs	in place and fun	ctioning as design	ed?	X							
	IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.											
AL	Sorrective M		an must be subm	nited along with this fol		1856 1551	162.					
Sig	nature of Ow	ner, Remedial Pa	arty or Designated	Representative	12/27/2024 Date							

SITE NO. 344046		Box 3						
Description of In	stitutional Controls							
Parcel	Owner	Institutional Control						
66.39-1-1	TZ Vista, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction						
		Site Management Plan						
		Box 4						
Description of Er	ngineering Controls							
Parcel	Engineering Control							
66.39-1-1	Vapor Mitigation Cover System							

			Box 5
	Periodic Review Report (PRR) Certification Statements		
1.	I certify by checking "YES" below that:		
	 a) the Periodic Review report and all attachments were prepared under the dir reviewed by, the party making the Engineering Control certification; 	ection of,	and
	b) to the best of my knowledge and belief, the work and conclusions described are in accordance with the requirements of the site remedial program, and gen	l in this co erally acc	ertification cepted
	engineering practices; and the information presented is accurate and compete.	YES	NO
		X	
2.	For each Engineering control listed in Box 4, I certify by checking "YES" below that a following statements are true:	ll of the	
	(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the D	epartmer	t;
	(b) nothing has occurred that would impair the ability of such Control, to protect the environment;	ct public h	ealth and
	(c) access to the site will continue to be provided to the Department, to evalua remedy, including access to evaluate the continued maintenance of this Contro	te the ol;	
	(d) nothing has occurred that would constitute a violation or failure to comply v Site Management Plan for this Control; and	vith the	
	(e) if a financial assurance mechanism is required by the oversight document mechanism remains valid and sufficient for its intended purpose established in	for the sit the docu	e, the ment.
		YES	NO
		X	
	IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue	9.	
	A Corrective Measures Work Plan must be submitted along with this form to address	these iss	sues.
	12/27/2024 12/27/2024	1	
	Signature of Owner, Remedial Party or Designated Representative Date		

IC CERTIFICATIONS SITE NO. 344046	
	Box 6
SITE OWNER OR DESIGNATED REPRESENTATIV I certify that all information and statements in Boxes 1,2, and 3 are true statement made herein is punishable as a Class "A" misdemeanor, pu Penal Law.	E SIGNATURE e. I understand that a false rsuant to Section 210.45 of the
I <u>Matthew Levinson</u> at <u>Consolidated Edison</u> print name print business ad	of New York, Inc, dress
am certifying as <u>Remedial Party</u>	(Owner or Remedial Party)
for the Site named in the Site Details Section of this form.	
Signature of Owner, Remedial Party, or Designated Representative Rendering Certification	12/27/2024 Date

EC CERTIFICATIONS

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

l Wendy Moore	at GELC	Consultants	······,
print name	p	print business address	
am certifying as a for the <u>Remedial F</u>	Party	ALATE OF NEW FOR	
Moon		Den Oggo02 to Oggo02	12/19/2024
Signature of , for the Owner or Remedial Rendering Certification	Party,	Stamp (Required for PE)	Date

Box 7

Engineer's Certification

I, <u>Wendy Moore, P.E.</u>, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375, and that this Periodic Review Report (PRR) was prepared in accordance with the Site Management Plan (SMP) for the Nyack Former Manufactured Gas Plant (MGP) site, and all applicable statutes and regulations, and in substantial conformance with the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10).



Engineer's Seal GEI Consultants Engineering, Geology, Architecture & Landscape Architecture

It is a violation of Article 145 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.

Table of Contents

Eng	ineer's	Certification	i						
1.	Intro	duction	1						
	1.1	General							
	1.2	Site Location and Description	2						
2.	SMP	Field Activities and Results	5						
	2.1	Replacement Monitoring Well Installations	5						
	2.2	Reconnaissance and Observed Well Conditions	5						
	2.3	NAPL Monitoring and Removal	7						
	2.4	Groundwater Elevation Monitoring	8						
	2.5	Groundwater Sampling	8						
		2.5.1 Groundwater Analyses and Results	9						
	2.6	Soil Vapor Intrusion	10						
3.	Envii	onmental Controls / Institutional Controls and Site Inspection	11						
	3.1	General	11						
	3.2	Engineering Controls	11						
		3.2.1 Cover System Monitoring	11						
		3.2.2 Storm Sewer and Water Service	11						
		3.2.3 Shoreline Area	12						
		3.2.4 Off-shore Area	12						
	3.3	Institutional Controls	13						
4.	Cond	lusions	14						
	4.1	2024 SMP Annual Report Conclusions	14						
	4.2	Proposed SMP Modifications	15						
	4.3	2025 SMP Implementation	15						
5.	Refe	rences	16						

Tables

- 1. Groundwater Monitoring Sample Summary
- 2. SMP Post-Remedial NAPL Gauging and Removal Summary
- 3. Groundwater Analytical Data Summary

Figures

- 1. Site Location Map
- 2. Site Plan
- 3. Groundwater Elevation Summary
- 4. Baseline and Post-Remedial Groundwater Results

Appendices

- A. Monitoring Well Reinstallation Summary
- B. Laboratory Chain-of-Custody Record and Form 1 Reports
- C. Site Inspection Form (including Photographic Record)

ED/WLM

\\bos1v-FS02\Data_Storage\Working\O&R\2202333 Nyack MGP Annual SMP\05_DOCUMENTS\2024 PRR\Nyack 2024 PRR - 5.23.2025.docx

1. Introduction

This Periodic Review Report (PRR) for monitoring and inspection is required as an element of the post-remedial program at the Nyack Former Manufactured Gas Plant (MGP) site under the New York State Inactive Hazardous Waste Disposal Site Remedial Program administered by the New York State Department of Environmental Conservation (NYSDEC). The site was remediated in accordance with Order on Consent Index # D3-0001-98-08, Site #344046, which was executed on March 11, 1999.

1.1 General

Orange and Rockland Utilities, Inc. (O&R) entered into the above-referenced Order on Consent with the NYSDEC to remediate the former Nyack MGP site located along Gedney Street in the Village of Nyack, Rockland County, New York. The Order on Consent required the Remedial Party (O&R) to investigate and remediate impacted media at the site.

The remediation of the site was performed over the course of several years and was completed in April 2015. The remediation activities are documented in the NYSDEC-approved Final Engineering Report (FER) prepared by GEI Consultants (GEI) on behalf of O&R (GEI, 2016a). A Site Management Plan (SMP) was also prepared by GEI in April 2016 (GEI, 2016b) and subsequently approved by NYSDEC, which describes the long-term monitoring and maintenance activities necessary to comply with environmental and institutional controls placed on the site as part of the approved remedy. Specifically, the SMP identifies the required post-remedial tasks, including:

- non-aqueous phase liquid (NAPL) gauging (and removal if present in measurable quantities),
- annual groundwater sampling, and
- annual inspection of post-remedial engineering controls.

In 2017, the ownership of the site changed to TZ Vista LLC (TZ Vista). TZ Vista is redeveloping the former MGP site together with the "Hudson Vista parcel" (located immediately to the south of the site). From discussions with the Site Owner, it is O&R's understanding that construction of a new residential and commercial facility has been in the planning stage and awaiting local approvals for the past several years and will likely take place over a 2-year period following these approvals. Discussions with a representative of the Site Owner indicate that the construction start date is unknown at this time. It is not known whether or when local approvals will be granted. An article in the Rockland County Business Journal, dated May 6, 2023, reports that the land use approvals for this project have lapsed, which may extend the construction schedule even further.

Phase 1 construction will include construction activities predominately on the Hudson Vista parcel. Phase 2 construction is planned within the MGP site limits following completion of the Phase 1 activities. While some limited site work has taken place on the Hudson Vista parcel and the upper terrace since TZ Vista took ownership (primarily grading), construction has not begun as of the October 25, 2024 site inspection.

With respect to the limited site work, which was performed circa 2017-2018, the Site Owner excavated the northern portion of the Hudson Vista parcel with the intent of building a parking garage, leaving a deep pit behind. No additional construction associated with this area has occurred to date. As reported in prior SMP annual reports, within the Upper Terrace, it appears that the Site Owner conducted grading in the vicinity of MW41, resulting in a ground surface approximately 2 feet lower now than it was at the time of the well installation in 2008. Because approximately 10 feet of imported general fill had been placed atop the bedrock in this vicinity during remediation in 2006; approximately 8 feet of fill remains in the vicinity of MW41. Additionally, a pile of soil estimated to be 7 to 10 feet high was placed atop and in the vicinity of MW45, which remains in place at present.

It is O&R's understanding that the Site Owner (TZ Vista) is corresponding directly with the NYSDEC Division of Environmental Remediation (DER) regarding the elements identified in the SMP that are not the responsibility of the Remedial Party (O&R). Several of these elements are discussed in subsequent sections of this report.

1.2 Site Location and Description

The location of the site is shown on Figure 1. The current site plan is shown on Figure 2. As depicted on Figure 2, the site was divided into two operable units (OUs) by the NYSDEC for the purpose of implementing the remedy described in the Record of Decision (ROD) for each OU (NYSDEC, 2004 and 2011). The OUs include:

- <u>OU1</u> The portion of the site above the 100-year flood line, including Upper Terrace, the upland portion of the Lower Terrace, and a portion of the Hudson Vista Associates Parcel parking lot.
- <u>OU2</u> Portion of the Lower Terrace located below the 100-year flood line and above the mean high-water mark of the Hudson River, and also the Hudson River sediment that was impacted by MGP site-related residuals.

Eastern Parcel

The street address of the area of the former MGP operations is 55 Gedney Street, Nyack, Rockland County, New York (the "Eastern Parcel"). The Tax ID for the Eastern Parcel is 66.39-01-01.

The Eastern Parcel occupies an approximately 4-acre area in total, which includes about 2.17 acres of land, and 1.8 acres of submerged land in the Hudson River. The upland consists of an upper area along Gedney Street (the "Upper Terrace") separated by a steep slope from a lower area along the Hudson River (the "Lower Terrace"). The parcel is bounded by the Nyack Boat Club to the north, the Hudson Vista Parcel to the south, the Hudson River to the east, and Gedney Street to the west. The upland portion of the Eastern Parcel is fenced to prevent trespassing.

Impacted soil and former MGP subsurface foundations in the Upper Terrace were addressed during remediation through excavation to the top of bedrock and disposal off site (area outlined in gold on Figure 2). In situ chemical oxidation was used to treat impacts remaining within bedrock to the extent possible (area outlined in orange dashed line on Figure 2). However, MGP-related constituents of concern (COCs) remain in groundwater within the bedrock unit present approximately 20 feet below the ground surface of the Upper Terrace area. A soil cover system consisting of at least 2 feet of imported general fill was installed during implementation of the remedy in the Upper Terrace (western area with diagonal grey hatching on Figure 2).¹

Impacted soil in the Lower Terrace and the Shoreline Area along the Hudson River were addressed by in-situ solidification (ISS) (areas outlined in blue and purple on Figure 2). MGP-related COCs remain in these areas. However, the ISS process has created a low permeability mass that has encapsulated the COCs, which prevents further NAPL mobility and continued COC migration to groundwater or the river. A soil cover system consisting of at least 2 feet of imported general fill atop the ISS material was also installed during implementation of the remedy in the Lower Terrace (eastern area with diagonal grey hatching on Figure 2). Riprap was installed to protect the shoreline from erosion for the Shoreline Area.

The Eastern Parcel, including the shoreline and offshore portions, is subject to control under this SMP, as shown on Figure 2. As discussed above, it is O&R's understanding that the Eastern Parcel will be redeveloped as a residential / commercial facility by the Site Owner.

<u>Hudson Vista</u>

Impacted soil in a portion of the lower parking lot area of the Hudson Vista Parcel, located immediately south of the Lower Terrace of the Eastern Parcel, was remediated through ISS as a part of the OU1 remedial action (outlined in green on Figure 2). MGP-related COCs remain in the subsurface of this area. However, the ISS process has encapsulated the COCs

¹ Although many areas in the Upper Terrace were covered with a layer of clean fill material that ranges in thickness from 2 to 15 feet, only the 2-foot interval of clean fill directly above the bedrock in the Upper Terrace is considered to comprise the required soil cover system.

within a low permeability mass. The ISS process prevents the treated area from serving as a source for future groundwater impact.

The cover system in the Hudson Vista remedial area consists of the parking lot pavement, which was restored following the remedial action, underlain with at least 2 feet of imported general fill (southern-most area of diagonal grey hatching within the Hudson Vista parcel on Figure 2). The Hudson Vista Parcel's lower parking lot area is considered an off-site area, but is subject to the requirements of the SMP because MGP-related COCs remain within the solidified subsurface soils in the parking lot area.

Western Parcel

A single gas holder was formerly located on the parking lot parcel to the west of the Eastern Parcel (across Gedney Street). The Western Parcel has a Tax ID of 66.38-02-14, and a street address of 26 Lydecker Street, Nyack, Rockland County, New York. According to the Rockland County Land Records available on the county website, the parcel is also currently owned by TZ Vista, LLC. The absence of MGP-related impact at the Western Parcel was demonstrated during the Remedial Investigation (RI), and remedial activities were not required for this parcel. The Western Parcel is not subject to the SMP, and SMP activities have not been performed in the Western Parcel.

2. SMP Field Activities and Results

As required by the SMP, field activities include:

- The assessment of the presence or absence of light phase non-aqueous phase liquid (LNAPL), and dense phase non-aqueous phase liquid (DNAPL) at identified well locations.
- Groundwater monitoring at identified well locations.
- Repairing and replacing monitoring wells, as necessary, to allow for NAPL assessment and groundwater monitoring.

NAPL gauging and groundwater sampling were performed in 2024 consistent with the SMP (GEI, 2016b) to the extent possible. Certain unavoidable deviations, resulting from Site Owner activities, are identified below.

2.1 Replacement Monitoring Well Installations

The SMP states that, if redevelopment occurs, the Site Owner must either protect monitoring wells for continued use, or abandon and replace them with new wells that allow for continued groundwater monitoring at locations approved by the NYSDEC. Monitoring wells MW41 and MW45 were destroyed circa 2017-2018 and were replaced in October 2024. The replacement wells were given the designations MW41R and MW45R. A description of the monitoring well installations is included in Appendix A.

2.2 Reconnaissance and Observed Well Conditions

Monitoring well details are summarized in Table 1 and the well locations are shown on Figure 3. A reconnaissance of existing wells was performed on October 25, 2024, to observe the location and condition of each of the monitoring wells identified in the SMP prior to implementing SMP activities. The conditions observed at each well, and the activities performed at each location in 2024 are summarized as follows:

- MW33D (overburden well) Well and surrounding conditions have not changed since 2018, when the Site Owner performed excavation work in the area immediately to the south of (within 10 feet of) MW33D, as part of the Hudson Vista Phase 1 Redevelopment (subsurface parking garage) construction discussed in Section 1.1. Due to presence of the adjacent open excavation, it is not safe to access the well and sampling was again not performed at this location in 2024.
- **MW41R** (bedrock well) As described in prior Annual Reports, the original MW41 well was destroyed sometime prior to the 2017 SMP event. As discussed in Section

2.1 and Appendix A, a replacement monitoring well (MW41R) was installed on October 17, 2024. NAPL was not observed when the replacement monitoring well was gauged on October 25, 2024. As a conservative measure, a NAPL sorbent sock was placed in the well such that subsequent sample would represent dissolved phase concentrations as accurately as possible, should NAPL become present. The sock was removed, and the well was purged and sampled on November 1, 2024.

- **MW43** (overburden well) The well was located and gauged on October 25, 2024. NAPL was not observed in this well during gauging. Again, as a conservative measure, a NAPL sorbent sock was placed in the well. On November 1, 2024, the sock was removed and the well was purged and a groundwater sample was collected.
- **MW44** (bedrock well)– The well was located and gauged on October 25, 2024. No measurable NAPL thicknesses were identified at this location; however, DNAPL blebs were observed. The well was bailed in an attempt to remove NAPL on October 25, 2024 and a NAPL sorbent sock was deployed in the well such that subsequent sample would represent dissolved phase concentrations as accurately as possible. On November 1, 2024 the absorbent sock was damaged during the attempt to remove it before sampling, and it could not be removed that day. Field staff returned with additional tools on November 20, 2024 and removed the NAPL sorbent sock. MW44 was purged and sampled on November 20, 2024.
- **MW45R** (bedrock well) In December 2017, the original MW45 well was found to be covered by a pile of soil estimated to be 7 to 10 feet in height, and is considered to be lost. A replacement well (MW45R) was installed on October 18, 2024 as described in Section 2.1 and Appendix A. MW45R was gauged on October 25, 2024 and NAPL was not observed. Regardless, as a conservative measure, a NAPL sorbent sock was placed in the well. On November 1, 2024, the sock was removed and the well was purged and a groundwater sample was collected.
- MW46 (bedrock well) The well was located, gauged, and sampled in October-November 2024. Measurable NAPL was not observed in this well, but LNAPL blebs were observed. The well was bailed in an attempt to remove NAPL on October 25, 2024 and a NAPL sorbent sock was deployed in the well. On November 1, 2024, field staff attempted to remove the NAPL sorbent sock and sample, but the sock was not able to be removed. Field staff returned with additional tools on November 20, 2024 and removed the sock. MW46 was purged and sampled on November 20, 2024.
- MW47 (bedrock well) The well was located, gauged, and sampled in October-November 2024. Measurable NAPL was not observed in this well on October 25, 2024, but blebs of DNAPL were observed. An obstruction in the well prevented a bailer and/or absorbent sock from being used to remove NAPL. On November 1, 2024, the well was purged and a groundwater sample was collected. Tubing was able to be inserted around the obstruction to purge the well and collect a sample.

The SMP states that, if redevelopment occurs, the Site Owner must either protect monitoring wells for continued use, or abandon and replace them with new wells that allow for continued groundwater monitoring at locations approved by the NYSDEC. As noted above, O&R reinstalled MW41 (as MW41R) and MW45 (as MW45R) prior to the 2024 sampling event. However, MW33D remains inaccessible due to its location immediately adjacent to the parking garage pit and no other appropriate location is currently available for reinstallation.

O&R will continue to work with the Site Owner in an attempt to access MW33D when site conditions allow for safe access.

2.3 NAPL Monitoring and Removal

Table 2 details the NAPL monitoring performed in 2024, as well as the prior post-remedial monitoring events. A summary is provided below.

- **MW41R** Trace amounts of LNAPL and DNAPL were observed during postremedial sampling events performed in 2015 at the original MW41 location. The well was destroyed prior to the 2017 SMP event and was replaced in October 2024. NAPL was not observed during the October 2024 gauging event.
- **MW43** –NAPL had not been observed in this well during any monitoring event. Consistent with prior monitoring, no evidence of NAPL was observed in 2024 when measured using an oil-water interface probe and weighted cotton string.
- **MW44** LNAPL and DNAPL have been periodically observed in this well. During the 2024 event, no measurable amounts of NAPL were present in this well using an interface probe; however, DNAPL blebs were present when measured using a cotton string (i.e., staining was observed on bottom six inches of the weighted string). The well was bailed in an attempt to remove the DNAPL. Trace amounts of DNAPL (blebs) were observed in the water during bailing of the well.
- **MW45R** NAPL had not been observed in the original MW45 well during prior monitoring. During the 2024 monitoring event, consistent with prior monitoring, no evidence of NAPL was observed in the MW45R replacement well when measured using an oil-water interface probe and weighted cotton string.
- **MW46** Small amounts of NAPL have been observed during post-remedial sampling events performed at this location. In 2024, 0.04 inches of LNAPL and blebs of DNAPL were observed before bailing. After bailing approximately 5 gallons of water, although blebs of DNAPL were observed, measurable NAPL was no longer present.
- **MW47** In 2024, DNAPL blebs were observed at this location, consistent with previous monitoring events. Due to an obstruction in the well, bailing was not possible during this event.

As noted above, although measurable NAPL was present in only one well (MW46) during the 2024 gauging event, as a conservative measure, each well where any amount of NAPL (including blebs) was bailed after being gauged, with the exception of MW47, which was not bailed due to the presence of an obstruction in the well.

2.4 Groundwater Elevation Monitoring

The results of the groundwater elevation monitoring performed on October 25, 2024, are provided in Table 1 and Figure 3. A summary of the 2024 findings is provided below.

The elevation of groundwater was highest in bedrock well MW41R (11.87 feet NAVD88), which is located in the Upper Terrace, within the western portion of the site. The elevation of groundwater was found to be lowest in overburden well MW43 (1.98 feet NAVD88) in the Lower Terrace.

The difference in groundwater elevation across the site during the 2024 gauging was 9.89 feet. The potentiometric surface appears to be mounding behind the ISS, as evidenced by MW-41R in particular, which was observed to be screened in very weathered bedrock. Due to the condition of bedrock at MW41R, water in this area is likely more sensitive to the influence of the ISS barrier, resulting in an impedance to groundwater flow and an increase in hydraulic pressure. The other bedrock wells are screened in more competent bedrock and therefore likely draining more effectively and more in equilibrium with the water table, resulting in lower hydraulic heads at these locations.

The well next to the river (MW43) is screened above bedrock, specifically in the space between the hanging ISS material and bedrock, so water level readings from this well are therefore most indicative of surface water levels in the adjacent Hudson River at the time of gauging.

Regardless of the influence that the ISS mass has on local Site conditions, groundwater is expected to continue moving from west to east in bedrock, toward the Hudson River, consistent with the results of the RI and prior SMP gauging events. The inferred direction of groundwater flow is shown on Figure 3.

2.5 Groundwater Sampling

Four wells (MW41R, MW43, MW44, MW45R, and MW47) were purged and sampled on November 1, 2024 and two wells (MW44 and MW46) were purged and sampled on November 20, 2024 consistent with the methods described in the SMP. The analytical results are discussed below.

2.5.1 Groundwater Analyses and Results

Groundwater samples were analyzed by Eurofins' Edison, New Jersey laboratory for benzene, toluene, ethyl benzene and xylenes (BTEX) by EPA Method 8260D, and polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270E. The results of the analyses are presented in Table 3, and on chemical summary boxes included on Figure 4. Specifically, Table 3 presents the 2024 analytical dataset and Figure 4 summarizes post-remedial data for detected constituents from 2015 (i.e., immediate post-remediation baseline) through present to provide a comparison and show potential trends within each well. The laboratory chainof-custody records and the Form 1 laboratory report sheets for the 2024 analyses are included in Appendix B. A summary of observed trends is provided below.

- MW41 / MW41R Total BTEX and PAH concentrations observed in 2024 in this source area bedrock well in the upper terrace are approximately half of those which were observed during baseline sampling at MW41 in 2015, which is the only other available data for this location. This reduction is potentially attributed to the presence of DNAPL blebs observed in this well during historical sampling in 2015; which were not observed in MW41R during the 2024 gauging and sampling. While individual BTEX concentrations are generally lower than those detected in MW41 in 2015, they remain above the New York State Ambient Water Quality Standards (NYS AWQS) criteria. With respect to individual PAHs, despite overall concentrations being lower in 2024, a slightly different group of individual PAHs were detected in MW41R in 2024 relative to those detected in MW41 in 2015 and several of the individual PAHs remain above the NYS AWQS criteria / guidance values.
- MW43 Total BTEX and PAH concentrations in 2024 are comparable to prior postremedial monitoring data at this downgradient overburden well adjacent to the Hudson River. NAPL has not been observed in this well to date. Individual constituent concentrations remain below the New York State Ambient Water Quality Standards (NYS AWQS) criteria with the exception of benzene, which has been above its NYS AWQS (1 ug/L) throughout post-remedial monitoring.
- **MW44** COC concentrations continue to be somewhat variable in this source area bedrock well on the upper terrace, which is likely attributable to the intermittent presence of DNAPL blebs in the well. The majority of individual BTEX and PAH constituents remain above NYS AWQS criteria / guidance values in 2024.
- MW45 / MW45R Total BTEX and PAH concentrations in MW45R in 2024 are similar to concentrations recorded at MW45 during the 2015 pre-remediation sampling event, which is the only other available data for this location. Both well locations are situated in bedrock downgradient of the former source area on the lower terrace, immediately upgradient of the ISS mass. NAPL has not been observed in

either well. Individual constituent concentrations for both BTEX and PAHs are below the applicable NYS AWQS criteria / guidance values in 2024.

- **MW46** Variability continues to exist among the data collected at this source area side gradient bedrock well location. This variability is likely attributable to the intermittent presence of NAPL (both light and dense) in the well. The majority of individual BTEX and PAH constituents remain above individual NYS AWQS criteria / guidance values in 2024.
- **MW47** While COCs in this upgradient bedrock well decreased significantly from 2018 to 2019, they have since leveled off at concentrations that remain largely above individual NYS AWQS criteria and guidance values. Similar to other wells where NAPL is intermittently observed, elevated COC concentrations are likely attributable to the presence of NAPL in the sample. This upgradient background well is located immediately adjacent to Gedney Street; as such, runoff from the roadway may also contribute to the concentrations detected in this well.

Overall, there has been a decline in COC concentrations since baseline sampling was performed, particularly in wells where NAPL has not been observed post-remediation. However, variability of COC concentrations exists, particularly where influenced by presence of NAPL. That is, a minimal amount of residual NAPL appears intermittently in several wells, primarily MW44, MW46 and MW47, which likely results from the cyclical shrinking / expanding of the plume due to changing precipitation and associated groundwater levels. The resulting COC concentrations within these wells are dependent on how effectively this residual NAPL can be excluded from the sample. Regardless, natural attenuation is expected to continue, and the annual monitoring required at these well locations will continue to evaluate trends in COC concentrations and NAPL conditions in groundwater at the site.

2.6 Soil Vapor Intrusion

Post-remedial soil vapor intrusion (SVI) monitoring has not been performed at the site. It is O&R's understanding that the site will eventually be redeveloped by the Site Owner, and the Site Owner will provide the NYSDEC with a Soil Vapor Intrusion Monitoring Plan and will collect any samples required in the SMP and SVI MP. It is O&R's understanding that the building to be constructed at the site by the Site Owner will include controls to address the potential for vapor intrusion of MGP-related COCs to indoor air as needed based on results of the Site Owner's investigations.

3. Environmental Controls / Institutional Controls and Site Inspection

3.1 General

Because COCs in soil, bedrock, groundwater, and sediment remain in the subsurface of the site, Engineering Controls and Institutional Controls (EC/ICs) have been implemented to protect human health and the environment, as further discussed below.

3.2 Engineering Controls

The ECs identified in the SMP and the results of the inspection performed on O&R's behalf by GEI on October 25, 2024 are discussed below. The 2024 SMP Annual Inspection Form is included in Appendix C.

3.2.1 Cover System Monitoring

An annual site inspection was performed on October 25, 2024 to observe the condition of the cover systems at:

- Upper Terrace
- ISS area in the Lower Terrace
- ISS area on the Hudson Vista Associates Parcel

The locations of each of these remedial areas are shown on Figure 2. Photographs taken during the site inspection are included in the Photographic Record in Appendix C.

As indicated in the site inspection form (Appendix C), the cover system in each of the identified remedial areas remains in place, does not appear to have been disturbed during the current monitoring period, and continues to be effective at preventing direct exposure to COCs present in the subsurface.

It should be noted that large gaps were observed between some of the fence panels during the annual inspection. Although fences are not a part of the remedy, the Site Owner should consider repairing the fence to prevent unauthorized access to the Site.

3.2.2 Storm Sewer and Water Service

Two site utilities were identified in the SMP:

- Underground Village of Nyack storm sewer line is present near the southern property line of the Eastern Parcel, terminating at an outfall on the Hudson Vista Associates Parcel; and
- Village of Nyack water line present at the fire hydrant located at the western side of the Eastern Parcel.

These features were observed to be present, and not disturbed at the time of the October 25, 2024, site inspection. Some minor erosion continues to be observed at the storm sewer outlet. It remains localized but has increased in size from what was observed during prior events. The erosion has not affected the surface cover to the extent that there is a danger of exposing underlying ISS material; however, the Site Owner should consider repairing the outfall to prevent further erosion. A photograph of the storm sewer outlet is included in the Photographic Record in Appendix C.

3.2.3 Shoreline Area

Along the Lower Terrace shoreline, the ISS materials are protected from contact by site users and erosion by the installation of riprap above filter fabric during the remedial action, and by the placement of additional riprap at the shoreline by the Site Owner. Riprap areas were observed by GEI to be in good condition. Sediment has partially covered small portions of the riprap area, but evidence of movement or undermining was not observed anywhere in the riprap areas. Photographs of the shoreline are included in the Photographic Record in Appendix C.

It is O&R's understanding that the Site Owner plans to install additional shore protection features during redevelopment, and that the Site Owner has or will propose the methods and materials to be utilized directly to the NYSDEC DER.

3.2.4 Off-shore Area

The area offshore (east) from the Lower Terrace protected shoreline is a mix of sandy and silty native sediments. The sediment was dredged to elevation -6 to -10 feet in accordance with the ROD for OU2 (NYSDEC, 2011) (area outlined in pink on Figure 2). As specified in the SMP, to prevent these materials from being exposed at the sediment-water interface, the sediment surface should not be dredged, excavated, or deeply disturbed. Specifically, activities that may not be performed unless specifically governed by a NYSDEC-approved work plan (and other permits, as needed) include sediment dredging or excavation, construction of pilings of any sort, pulling of existing wooden pilings, installation of subbottom utility lines, or removal of any buried debris that may become exposed by erosion.

Acceptable activities that can be performed with minimal disturbance of sediments include deployment and retrieval of boat anchors, placement and retrieval of weights for semi-

permanent boat moorings and clearing of debris that may have become deposited along the shoreline or river bottom that may pose obstructions to navigation.

Evidence of dredging, the excavation of sediment, or other activities that may result in the disruption of the sediment remedial area was not observed during the site inspection performed by GEI on October 25, 2024.

3.3 Institutional Controls

The Eastern Parcel has a series of ICs in the form of site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the Eastern Parcel, as defined in the SMP, are:

- The property may only be used for restricted residential use, commercial use and/or industrial use provided that the long-term EC/ICs in the SMP are employed.
- The property may not be used for a higher level of use, such as unrestricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC.
- Future activities on the property that will disturb remaining MGP-impacted material must be conducted in accordance with the SMP.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area of the site, and potential impacts that are identified must be monitored or mitigated.
- Vegetable gardens and farming on the property are prohibited.

Based on the inspection of the site performed by GEI and correspondence with O&R, the Site Owner and the NYSDEC, the ICs identified in the SMP adhere to the requirements of the Environmental Easement, remain in place, and are effective for OU1 and OU2 of the site. The site remedy continues to be protective of public health and the environment as described in the FER.

4. Conclusions

4.1 2024 SMP Annual Report Conclusions

Conclusions for this annual report are:

- **Site Ownership**: The ownership of the site continues to be TZ Vista. Significant changes in site conditions relative to the prior inspection were not observed. Construction for parcel redevelopment continues to be delayed at the time of the annual inspection.
- **Media Monitoring**: Media monitoring tasks identified in the SMP were performed at six wells in 2024, including: groundwater level monitoring, NAPL gauging and removal, and groundwater sampling.
 - Over the past several years, activities undertaken by the Site Owner have resulted in permanent damage or destruction of two of the wells originally included in the SMP monitoring program (MW41 and MW45). Based on SMP requirements, O&R anticipated that the Site Owner would recover/repair or replace these wells following completion of their construction activities consistent with SMP requirements. However, since the Site Owner's construction has been significantly delayed and the timeline for construction approval is still unknown, O&R subcontractors (GEI and Aquifer Drilling and Testing) replaced these with MW41R and MW45R, located as close as possible to the original locations of the destroyed wells October 17 though 21, 2024, as described in Section 2.1 and Appendix A.
 - Monitoring well MW33D is inaccessible due to activities conducted by the Site Owner. A deep excavation was conducted directly adjacent to this well, which is a safety concern that prevents this well from being accessed for gauging and sampling. There is currently no suitable alternate location for MW33D.
- Engineering Controls: The inspection of the site was performed on October 25, 2024 as specified in the SMP.
 - \circ The inspection documented the effectiveness of the engineering controls.
 - The engineering controls employed at the Nyack MGP site are unchanged from the date the control was put in place, or last approved by the NYSDEC. No additional grading or materials appear to have been added since before the November 2018 inspection.
- **Institutional Controls**: Based on the site inspection performed by GEI and based on correspondence with O&R and the Site Owner, conclusions related to the ICs include:

- The institutional controls employed at the Nyack MGP site appear unchanged from the date the control was put in place, or last approved by the NYSDEC.
- We observed nothing that would impair the ability of the control to protect the public health and environment.
- We observed nothing that would constitute a violation or failure to comply with the site management plan for this control.
- Access to the site will continue to be provided to the NYSDEC to evaluate the remedy, including access to evaluate the continued maintenance of this control.
- \circ Use of the site was observed to be compliant with the environmental easement.

4.2 Proposed SMP Modifications

While MW41 and MW45 were replaced in 2024 and are again a part of the SMP program, as noted above, MW33D remains inaccessible due to its location immediately adjacent to a large deep excavation (ultimately intended to be an underground parking garage; Figure 2). MW33D, which is intended to monitor groundwater flow around ISS mass to the south, is still present and could be used if conditions are made safe for technicians to access the well. However, no suitable, safe alternate location currently exists for a replacement well that meets the intended purpose of MW33D. It is likely that O&R will be required to wait until the area is made safe (i.e., after the parking garage is constructed and/or the pit is backfilled) in order to access this well again (or to install a replacement well in the same area).

4.3 2025 SMP Implementation

The field activities and annual inspection for the implementation of the SMP that are the responsibility of O&R as the Remedial Party will be next implemented in October 2025.

5. References

GEI, 2016a. Final Engineering Report, Nyack Manufactured Gas Plant Site, Rockland County, New York, NYSDEC Site Number 344046, May 2016.

GEI, 2016b. Site Management Plan, Nyack Former Manufactured Gas Plant Site, Rockland County, New York, NYSDEC Site Number 344046, April 2016.

GEI, 2023. 2023 Periodic Review Report, Nyack Former Manufactured Gas Plant Site, Rockland County, New York, NYSDEC Site Number 344046, December 2023.

NYSDEC, 2004. Record of Decision, Nyack Gas Plant Site Operable Unit No. 1 Former Plant Site, Nyack, Rockland County, New York, Site Number 344046, March 2004.

NYSDEC, 2011. Record of Decision, OR – Nyack, MGP, Operable Unit Number: 02. Nyack, Rockland County, Site No. 344046, March 2011.

2024 Periodic Review Report Nyack MGP Site

Tables

Table 1 Groundwater Monitoring and Sample Summary Nyack MGP Site 2024 SMP Annual Report

					We	II Constru	uction S	Summary					2	024 Water Lev	el Gauging S	Summary	2024 Sampling SOW	
Well ID	Installation Date	Ground Surface Elevation	Top of PVC Riser Elevation	Constructed Depth to Bottom	Sump size (ft)	Scree Inter (ft b	ened rval ogs)	Northing (NAD83)	Easting (NAD83)	Well Location	Purpose	Depth to Water Bottom		Water Elevation	NAPL Presence (Table 2)	Well Condition Comments	втех	PAHs
		(ft NAVD88)	(ft NAVD88)	(ft bgs)	. ,							(ft BIOC)	(ff BTOC)	(ft NAVD88)	. ,			
MW33D	8/31/2004	25.33	25.16	~25.5	Unk	10 -	25	822865.99	653222.97	Southern site boundary, cross- gradient location	Monitor groundwater flow around ISS mass to the south	NM	NM	NM	NM	Not observed - well is in area that is currently unsafe to access		
MW41R	10/17/2024	32.70	32.31	~37	2.00	20 -	35	823018.4	653223.3	Within Upper Terrace	Monitor on-site groundwater and residual NAPL conditions in bedrock	20.44	35.96	11.87	None observed	Excellent condition	х	х
MW43	5/22/2008	8.70	9.26	25	0.00	20 -	- 25	823061.87	653448.58	Downgradient	Monitor groundwater in overburden between bedrock and the hanging ISS mass	7.28	28.68	1.98	None observed	Good condition	x	x
MW44	5/20/2008	32.60	32.25	32.5	0.50	17 -	32	823072.56	653244.59	Within Upper Terrace	Monitor on-site groundwater and residual NAPL conditions in bedrock	26.02	32.59	6.23	Blebs	Good condition	х	х
MW45R	10/18/2024	14.90	14.57	35.0	2.00	15 -	· 30	822915.88	653293.26	Within Lower Terrace; downgradient location	Monitor potential on-site groundwater mounding at upgradient side of ISS mass	9.57	30.15	5.00	None observed	Excellent condition	х	х
MW46	12/5/2017	27.10	27.34	40	2.00	12 -	- 38	823179.11	653260.81	Northern site boundary, cross-gradient location	Monitor groundwater flow around ISS mass to the north	22.83	39.35	4.51	Blebs	Good condition	х	х
MW47	12/6/2017	34.20	33.99	38.5	2.00	15.5 -	36.5	823089.62	653160.20	Western site boundary (at Gedney Street)	Monitor upgradient groundwater conditions	29.55	37.98	4.44	Blebs	Good condition	х	х

Notes:

ft bgs = feet below ground surface

ft BTOC = feet below top of inner casing (measuring point) ft NAVD88 = feet above NAVD88 (negative values are below the datum)

ILINAVDoo – leet above INAVDoo (liegative values are below the datum)

NM = Not measured; well is inaccessible as the result of activities by others -- = Not applicable; well is inaccessible as the result of activities by others

Horizontal coordinates are New York State Plane, East Zone, NAD83 North American Datum 1983 (NAD83)

Vertical elevations are based on North American Datum 1988 (NAVD88)

Table 2SMP Post-Remedial NAPL Gauging and Removal SummaryNyack MGP Site 2024 SMP Annual Report

Well ID:						MW41 /	MW41R (No	ote 1)					
Date:	2/27/2015	3/13	8/2015	3/20/	2015	3/27	/2015	4/10/	2015	5/22	/2015	7/17/2	2015
	Before Purging	Before Pui	After rging	Before Pur	After ging	Before Pur	After ging	Before Pur	After ging	Before Pur	After ging	Before Purg	After ing
Depth to LNAPL	21.27	NP	NP	NP	NP	NP	NP	20.46	NP	20.70	NP	20.94	NP
Depth to Water	21.29	20.80	20.92	20.31	20.39	20.36	20.54	20.46	20.63	20.71	21.25	20.95	22.42
Depth to DNAPL	*	33.66	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Depth to Bottom of Well	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.24	34.24	34.25	34.25
LNAPL thickness	0.02	NP	NP	NP	NP	NP	NP	<0.01	NP	~0.01	NP	~0.01	NP
DNAPL thickness	*	0.59	NP	**	NP	**	NP	Blebs	NP	Blebs	NP	Blebs	NP
Well ID: Date:	MW41R (No 10/25/20 Before	ote 1) 24 After											
	Purgin	g											
Depth to LNAPL	NP	NP											
Depth to Water	20.44	N/A											
Depth to DNAPL	NP	NP											
Depth to Bottom of Well	35.96	35.96											
LNAPL thickness	NP	NP											
DNAPL thickness	NP	NP											

Well ID:	MW43
	NAPL has not been observed in this well to date

Table 2SMP Post-Remedial NAPL Gauging and Removal SummaryNyack MGP Site 2024 SMP Annual Report

Well ID:							MW44						
Date:	2/27/2015	3/1	3/2015	3/20	/2015	3/27	/2015	4/10	/2015	5/22	/2015	7/17/2	2015
	Before Purging	Before Pu	After Irging	Before Pur	After ging	Before Pur	After ging	Before Pur	After ging	Before Pur	After ging	Before Purg	After jing
Depth to LNAPL	26.12	25.13	25.41	24.43	NP	24.53	NP	24.59	NP	25.25	NP	25.52	NP
Depth to Water	27.35	25.23	25.42	24.57	25.21	24.65	25.38	24.69	25.03	25.35	26.05	25.62	28.06
Depth to DNAPL	*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Depth to Bottom of Well	32.33	32.33	32.33	32.33	32.33	32.33	32.33	32.33	32.33	32.30	32.30	32.30	32.30
LNAPL thickness	1.23	0.10	0.01	0.14	NP	0.12	NP	0.10	NP	~0.10	NP	~0.10	NP
DNAPL thickness	*	Blebs	Blebs	Blebs	NP	Blebs	NP	Blebs	NP	NP	NP	NP	NP
Well ID:						MW44 (co	ontinued)]
Date:	9/20/201	7	11/12	2/2018	6/14	/2019	10/6	/2020	10/18	3/2021	10/18	8/2022	
	Before Purgine	Before After Before After Purging Purging		Before Pur	After ging	Before Pur	After ging	Before Pur	Before After Purging		Before After Purging		
Depth to LNAPL	24.44	NP	24.42	24.42	23.96	NP	23.84	NP	25.15	NP	NP	NP	1
Depth to Water	25.94	25.94	24.43	24.43	24.05	24.00	28.71	27.51	25.19	31.00	26.25	26.60	1
Depth to DNAPL	NP	NP	NP	NP	NP	NP	NP	NP	32.33	NP	NP	NP	1
Depth to Bottom of Well	32.30	32.30	32.30	32.30	32.25	32.25	33.24	33.24	32.57	32.57	32.60	32.60	1
LNAPL thickness	1.50	NP	0.01	NP	0.09	NP	4.87	NP	0.04	NP	NP	NP	
DNAPL thickness	NP	NP	Blebs	Blebs	Blebs	Blebs	NP	NP	0.24	NP	Blebs	NP	
Well ID:		MW44 (cont'd)		1								-
Date:	10/13/20	23	10/25	5/2024									
	Before	After	Before	After									
	Purgin	g	Pur	ging									
Depth to LNAPL	NP	NP	NP	NP									
Depth to Water	5.84	5.84	26.02	26.87									
Depth to DNAPL	Blebs	NP	NP	NP]								
Depth to Bottom of Well	32.51	32.51	32.59	32.59									
LNAPL thickness	0.00	0.00	NP	NP									
DNAPL thickness	0.00	0.00	Blebs	Blebs	J								

Table 2SMP Post-Remedial NAPL Gauging and Removal SummaryNyack MGP Site 2024 SMP Annual Report

Well ID:	MW45 / MW45R (Note 1)
	NAPL has not been observed in this well to date

Well ID:	MW46												
Date:	11/12/20 [,]	18	10/6/2020		10/18/2021		10/18/2022		10/13/2023		10/25/2024		
	Before After Purging		Before After Purging		Before Pure	Before After Purging		Before After Purging		Before After Purging		Before After Purging	
Depth to LNAPL	NP	NA	22.75	NP	NP	NA	NP	NP	NP	NP	22.79	NP	
Depth to Water	21.15	NA	22.84	22.85	21.54	NA	22.30	22.48	29.84	28.09	22.83	23.58	
Depth to DNAPL	NP	NA	NP	NP	NP	NA	NP	NP	Blebs	NP	Blebs	Blebs	
Depth to Bottom of Well	39.45	NA	39.73	39.73	32.57	NA	36.60	36.60	39.41	39.54	39.35	39.35	
LNAPL thickness	NP	NA	0.09	NP	NP	NA	NP	NP	0.00	0.00	0.04	NP	
DNAPL thickness	NP	NA	NP	NP	Blebs	NA	NP	NP	0.00	0.00	Blebs	Blebs	

Well ID:	MW47									
Date:	11/12/2018		6/14/2019		10/6/2020		10/26/2023		10/25/2024	
	Before After Purging		Before After Purging		Before After Purging		Before After Purging		Before After Purging	
Depth to LNAPL	NP	NA								
Depth to Water	17.1	NA	16.95	NA	22.34	NA	17.04	NA	29.55	NA
Depth to DNAPL	NP	NA	NP	NA	NP	NA	NP	NA	Blebs	NA
Depth to Bottom of Well	38.0	NA	37.98	NA	38.71	NA	NR	NA	37.98	NA
LNAPL thickness	NP	NA								
DNAPL thickness	Blebs	NA	Blebs	NA	Blebs	NA	NP	NA	Blebs	NA

Notes:

1. Wells MW41 and MW45 could not be located 2017 through 2023 due to construction activities by owner; presumed destroyed.

MW47 could not be located 2021 through the 2023 gauging event; area plowed over and covered by debris (used chain link fencing) but was found prior to sampling in 2023.

MW41 and MW45 were replaced on October 17-21, 2024. Replacement wells are designated as MW41R and MW45R.

MW33D is inaccessible due to construction activities by owner. (See report for details.)

An obstruction in MW47 prevented a bailer from fitting into the well, thus NAPL was not recovered.

2. Data for those wells in which NAPL has been observed at least once are included in this table.

- 3. Depth and thickness measurements are in feet.
- 4. Includes data collected post-remediation, 2015 through present.
- 5. * indicates that accurate DNAPL measurement could not be determined in the field due to freezing conditions.
- 6. ** indicates that DNAPL was not detected with oil/water interface probe, but small quantity (~50 to 100 mL) observed during subsequent purging.
- NA = Not applicable (not purged because measurable NAPL not present)
- NAPL = Non-aqueous phase liquid (prefix L = light; D = dense)

NP = Not present

3 of 3

Project 2202333

Table 3.Groundwater Analytical Data SummaryNyack MGP Site 2024 SMP Annual Report

Monitoring Well ID			MW41R	MW43	MW44	MW45R	MW46	MW47	
Sample Date			11/1/2024	11/1/2024	11/20/2024	11/1/2024	11/20/2024	11/1/2024	
Analyte	Units	CAS No.	NYS AWQS						
BTEX	ug/L								
Benzene		71-43-2	1	1400	5.9	1300	0.28 J	8500	260
Toluene		108-88-3	5	23	0.58 J	22	1.0 U	9.5 J	79
Ethylbenzene		100-41-4	5	870	1.4	1100	1.7	450	310
Total Xylene		1330-20-7	5	570	0.95 J	850	1.5 J	300	370
Total BTEX		N/A	NE	2863	8.83 J	3272	3.48 J	9259.5 J	1019
Polycyclic Aromatic Hy	/ ug/L								
Acenaphthene		83-32-9	20*	160	10 U	200	14	250	98
Acenaphthylene		208-96-8	NE	5.9 J	10 U	240 J	10 U	32 J	23
Anthracene		120-12-7	50*	17	10 U	1200	3.4 J	170	24
Benzo(a)anthracene		56-55-3	0.002*	2.4	1.0 U	910	1.0 U	120	11
Benzo(a)pyrene		50-32-8	ND	1.9	1.0 U	800	1.0 U	110	11
Benzo(b)fluoranthene		205-99-2	0.002*	1.5 J	2.0 U	510	2.0 U	71	7.5
Benzo(g,h,i)perylene		191-24-2	NE	10 U	10 U	460	10 U	61	5.2 J
Benzo(k)fluoranthene		207-08-9	0.002*	1.0 U	1.0 U	150	1.0 U	23	2.4
Chrysene		218-01-9	0.002*	2.1	2.0 U	810	2.0 U	100	9.4
Dibenz(a,h)anthracen	•	53-70-3	NE	1.0 U	1.0 U	89	1.0 U	12	0.88 J
Fluoranthene		206-44-0	50*	8.2 J	10 U	1600	2.4 J	190	23
Fluorene		86-73-7	50*	62	10 U	1100	7.1 J	150	47
Indeno(1,2,3-cd)pyrer	1	193-39-5	0.002*	2.0 U	2.0 U	350	2.0 U	39	3.6
2-Methylnaphthalene		91-57-6	NE	750	10 U	4500	2.3 J	410	66
Naphthalene		91-20-3	10*	3300	3.3	15000	2.0 U	1200	1500
Phenanthrene		85-01-8	50*	82	10 U	4200	15	590	76
Pyrene		129-00-0	50*	12	10 U	2100	4.0 J	290	40
Total PAHs		N/A	NE	4405	3.3	34,219 J	48 J	3818 J	1948 J

Table i Acronym and NYSDEC Reference Key for Analytical Summary Tables

Groundwater Notes:

NYSDEC References:

GW STD = New York Groundwater Guidance or Standard Values - NYSDEC, Division of Water, TOGS (1.1.1) [NYSDEC, 1998], with Addendums
 * = criterion listed is a Guidance Value (if not denoted with a "*", the criteria is a Standard Value)
 0.0 Bold value - analyte estimated or detected at a concentration greater than the method detection limit (i.e., a detected result)
 0.0 Gray Shaded value - analyte estimated or detected at concentration greater than the NYSDEC Groundwater Standard or Guidance Value

Units for groundwater samples:

 $\mu g/L = micrograms/Liter = parts per billion$

mg/L = milligrams/Liter = parts per million

Laboratory or Validation Qualifiers:

B = For organic analyses - compound was found in the associated blank sample. For metals analysis - the result is an estimated quantity.

For inorganic analyses - analyte detected in the associated method blank.

- E = Analyte concentration exceeded the calibration range of the instrument.
- F1 = Matrix spike (MS) and/or matrix spike duplicate (MSD) Recovery is outside acceptance limits.
- F2 = MS/MSD relative percent difference (RPD) exceeds control limits.
- H = Sample was analyzed outside of holding time limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

J- = The result is an estimated quantity, likely to be biased low. The associated numerical value is the approximate concentration of the analyte in the sample.

J + = The result is an estimated quantity, likely to be biased high. The associated numerical value is the approximate concentration of the analyte in the sample.

N = Tentative identification. Special methods may be needed to confirm its presence or absence in future sampling events.

R = The data are unusable. The sample results are rejected due to serious deficiencies in the ability to meet quality control criteria.

- U = The analyte was analyzed for, but was not detected above the concentration reported.
- UJ = The analyte was analyzed for, but was not detected. The reported quantitation limit is approximated.
- BW = Analyte detected in the associated method blank and post-digestion spike recovery furnace analysis was outside of 85-115 percent control limit, while sample absorbance was less than 50 percent of spike absorbance.
- BWN = Analyte detected in the associated method blank and post-digestion spike recovery furnace analysis was outside of 85-115 percent control limit, while sample absorbance was less than 50 percent of spike absorbance. Analyte is presumptively present.
- UW = Not detected at or above the reporting limit shown and post-digestion spike recovery furnace analysis was outside of 85-115 percent control limit, while sample absorbance was less than 50 percent of spike absorbance.
- JB = Estimated value and the analyte was detected in the associated method blank.
- *+/- = Laboratory control spike (LCS) and/or laboratory control spike duplicate (LCSD) is outside acceptance limits (+ is bias high, is bias low).

Other Notes:

- CAS No. = Chemical Abstracts Service Number
- MGP = Manufactured Gas Plant
- NA = Not analyzed for, or not applicable
- ND = Not detected: any detectable level constitutes an exceedance
- NE = Not established
- NL = Not listed
- NS = Not Sampled
- PAHs polycyclic aromatic hydrocarbons
- SVOCs semi-volatile organic compounds
- TAL Target Analyte List

TCL - Target Compound List

The BTEX and Total PAH summations are calculated using laboratory-measured and estimated (J) values only (i.e., detected results) Total VOCs includes all BTEX compounds Total SVOCs includes all PAH compounds 2024 Periodic Review Report Nyack MGP Site

Figures



---- B:\Working\O&R\2202333 Nyack MGP Annual SMP\00_CAD\Figures\2024 PRR\1_2202333_PRR_SLM.dwg - 11/12/2024



---- B:\Working\O&R\2202333 Nyack MGP Annual SMP\00_CAD\Figures\2024 PRR\2-4_2202333_PRR_FIGS.dwg - 11/12/2024



---- B:\Working\O&R\2202333 Nyack MGP Annual SMP\00_CAD\Figures\2024 PRR\2-4_2202333_PRR_FIGS.dwg - 12/4/2024


Sample ID: MW44 Mu41 Mu41	W44 MW44 Sample ID 6/2023 11/20/2024 Sampling Date ,200 1300 Sampling Date ,300 1100 Ethylbenzene 19 22 Toluene 800 850 Xylenes, Total ,319 3272 Total BTEX 140 2000 Acenaphthene 12 240 J Acenaphthylene 49 1200 Anthracene 31 910 Benzo(a)anthracene 27 800 Benzo(b)fluoranthene 11 460 Benzo(a)pyrene 6.7 150 Benzo(a,h)anthracene 31 810 Ehuoranthene 2.6 89 Dibenz(a,h)anthracene 60 1600 Fluoranthene 66 1100 Fluorene 7.2 350 2-Methylnaphthalene 200 4200 Phenanthrene 89 2100 Pyrene 980 36,019 J Total PAH 17	MW46 MW46 MW46 MW46 MW46 MW46 MW46 12/2017 11/19/2018 6/25/2019 11/2/2021 10/27/2022 10/26/2023 11/20/2024 5,900 1,900 610 4,500 3,000 6,700 8500 650 310 110 J 590 270 560 450 8.3 ND ND A17 J 5.3 J 9.5 J 790 230 J ND 440 190 350 300 7,348 2,440 J 720 J 5,530 3,465 J 7,615 J 9259.5 J 37 47 29 57 31 200 250 4 4.5 2.2 5.4 3.0 J 26 32 J 5.3 4.5 3.4 5.5 2.1 J 94 170 1.3 J ND ND ND ND 20 71 ND ND ND ND 22 23 110	LEGEND: → PROJECT LIMIT → PROPERTY LINE → MONITORING WELL → MONITORING WELL - DAMAGED OR → DESTROYED J THE RESULT IS AN ESTIMATED VALUE ND NOT DETECTED NA NOT ANALYZED MONITORING WELL MORTES: 1. BOLD FONT INDICATES DETECTED COMPOUND. 2. RESULTS PRESENTED IN µg/L (MICROGRAMS PER LITER OR PARTS PER BILLION (PPB)). 3. CONSTITUENTS DETECTED AT LEAST ONCE WITHIN. GIVEN MONITORING WELL ARE PRESENTED IN THAT WELL'S DATA TABLE. 4. A SAMPLE COULD NOT BE COLLECTED FROM MW46 IN 2020 DUE TO AN OBSTRUCTION IN THE WELL, WHICH WAS CLEARED PRIOR TO THE 2021 MONITORING EVENT. 5. A SAMPLE COULD NOT BE COLLECTED FROM MW47 IN 2021 AND 2022 DUE TO THE WELL BEING LOCATED BENEATH A PILE OF DEBRIS AND ROLL OF CHAIN LINK FENCING, WHICH WAS CLEARED PRIOR TO THE 2023 MONITORING EVENT.
Sample ID: MW47 MW47 MW47 MW47 MW47 MW47 Benzene 410 360 49 J 410 200 260 Ethylberzene 290 850 96 170 160 310 Totuene 390 360 ND 68 43 79 Xylenes, Total 540 1,400 55 J 220 160 370 Acenaphthylene 21 510 13 11 32 23 Anthracene 1,200 20 6.5 52 4 Benzolg/Jhuranthene 1.0 380 8.6 1.2 29 11 Benzolg/Jhuranthene 1.6 320 8.6 1.2 29 1 Benzolg/Jhuranthene 1.6 300 30 22 66 47 Indenz(1,2,3-acijpyrene ND 180 2.5 ND 6.6 2.4 Diberz(a,hjanthracene 1.7,700 2.4 4.65 23<	MW47 VPPER TERRACE MW41 MW45	CLUB Sample ID MW43 MW Sampling Date 2/2015 9/20 Benzene 7.6 7.3 Ethylbenzene 0.52 J 1.3 Total BTEX: 11.7 J 9.8 Xylenes, Total 1.5 0.83 Total BTEX: 11.7 J 9.8 Acenaphthene 3.30 J NE 2-Methylnaphthalene ND NE NW43 LOWER TERRACE	6. MW33D, MW41, AND MW45 ARE DESTROYED / INACCESSIBLE. MW41 AND MW45 WERE REPLACED IN 2024 AT THE CLOSEST ACCESSIBLE LOCATION SERVING THE SAME PURPOSE (AS IDENTIFIED IN TABLE 1), SEE REPORT FOR DETAILS. 43 MW43 MW43 MW43 MW43 MW43 MW43 43 MW43 MW43 MW43 MW43 MW43 MW43 44 MW43 MW43 MW43 MW43 MW43 MW43 54 6.1 3.7 3.9 6.2 3.7 13 5.9 3 0.83 1.4 0.80 1.5 1.3 0.93 J 2.9 1.4 1 ND 0.46 0.52 0.42 J 0.89 J 0.58 J J 1 ND ND ND ND ND ND
Sample ID:MW41Sampling Date:220115Benzene2.000Benzene59Toluene1,500Xylenes, Total5170Acenaphthylene620Acenaphthylene870Total BTEX:4.749Acenaphthylene810Benzolajanthracene11/1/2024Benzolajanthracene100Benzolajanthracene100Benzolajanthracene19Benzolajnthracene10Benzolajnthracene10 <th>Sample ID: MW33D MW33D HUDSO VISTA PARKIN LOT HUDSO VISTA PARCE Sampling Date: 2/2015 Benzene 1.6 15 Ethylbenzene</th> <th>Sample ID: Sampling Date: Benzene Ethylbenzene Total BTEX: Acenaphthene Acenaphthene Acenaphthene Acenaphthene Benzo(a)antracene Benzo(b)fluoranthene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(h)fluoranthene Fluoranthene Fluoranthene Prene N L Dibenz(a,h)antracene Fluoranthene Fluoranthene Fluoranthene Fluoranthene Prene Naphthalene Phenanthrene Picene Total PAH 17:</th> <th>Acenaphthylene ND Anthracene ND Benzo[a]anthracene ND Benzo[a]pyrene ND Benzo[a]pyrene ND Benzo[c],h,]]perylene ND 11/1/2024 Benzo[x],h]perylene 0.28 J Chrysene 1.7 Dibenz(a,h)anthracene ND Fluorene 1.5 J J 3.48 J Indeno[1,2,3-cd]pyrene ND ND ND ND ND ND ND Total PAH 17: S S ND ND ND Total PAH 17: S S ND ND ND Total PAH 17: S S A.4 J ND ND Total PAH 17: S S A.4 J ND ND Total PAH 17:</th>	Sample ID: MW33D MW33D HUDSO VISTA PARKIN LOT HUDSO VISTA PARCE Sampling Date: 2/2015 Benzene 1.6 15 Ethylbenzene	Sample ID: Sampling Date: Benzene Ethylbenzene Total BTEX: Acenaphthene Acenaphthene Acenaphthene Acenaphthene Benzo(a)antracene Benzo(b)fluoranthene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(g,h.i)perylene Benzo(h)fluoranthene Fluoranthene Fluoranthene Prene N L Dibenz(a,h)antracene Fluoranthene Fluoranthene Fluoranthene Fluoranthene Prene Naphthalene Phenanthrene Picene Total PAH 17:	Acenaphthylene ND Anthracene ND Benzo[a]anthracene ND Benzo[a]pyrene ND Benzo[a]pyrene ND Benzo[c],h,]]perylene ND 11/1/2024 Benzo[x],h]perylene 0.28 J Chrysene 1.7 Dibenz(a,h)anthracene ND Fluorene 1.5 J J 3.48 J Indeno[1,2,3-cd]pyrene ND ND ND ND ND ND ND Total PAH 17: S S ND ND ND Total PAH 17: S S ND ND ND Total PAH 17: S S A.4 J ND ND Total PAH 17: S S A.4 J ND ND Total PAH 17:
SOURCES: 1. REPLACEMENT WELLS WERE SURVEYED BY THEW ASSOCIATES LAND SURVEYORS, FILE NAME: 3615-MW's (Sent 11.11.2024).dwg RECEIVED: 11/11/2024. 2. BASEMAP FROM SURVEY BY THEW ASSOCIATES LAND SURVEYORS, REV 2: 12/21/2017.	Toluene0.48 J3.1Xylenes, Total2.333Total BTEX:4.4 J101AcenaphtheneND39AcenaphthyleneND1.4 JAnthraceneND6.6Benzo[a]anthraceneND1.8Benzo[a]pyreneND1.3 JBenzo[g,h,i]peryleneND0.81 JChryseneND2.4FluorantheneND13NaphthaleneND13NaphthaleneND27PyreneND10Total PAH 17:ND132 J	0 60 120 SCALE: 1" = 60' Periodic Review Report Nyack Former MGP Site Nyack, New York Orange and Rockland Utilities, Inc. Spring Valley, New York	- GEI Consultants Project 2202333 December 2024 Fig.







HERIOT, PAULA B:\Working\O&R\2202333 Nyack MGP Annual SMP\00_CAD\Figures\2024 PRR\2-4_2202333_PRR_FIGS.dwg - 12/12/2024

Appendix A

Monitoring Well Reinstallation Summary

Appendix A: Monitoring Well Installation Summary

Nyack Manufactured Gas Plant Site

Village of Nyack, Rockland County, New York NYSDEC Site Number: 344046

Background

The Site Management Plan states that, if redevelopment occurs, monitoring wells must be protected for continued use or abandoned and replaced with new wells. To date, three of the seven monitoring wells that are part of the SMP program have been made inaccessible or destroyed during site work performed by the property owner (MW33D, MW41, and MW45). The property owner's redevelopment has been significantly delayed and the timeline for completion of redevelopment is unknown.

MW41 and MW45 were reinstalled as MW41R and MW45R in October 2024 and were used for monitoring during the 2024 annual SMP groundwater monitoring event (monitoring activities and results are discussed in the 2024 Periodic Review Report [PRR]).

MW33D is currently inaccessible due to dangerous conditions and no other location is currently available for reinstallation that meets the intended purpose of MW33D. MW33D appears to remain viable and could again be used in the future when the deep open excavation located immediately adjacent to the well is filled in and/or the parking garage construction is completed.

The remainder of this appendix documents the monitoring well reinstallation effort.

Permitting

A permit was obtained from Rockland County for installation of two "resource evaluation wells" (Rockland County's term for environmental monitoring wells). Rockland County issued the permit (Permit # DOH-WELL-24-0089) on October 11, 2024. GEI and the drilling subcontractor (Aquifer Drilling and Testing) complied with the permit's conditions during the work, including making required notifications to Rockland County officials and documenting the work.

Utility Clearance

The drilling subcontractor notified UDig NY seven days prior to commencing intrusive activities. UDig assigned ticket number 10104-001-333-00. Additionally, soft dig/vacuum extraction was performed to pre-clear the top five feet of soil prior to commencing drilling.

Well Installation

Following utility clearance, monitoring wells MW41R and MW45R were installed using similar well construction and screened depths as the original wells. The borehole for MW41R was drilled using sonic drilling at a location approximately 14 feet to the southwest of the original well to a depth of 37.5 feet, such that the top of the well screen could be set at the top of bedrock. It should be noted that bedrock

in this location was extremely weathered. MW41R was constructed with a 22-foot long 2-inch PVC riser and 15-foot long 0.020-slot PVC screen with a 2-foot sump.

The borehole for MW45R was drilled at a location approximately 75 feet to the south of the original well because no other suitable location was accessible by the drill rig. The location remains suitable for its intended purpose, which was to monitor groundwater in bedrock on the lower terrace immediately upgradient from the ISS mass. The borehole was drilled using sonic drilling to a depth of 32 feet such that the top of the well screen could be set at the top of bedrock.MW45R was constructed with a 15-foot long 2-inch PVC riser and 15-foot long 0.020-slot PVC screen with a 2-foot sump.

Both wells were finished with flush-mount concrete pads and developed following installation.

Well Construction Logs are provided in Attachment A.

Community Air Monitoring

Consistent with the Community Air Monitoring Plan in the SMP, air monitoring was conducted upwind and downwind of the work area at the perimeter of the Site. The approximate upwind and downwind monitoring locations are shown on Figure 1.

Dust was monitored automatically at 15-minute intervals using the onboard data logging device, which was downloaded at the end of the event (data is included in Attachment B). VOCs were monitored manually at approximately 15-minute intervals and recorded in field CAMP logs (logs are included in Attachment C). No alarms sounded and no exceedances of the Action Levels for dust (100 ug/l) or VOCs (1 ppm) were documented during drilling.

Survey

Thew Associates, a NY-registered professional land surveyor, provided location and elevation data for the two new monitoring wells and also the existing monitoring wells. Site documentation (including the tables and figures included in the 2024 PRR) have been updated with the surveyed coordinates and elevations (in New York State Plane NAD 83 and NAVD88, respectively).

Waste Management

Soil cuttings and development water were containerized in 55-gallon drums on-site for disposal off site as non-hazardous waste.

Nyack Former MGP Site NYSDEC Site No. 344046 Well Reinstallation Summary

Figure



---- B:\Working\O&R\2202333 Nyack MGP Annual SMP\00_CAD\Figures\2024 PRR\2-4_2202333_PRR_FIGS.dwg - 11/12/2024

Nyack Former MGP Site NYSDEC Site No. 344046 Well Reinstallation Summary

Attachment A: Well Installation Logs

Grou	Groundwater Well Installation Log			W41R
Project Nyack Former MGP City / Town Nyack, New York Client Consolidated Edison		GEI Proj. No.2202333LocationUpper Terrace; nearformer MW41 location		
Driller	David Moon	GEI Rep. Francisco Mateo	Install Date 10/18/2024	
Survey Datum: <u>N</u> Ground		Length of Surface Casing Dist. Top of Surf. Casing to	above Ground o Top of Riser Pipe	N/A - Flush Mount
Ground Elevation:	32.7 feet	Dist. Top of Surf. Casing to Type and Thickness of Se around Surface Casing ID of Surface Casing Type of Surface Casing Depth Bottom of Surface Casing Depth Bottom of Surface Casing Depth Bottom of Surface Casing Type of Surface Casing Depth Bottom of Surface Casing Depth Bottom of Surface Casing Depth Top of Riser Pipe Type of Backfill around Rise Depth Top of Seal Type of Seal Depth Top of Screen Depth Top of Screen Ope ID and OD of Screen Ope ID and OD of Screened Seal Type of Filter Material Depth Bottom of Screened Seal Depth Bottom of Silt Trap Depth Top of Seal Type of Seal Depth Bottom of Filter Material Depth Top of Seal Type of Seal Depth Top of Seal Type of Seal Depth Top of Seal Type of Seal Depth Top of Seal Ty	o Top of Riser Pipe	e 4.8 inches Concrete 8 inches Manhole skirt 1 foot 2 inches 2-inch schedule 40 PVC Bentonite cement grout 6 inches 18 feet Bentonite 20 feet 20 feet 20 feet 20 feet 20 feet 37 feet 37 feet 37 feet
Distance to _		Type of Backfill below Filte Bottom of Borehole	er Material	Bentonite Grout 40 feet
<u>Notes:</u> Sonic o Northin Easting	drilling used to install bore hold ng: 823,018.4 g: 653,223.3	9		GEI

Groundwater Well Installation Log			MW45R		
ProjectNyack Former MGPCity / TownNyack, New YorkClientConsolidated Edison		GEI Proj. No. 2202333 Location Lower Terrace - South of former MW45 location			
Driller	David Moon	GEI Rep. Francisco Mateo	Install Date	10/18/2024	
Survey Datum: Ground Elevation:	NAD83/NAVD88 14.9 feet	Length of Surface Casing	above Ground o Top of Riser Pip	N/A - Flush Mount	
	ot to Scale)	Type and Thickness of Se around Surface Casing ID of Surface Casing Type of Surface Casing Depth Bottom of Surface Casing Depth Bottom of Surface Casing ID and OD of Riser Pipe Type of Backfill around Rise Diameter of Borehole Depth Top of Seal Type of Seal Depth Bottom of Seal	al Casing ser Pipe	Concrete 8 inches Manhole skirt 1 foot 2 inches 2-inch schedule 40 PVC Bentonite cement grout 6 inches 13 feet 13 feet 15 feet	
	General Soil Conditions (N	Type of Screen Description of Screen Ope ID and OD of Screened Se Type of Filter Material	enings ection	Schedule 40 PVC 0.020 Slot 2 inches Filtration sand	
Date Time of riser pipe	Depth Bottom of Screened Section		30 feet 32 feet		
Distance to T below top c		Depth Top of Seal Type of Seal Depth Bottom of Seal Type of Backfill below Filte Bottom of Borehole	er Material	N/A N/A N/A N/A 32 feet	
<u>Notes:</u> Sonic North Easti	e drilling used to install bore ho ing: 822,915.9 ng: 653,293.3	ble		GEI	

Attachment B: Dust Monitoring Data (Auto-logged)

CAMP Dust Monitoring Results October 17, 2024 - Upwind Nyack MGP Site 2024 Monitoring Well Re-Installation Summary

DustTrak II
8530
8530172105
3.1
UPWIND
7/16/2024
MANUAL_001
10:44:16 AM
10/17/2024
0:05:45
15:00
0.005
0.002
0.007
0.004
1
0
Flow Error
23

Sample Time	Elapsed Time [s]	Mass [mg/m3]	Alarms	Errors
10:59:16 AN	1 900	0.002		
11:14:16 AN	1 1800	0.003		
11:29:16 AN	1 2700	0.003		
11:44:16 AN	1 3600	0.003		
11:59:16 AN	1 4500	0.003		
12:14:16 PN	1 5400	0.004		
12:29:16 PN	1 6300	0.004		
12:44:16 PN	1 7200	0.005		
12:59:16 PN	1 8100	0.004		
1:14:16 PN	9000	0.005		
1:29:16 PN	1 9900	0.005		
1:44:16 PN	1 10800	0.005		
1:59:16 PN	1 11700	0.005		
2:14:16 PN	1 12600	0.006		
2:29:16 PN	1 13500	0.006		
2:44:16 PN	1 14400	0.007		
2:59:16 PN	1 15300	0.006		
3:14:16 PN	1 16200	0.007		
3:29:16 PN	1 17100	0.006		
3:44:16 PN	1 18000	0.006		Flow Error
3:59:16 PN	1 18900	0.006		
4:14:16 PN	1 19800	0.006		
4:29:16 PN	1 20700	0.006		

\\bos1v-FS02\Data_Storage\Working\O&R\2202333 Nyack MGP Annual SMP\06_FIELD\Well Install&Decomm Support\Well Install CAMP Data\MANUAL_001 GEI Consultants, Inc. 8530172105 10.17 UPWIND

CAMP Dust Monitoring Results October 17, 2024 - Downwind Nyack MGP Site 2024 Well Re-Installation Summary

Instrument Name	DustTrak II
Model Number	8530
Serial Number	8530171307
Firmware Version	3.1
Instrument Position	DOWNWIND
Calibration Date	45449
Test Name	MANUAL_001
Test Start Time	0.448761574
Test Start Date	12:00:00 AM
Test Length [D:H:M]	1/0/1900
Test Interval [M:S]	15:00:00
Mass Average [mg/m3]	0:11
Mass Minimum [mg/m3]	0.005
Mass Maximum [mg/m3]	0.011
Mass TWA [mg/m3]	0.006
Photometric User Cal	1
Flow User Cal	0
Errors	N/A
Number of Samples	22

Sample Time	Elapsed Time [s]	Mass [mg/m3]	Alarms	Errors
0.459178241	900	0.005		
11:16:13 AM	1800	0.005		
11:31:13 AM	2700	0.006		
11:46:13 AM	3600	0.007		
12:01:13 PM	4500	0.007		
12:16:13 PM	5400	0.008		
12:31:13 PM	6300	0.008		
12:46:13 PM	7200	0.008		
1:01:13 PM	8100	0.008		
1:16:13 PM	9000	0.008		
1:31:13 PM	9900	0.008		
1:46:13 PM	10800	0.008		
2:01:13 PM	11700	0.009		
2:16:13 PM	12600	0.01		
2:31:13 PM	13500	0.01		
2:46:13 PM	14400	0.01		
3:01:13 PM	15300	0.011		
3:16:13 PM	16200	0.01		
3:31:13 PM	17100	0.01		
3:46:13 PM	18000	0.01		
4:01:13 PM	18900	0.01		
4:16:13 PM	19800	0.009		

\\bos1v-FS02\Data_Storage\Working\O&R\2202333 Nyack MGP Annual SMP\06_FIELD\Well Install&Decomm Support\Well Install CAMP Data\MANUAL_001 GEI Consultants, Inc. DustTrak 10.17 DOWNWIND

CAMP Dust Monitoring Results October 18, 2024 - Upwind Nyack MGP Site 2024 Monitoring Well Re-Installation Summary

Instrument Name	DustTrak II
Model Number	8530
Serial Number	8530172105
Firmware Version	3.1
Instrument Position	UPWIND
Calibration Date	7/16/2024
Test Name	MANUAL_002
Test Start Time	8:24:17 AM
Test Start Date	10/18/2024
Test Length [D:H:M]	0:05:45
Test Interval [M:S]	15:00
Mass Average [mg/m3]	0.004
Mass Minimum [mg/m3]	0.002
Mass Maximum [mg/m3]	0.007
Mass TWA [mg/m3]	0.003
Photometric User Cal	1
Flow User Cal	0
Errors	Flow Error
Number of Samples	23

Sample Time	Elapsed Time [s]	Mass [mg/m3]	Alarms	Errors
8:39:17 AM	900	0.003		
8:54:17 AM	1800	0.002		
9:09:17 AM	2700	0.003		
9:24:17 AM	3600	0.002		
9:39:17 AM	4500	0.003		
9:54:17 AM	5400	0.002		
10:09:17 AM	6300	0.003		
10:24:17 AM	7200	0.003		
10:39:17 AM	8100	0.003		
10:54:17 AM	9000	0.004		
11:09:17 AM	9900	0.004		
11:24:17 AM	10800	0.004		
11:39:17 AM	11700	0.004		
11:54:17 AM	12600	0.005		
12:09:17 PM	13500	0.005		
12:24:17 PM	14400	0.006		
12:39:17 PM	15300	0.007		
12:54:17 PM	16200	0.007		
1:09:17 PM	17100	0.007		
1:24:17 PM	18000	0.007		
1:39:17 PM	18900	0.006		
1:54:17 PM	19800	0.006		
2:09:17 PM	20700	0.006		

\\bos1v-FS02\Data_Storage\Working\O&R\2202333 Nyack MGP Annual SMP\06_FIELD\Well Install&Decomm Support\Well Install CAMP Data\MANUAL_002 GEI Consultants, Inc. 8530172105 10.18 UPWIND

CAMP Dust Monitoring Results October 18, 2024 - Downwind Nyack MGP Site 2024 Monitoring Well Re-Installation Summary

DustTrak II
8530
8530171307
3.1
DOWNWIND
6/6/2024
MANUAL_002
8:22:06 AM
10/18/2024
0:06:00
15:00
0.011
0.006
0.017
0.008
1
0
N/A
24

Sample Time	Elapsed Time [s]	Mass [mg/m3]	Alarms	Errors
8:37:06 AM	900	0.007		
8:52:06 AM	1800	0.006		
9:07:06 AM	2700	0.007		
9:22:06 AM	3600	0.006		
9:37:06 AM	4500	0.007		
9:52:06 AM	5400	0.007		
10:07:06 AM	6300	0.007		
10:22:06 AM	7200	0.007		
10:37:06 AM	8100	0.008		
10:52:06 AM	9000	0.008		
11:07:06 AM	9900	0.01		
11:22:06 AM	10800	0.012		
11:37:06 AM	11700	0.012		
11:52:06 AM	12600	0.014		
12:07:06 PM	13500	0.014		
12:22:06 PM	14400	0.014		
12:37:06 PM	15300	0.015		
12:52:06 PM	16200	0.017		
1:07:06 PM	17100	0.014		
1:22:06 PM	18000	0.014		
1:37:06 PM	18900	0.013		
1:52:06 PM	19800	0.017		
2:07:06 PM	20700	0.016		
2:22:06 PM	21600	0.016		

Attachment C: VOC and Dust Monitoring Data (Manual)

	Daily	15-minute Ave	rage Conce	entration	s of TVC	DC and PM ₁₀
	For	Cor mer Nyack A	nmunity Ali	r Monito i N אמ	ring uk, NY	
	r	3) 56+#184	75	45	792	
	CAM	nplot 34	130	381	1174.	
Date	Time	Upv	vind	Dow	mwind	Com
Interior		PM10	TVOC	PM10	TVOC	
10/18/24		(mg/m ³)	(ppmv)	(mg/m ⁻)		Beaun brying to get modeline
	08:22	0.000	0.0	12004	0.0	unshale @ 08127
	08:30	0.007	0.0	0.004	0.0	1/ 1/
	081775	0.001	0.0	0.008	0.0	Installing wet
	09:15	12 004	0.0	0.006	0.1	
	09:30	0.003	0.0	0.000	0.1	
	09:45	0.002	0.0	0.00t	0.1	
	10:00	0 002	0.0	0.007	0.1	
	10:15	0.003	0.0	2007	0.1	
	NISO	0005	0.00	2 009	01	Durawing
	11/10)	0.002	0.0	0.013	0.1	Crew drives rig past westation
	11:15	0004	0.10	2,010	0.1	Durend Station 15 repeared all:20
	11:30	0.005	0.10	2027	0.1	Indusive work and
	11:45	0.005	010	0131	0,1	
	2:00		0	1015	2.0	
	12:15			2.12	0.1	Intronsula work shipped @
	12:30		C	0.014	2.1	
	12:00	0.017	0.0 6	.013 (2.1	Intrisive work started again
	13:15	0.021	0.00	018 0	2.1	@ 1310
	13:30	0.006	0.10.	OII C	2.9	
	13:45	0.006	0.10	0120	1	t i li stiml @
1	4:0)	0007	0.1	014 0	0	LITTUSIVE WORK SUPPOR
1	4:15	0.007	0.1 0	012 0		1705
/	4:30	0.006	010	012 0	10	
	5.15	0 007	OIL D	,011 0	2.1	
/	0,00	0.00 F				
						- A Loss
						the second second
						1 2 2 1 3 A

C \Uxers\FMateo\AppDefail.ocal\Microsoft\Windows\INetCache\Content Outlook\EUXJH*tAc ExampleCAMPData Sheet







	Daily Fo	15-minute Aver Com rmer Nyack Diof# 184	age Conc munity A MGP SIA 75 30	entration ir Monito e N 4 38	ns of TVO ring 1 yack, N 5992 5117	DC and PM ₁₀
Mar un standard	CAMP	Upwi	nd	Dow	nwind	
Date	Time	DM	TVOC	PM10	TVOC	dallers
in house		(mg/m ³)	(ppmv)	(mg/m)	(ppm)	Setting up
10/11/24		0.003	10.1	0.00	0.1	
10:45		,002	10.1	or.	0.1	- heaves
11:00		1002	0.1	1006	0.1	I strugive activity veg
11:13		1.503	0.2	.00t	0.1	@ 11:35 Takened to
11:45		1.00	0.2	.007	0.1	Tatasia work Stars
12:00		004	0.3	1025	0.1	refill whether tank a past due
12:15		1005	0.5	100	0.1	Support truck the wind
12:30		.004	Or S	000	0.1	Station & wirk began again
12:45		,004	0.0	.008	0.1	Intrusive la
12:00		1004	0.3	,009	2.1	C 12 AT
13:37		+ 005	0.4	.010	0.1	
13:45		001	0,21	ale	2.	
14:00		1006	0.4	010	0.1	
14:15		,004	2.4	00	21	[] (B) (5/())
14:30		006 1	2.5	00	2.1	Intrustive murile bagen -
14,45		005	2	12)9 0	2.1	
1500		006	2.3	010 0	2.	
15:20		004 4	1.3 .	010 0	VI -	
15:45		005	5.2	011 8	2.1	I have bark stupped @ 1645
16:00		000	3.30	10 0	·I	norising the in
16:15		0000 0	0.20	011 0	-++	
6:30		acce -			-	
				-		
						the second s

4.04 - ۾ - دمر ڌ بر ۽ ۾ همه Star-star AMPLY and Take





Appendix B

Laboratory Chain-of-Custody Record and Form 1 Reports

777 New Durham Road Edison, NJ 08817	O	hain o	of Cust	ody Re	cord				😵 eurofins Envi	ironment Testing
Phone: /32-549-3900 Fax /32-549-36/9	Samalor									
Client Information		es M	ates	Tempe	t, Kristyn L		Carrier Tracking No	o(s):	COC No: 460-187790-122965.1	
Client Contact Francisco Mateo	Phone:			E-Mait: Kristvr	Tempe@et eur	finests com	State of Origin;		Page:	
Company: GEI Consultants Inc			WSID:)	Analvsis Re	nuested		100 # 31474	
Address: 400 Broadacres Drive Suite 310	Due Date Requester	- 		338435					Preservation Cddes:	T
City. Bloomfield	TAT Requested (day	s): 								
State. Zp. NJ, 07003	Compliance Project	Striver de	ہے چرح							
Phone: 607-216-8966(Tel)	PO #: 2202333.3.3.1							460-3147	44 Chain of Custody	
Emait: fmateo@geiconsuitants.com	# 0M				(0)				1	-
Project Name: Con Ed Nyack MGP SMP GW	Project #: 46044943				15 18 OL 1	·····		nenlel		
Site:	*#MOSS				УУ) (ДВ НАЯТ :			nos ti	Other:	
		Sample	Sample Type (C=comp,	Matrix (www.atrix Sasold.	60D BTEX 70E NYSDEC HTOLM MS/MI		······································	aedmuli isi		
sample identification	Sample Date	Time N	<u>G=grab) en</u> Preservatio	on Code:	28 ¥ 85 87 87			01 X	Special Instruct	ions/Note:
MW41R	11/01/24	1155	S	Water	メメ					
MW43	11/01/24	1350	9	Water	マメ				2	
MS44				Water						
WORKE NW YSR	11/0/11	300	ને	Water	X X				3	
MW46			,	Water						
MW47	11/01/24	008/	ۍ	Water	र र				<u>λ</u>	
			-	Water						
Trip Blank	11/01/24	1	ভ	Water						
			,							
				·						
Possible Hazard Identification	on B 🗌 Unkno	м Ц В	adiological		Sample Dispo	sal (A fee may be :	assessed if sam Disposal Bv Lab	nples are retaine	ed longer than 1 month rive For Mo	h) voths
Deliverable Requested: I, II, III IV Other (specify)					Special Instruct	ions/QC Requireme	nts:			~
Empty Kit Relinquished by:	1	Date:		F	ime:		Method of Sh	iipment		T
Reinmanshing by Marcia Sca) M	Date/Time: 11/01/2	4 19	30 °	J.J.S.S.	Received by			bate/Time:	10 St Comp	
resin qualifier by . Definements to a fight	Date/Time:		<u>~</u>	CL 21	Received by		0	^{ate/Tim} €t√/24		exed.
	DateTime		<u>o</u>	отрапу	Received by:)ate/Time:	Comp	any 🖌
Custody Seals Intact: Custody Seal No. Δ Yes Δ No					Cooler Tempe	purper's Sand Ober Re	Stews	, V	10.5	
									Ver: J	10/10/2024

Eurofins Edison 777 New Durham Road

Client: GEI Consultants Inc Project/Site: Con Ed Nyack MGP SMP GW

Client Sample ID: MW41R

5

Lab Sample ID: 460-314744-1

Lab Sample ID: 460-314744-2

Lab Sample ID: 460-314744-3

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	1400		5.0	1.0	ug/L	5	_	8260D	Total/NA
Ethylbenzene	870		5.0	1.5	ug/L	5		8260D	Total/NA
Toluene	23		5.0	1.9	ug/L	5		8260D	Total/NA
Xylenes, Total	570		10	3.3	ug/L	5		8260D	Total/NA
Acenaphthene	160		10	1.1	ug/L	1		8270E	Total/NA
Acenaphthylene	5.9	J *	10	0.82	ug/L	1		8270E	Total/NA
Anthracene	17		10	1.3	ug/L	1		8270E	Total/NA
Benzo[a]anthracene	2.4		1.0	0.59	ug/L	1		8270E	Total/NA
Benzo[a]pyrene	1.9		1.0	0.41	ug/L	1		8270E	Total/NA
Benzo[b]fluoranthene	1.5	J	2.0	0.68	ug/L	1		8270E	Total/NA
Chrysene	2.1		2.0	0.91	ug/L	1		8270E	Total/NA
Fluoranthene	8.2	J	10	0.84	ug/L	1		8270E	Total/NA
Fluorene	62		10	0.91	ug/L	1		8270E	Total/NA
Phenanthrene	82		10	1.3	ug/L	1		8270E	Total/NA
Pyrene	12		10	1.6	ug/L	1		8270E	Total/NA
2-Methylnaphthalene - DL	750		200	11	ug/L	20		8270E	Total/NA
Naphthalene - DL	3300		40	11	ug/L	20		8270E	Total/NA

Client Sample ID: MW43

 Analyte	Result	Qualifier	RI	мы	Unit	Dil Fac	п	Method	Pren Type
Benzene	<u></u>		1.0	0.20		1	_	82600	
	5.5		1.0	0.20	ug/L	1		02000	
Etnyibenzene	1.4		1.0	0.30	ug/L	1		8260D	Iotal/INA
Toluene	0.58	J	1.0	0.38	ug/L	1		8260D	Total/NA
Xylenes, Total	0.95	J	2.0	0.65	ug/L	1		8260D	Total/NA
Naphthalene	3.3		2.0	0.54	ug/L	1		8270E	Total/NA

Client Sample ID: MW45R

Analyte Result Qualifier RL MDL Unit Dil Fac D Method Prep Type 0.28 1.0 8260D Total/NA Benzene J 0.20 ug/L 1 Ethylbenzene 8260D Total/NA 1.7 1.0 0.30 ug/L 1 Xylenes, Total 1.5 J 2.0 8260D Total/NA 0.65 ug/L 1 8270E 2-Methylnaphthalene 2.3 J 10 0.53 ug/L 1 Total/NA Acenaphthene 14 10 1.1 ug/L 1 8270E Total/NA 3.4 J 10 8270E Total/NA Anthracene 1.3 ug/L 1 Fluoranthene 2.4 J 10 0.84 ug/L 1 8270E Total/NA 8270E 10 Total/NA Fluorene 7.1 J 0.91 ug/L 1 Phenanthrene 15 10 1.3 ug/L 8270E Total/NA 1 4.0 J 10 1.6 ug/L 8270E Total/NA Pyrene 1

Client Sample ID: MW47

-									
Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	260		2.0	0.41	ug/L	2	_	8260D	Total/NA
Ethylbenzene	310		2.0	0.60	ug/L	2		8260D	Total/NA
Toluene	79		2.0	0.76	ug/L	2		8260D	Total/NA
Xylenes, Total	370		4.0	1.3	ug/L	2		8260D	Total/NA
2-Methylnaphthalene	66		10	0.53	ug/L	1		8270E	Total/NA
Acenaphthene	98		10	1.1	ug/L	1		8270E	Total/NA
Acenaphthylene	23	*	10	0.82	ug/L	1		8270E	Total/NA
Anthracene	24		10	1.3	ug/L	1		8270E	Total/NA

This Detection Summary does not include radiochemical test results.

Lab Sample ID: 460-314744-4

Client: GEI Consultants Inc Project/Site: Con Ed Nyack MGP SMP GW

Client Sample ID: MW47 (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	DM	ethod	Prep Type
Benzo[a]anthracene	11		1.0	0.59	ug/L	1	82	270E	Total/NA
Benzo[a]pyrene	11		1.0	0.41	ug/L	1	82	270E	Total/NA
Benzo[b]fluoranthene	7.5		2.0	0.68	ug/L	1	82	270E	Total/NA
Benzo[g,h,i]perylene	5.2	J	10	0.70	ug/L	1	82	270E	Total/NA
Benzo[k]fluoranthene	2.4		1.0	0.67	ug/L	1	82	270E	Total/NA
Chrysene	9.4		2.0	0.91	ug/L	1	82	270E	Total/NA
Dibenz(a,h)anthracene	0.88	J	1.0	0.72	ug/L	1	82	270E	Total/NA
Fluoranthene	23		10	0.84	ug/L	1	82	270E	Total/NA
Fluorene	47		10	0.91	ug/L	1	82	270E	Total/NA
Indeno[1,2,3-cd]pyrene	3.6		2.0	0.94	ug/L	1	82	270E	Total/NA
Phenanthrene	76		10	1.3	ug/L	1	82	270E	Total/NA
Pyrene	40		10	1.6	ug/L	1	82	270E	Total/NA

40

11 ug/L

1500

Client Sample ID: Trip Blank

No Detections.

Naphthalene - DL

Job ID: 460-314744-1

Lab Sample ID: 460-314744-4

8270E

Lab Sample ID: 460-314744-5

20

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Total/NA

This Detection Summary does not include radiochemical test results.

Client Sample ID: MW41R Date Collected: 11/01/24 11:55

Date Received: 11/04/24 11:15

Dibromofluoromethane (Surr)

Toluene-d8 (Surr)

Method: SW846 8260D - Volat	ile Organic Comp	ounds by G	C/MS						
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	1400		5.0	1.0	ug/L			11/06/24 03:19	5
Ethylbenzene	870		5.0	1.5	ug/L			11/06/24 03:19	5
Toluene	23		5.0	1.9	ug/L			11/06/24 03:19	5
Xylenes, Total	570		10	3.3	ug/L			11/06/24 03:19	5
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	93		70 - 128			-		11/06/24 03:19	5
4-Bromofluorobenzene	97		76 - 120					11/06/24 03:19	5

77 - 132

80 - 120

-			
Method: SW846 8270E	- Semivolatile Oro	anic Compounds	(GC/MS)

90

117

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Acenaphthene	160		10	1.1	ug/L		11/06/24 10:26	11/07/24 05:21	1
Acenaphthylene	5.9	J *	10	0.82	ug/L		11/06/24 10:26	11/07/24 05:21	1
Anthracene	17		10	1.3	ug/L		11/06/24 10:26	11/07/24 05:21	1
Benzo[a]anthracene	2.4		1.0	0.59	ug/L		11/06/24 10:26	11/07/24 05:21	1
Benzo[a]pyrene	1.9		1.0	0.41	ug/L		11/06/24 10:26	11/07/24 05:21	1
Benzo[b]fluoranthene	1.5	J	2.0	0.68	ug/L		11/06/24 10:26	11/07/24 05:21	1
Benzo[g,h,i]perylene	10	U	10	0.70	ug/L		11/06/24 10:26	11/07/24 05:21	1
Benzo[k]fluoranthene	1.0	U	1.0	0.67	ug/L		11/06/24 10:26	11/07/24 05:21	1
Chrysene	2.1		2.0	0.91	ug/L		11/06/24 10:26	11/07/24 05:21	1
Dibenz(a,h)anthracene	1.0	U	1.0	0.72	ug/L		11/06/24 10:26	11/07/24 05:21	1
Fluoranthene	8.2	J	10	0.84	ug/L		11/06/24 10:26	11/07/24 05:21	1
Fluorene	62		10	0.91	ug/L		11/06/24 10:26	11/07/24 05:21	1
Indeno[1,2,3-cd]pyrene	2.0	U	2.0	0.94	ug/L		11/06/24 10:26	11/07/24 05:21	1
Phenanthrene	82		10	1.3	ug/L		11/06/24 10:26	11/07/24 05:21	1
Pyrene	12		10	1.6	ug/L		11/06/24 10:26	11/07/24 05:21	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac

%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
100		46 - 139	11/06/24 10:26	11/07/24 05:21	1
106		51 _ 145	11/06/24 10:26	11/07/24 05:21	1
67		13 - 159	11/06/24 10:26	11/07/24 05:21	1
	%Recovery 100 106 67	<u>%Recovery</u> <u>Qualifier</u> 100 106 67	%Recovery Qualifier Limits 100 46 - 139 46 - 139 106 51 - 145 31 - 145 67 13 - 159 13 - 159	%Recovery Qualifier Limits Prepared 100 46 - 139 11/06/24 10:26 106 51 - 145 11/06/24 10:26 67 13 - 159 11/06/24 10:26	%Recovery Qualifier Limits Prepared Analyzed 100 46 - 139 11/06/24 10:26 11/07/24 05:21 106 51 - 145 11/06/24 10:26 11/07/24 05:21 67 13 - 159 11/06/24 10:26 11/07/24 05:21

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene	750		200	11	ug/L		11/06/24 10:26	11/07/24 06:24	20
Naphthalene	3300		40	11	ug/L		11/06/24 10:26	11/07/24 06:24	20
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	0	*	46 - 139				11/06/24 10:26	11/07/24 06:24	20
Nitrobenzene-d5 (Surr)	0	*	51 _ 145				11/06/24 10:26	11/07/24 06:24	20
Terphenyl-d14 (Surr)	0	*	13 - 159				11/06/24 10:26	11/07/24 06:24	20

Client Sample ID: MW43

Date Collected: 11/01/24 13:50

Date Received: 11/04/24 11:15

Method: SW846 8260D - Volatile Organic Compounds by GC/MS										
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac	
Benzene	5.9		1.0	0.20	ug/L			11/06/24 00:24	1	

Matrix: Water

Eurofins Edison

Lab Sample ID: 460-314744-2

Job ID: 460-314744-1

Matrix: Water

Lab Sample ID: 460-314744-1

11/06/24 03:19

11/06/24 03:19

5

Client Sample ID: MW43 Date Collected: 11/01/24 13:50

Date Received: 11/04/24 11:15

Method: SW846 8260D - Volatile Organic Compounds by GC/MS			(Contin	ued)						
Analyte	Result	Qualifier		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Ethylbenzene	1.4			1.0	0.30	ug/L			11/06/24 00:24	1
Toluene	0.58	J		1.0	0.38	ug/L			11/06/24 00:24	1
Xylenes, Total	0.95	J		2.0	0.65	ug/L			11/06/24 00:24	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	89		70 - 128		11/06/24 00:24	1
4-Bromofluorobenzene	90		76 - 120		11/06/24 00:24	1
Dibromofluoromethane (Surr)	86		77 - 132		11/06/24 00:24	1
Toluene-d8 (Surr)	110		80 - 120		11/06/24 00:24	1

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene		U	10	0.53	ug/L		11/06/24 10:26	11/07/24 00:06	1
Acenaphthene	10	U	10	1.1	ug/L		11/06/24 10:26	11/07/24 00:06	1
Acenaphthylene	10	U *	10	0.82	ug/L		11/06/24 10:26	11/07/24 00:06	1
Anthracene	10	U	10	1.3	ug/L		11/06/24 10:26	11/07/24 00:06	1
Benzo[a]anthracene	1.0	U	1.0	0.59	ug/L		11/06/24 10:26	11/07/24 00:06	1
Benzo[a]pyrene	1.0	U	1.0	0.41	ug/L		11/06/24 10:26	11/07/24 00:06	1
Benzo[b]fluoranthene	2.0	U	2.0	0.68	ug/L		11/06/24 10:26	11/07/24 00:06	1
Benzo[g,h,i]perylene	10	U	10	0.70	ug/L		11/06/24 10:26	11/07/24 00:06	1
Benzo[k]fluoranthene	1.0	U	1.0	0.67	ug/L		11/06/24 10:26	11/07/24 00:06	1
Chrysene	2.0	U	2.0	0.91	ug/L		11/06/24 10:26	11/07/24 00:06	1
Dibenz(a,h)anthracene	1.0	U	1.0	0.72	ug/L		11/06/24 10:26	11/07/24 00:06	1
Fluoranthene	10	U	10	0.84	ug/L		11/06/24 10:26	11/07/24 00:06	1
Fluorene	10	U	10	0.91	ug/L		11/06/24 10:26	11/07/24 00:06	1
Indeno[1,2,3-cd]pyrene	2.0	U	2.0	0.94	ug/L		11/06/24 10:26	11/07/24 00:06	1
Naphthalene	3.3		2.0	0.54	ug/L		11/06/24 10:26	11/07/24 00:06	1
Phenanthrene	10	U	10	1.3	ug/L		11/06/24 10:26	11/07/24 00:06	1
Pyrene	10	U	10	1.6	ug/L		11/06/24 10:26	11/07/24 00:06	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	107		46 - 139	11/06/24 10:26	11/07/24 00:06	1
Nitrobenzene-d5 (Surr)	108		51 - 145	11/06/24 10:26	11/07/24 00:06	1
Terphenyl-d14 (Surr)	65		13 - 159	11/06/24 10:26	11/07/24 00:06	1

Client Sample ID: MW45R

Date Collected: 11/01/24 13:00

Date Received: 11/04/24 11:15

Method: SW846 8260D - Vola	atile Organic Compounds by GC/MS
----------------------------	----------------------------------

mounda. Offorto offord fordation	e erganne eennp								
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	0.28	J	1.0	0.20	ug/L			11/05/24 23:59	1
Ethylbenzene	1.7		1.0	0.30	ug/L			11/05/24 23:59	1
Toluene	1.0	U	1.0	0.38	ug/L			11/05/24 23:59	1
Xylenes, Total	1.5	J	2.0	0.65	ug/L			11/05/24 23:59	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	93		70 - 128			-		11/05/24 23:59	1
4-Bromofluorobenzene	90		76 - 120					11/05/24 23:59	1
Dibromofluoromethane (Surr)	87		77 _ 132					11/05/24 23:59	1
Toluene-d8 (Surr)	107		80 - 120					11/05/24 23:59	1

Eurofins Edison

Matrix: Water

Lab Sample ID: 460-314744-3

Job ID: 460-314744-1

Lab Sample ID: 460-314744-2

Matrix: Water

5

Client Sample ID: MW45R Date Collected: 11/01/24 13:00

Date Received: 11/04/24 11:15

Method: SW846 8270E - Set	mivolatile Organic C	Compounds	(GC/MS)						
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene	2.3	J	10	0.53	ug/L		11/06/24 10:26	11/07/24 00:27	1
Acenaphthene	14		10	1.1	ug/L		11/06/24 10:26	11/07/24 00:27	1
Acenaphthylene	10	U *	10	0.82	ug/L		11/06/24 10:26	11/07/24 00:27	1
Anthracene	3.4	J	10	1.3	ug/L		11/06/24 10:26	11/07/24 00:27	1
Benzo[a]anthracene	1.0	U	1.0	0.59	ug/L		11/06/24 10:26	11/07/24 00:27	1
Benzo[a]pyrene	1.0	U	1.0	0.41	ug/L		11/06/24 10:26	11/07/24 00:27	1
Benzo[b]fluoranthene	2.0	U	2.0	0.68	ug/L		11/06/24 10:26	11/07/24 00:27	1
Benzo[g,h,i]perylene	10	U	10	0.70	ug/L		11/06/24 10:26	11/07/24 00:27	1
Benzo[k]fluoranthene	1.0	U	1.0	0.67	ug/L		11/06/24 10:26	11/07/24 00:27	1
Chrysene	2.0	U	2.0	0.91	ug/L		11/06/24 10:26	11/07/24 00:27	1
Dibenz(a,h)anthracene	1.0	U	1.0	0.72	ug/L		11/06/24 10:26	11/07/24 00:27	1
Fluoranthene	2.4	J	10	0.84	ug/L		11/06/24 10:26	11/07/24 00:27	1
Fluorene	7.1	J	10	0.91	ug/L		11/06/24 10:26	11/07/24 00:27	1
Indeno[1,2,3-cd]pyrene	2.0	U	2.0	0.94	ug/L		11/06/24 10:26	11/07/24 00:27	1
Naphthalene	2.0	U	2.0	0.54	ug/L		11/06/24 10:26	11/07/24 00:27	1
Phenanthrene	15		10	1.3	ug/L		11/06/24 10:26	11/07/24 00:27	1
Pyrene	4.0	J	10	1.6	ug/L		11/06/24 10:26	11/07/24 00:27	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dii Fac
2-Fluorobiphenyl	95		46 - 139	11/06/24 10:26	11/07/24 00:27	1
Nitrobenzene-d5 (Surr)	102		51 - 145	11/06/24 10:26	11/07/24 00:27	1
Terphenyl-d14 (Surr)	79		13 _ 159	11/06/24 10:26	11/07/24 00:27	1
=						

Client Sample ID: MW47

Date Collected: 11/01/24 18:00

Date Received: 11/04/24 11:15

Method: SW846 8260D - Volat	ile Organic Comp	ounds by G	SC/MS						
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	260		2.0	0.41	ug/L			11/06/24 02:54	2
Ethylbenzene	310		2.0	0.60	ug/L			11/06/24 02:54	2
Toluene	79		2.0	0.76	ug/L			11/06/24 02:54	2
Xylenes, Total	370		4.0	1.3	ug/L			11/06/24 02:54	2
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	92		70 - 128			-		11/06/24 02:54	2
4-Bromofluorobenzene	93		76 - 120					11/06/24 02:54	2
Dibromofluoromethane (Surr)	85		77 _ 132					11/06/24 02:54	2
Toluene-d8 (Surr)	112		80 - 120					11/06/24 02:54	2

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS)

Analyte	Result Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene	66	10	0.53	ug/L		11/06/24 10:26	11/07/24 06:03	1
Acenaphthene	98	10	1.1	ug/L		11/06/24 10:26	11/07/24 06:03	1
Acenaphthylene	23 *	10	0.82	ug/L		11/06/24 10:26	11/07/24 06:03	1
Anthracene	24	10	1.3	ug/L		11/06/24 10:26	11/07/24 06:03	1
Benzo[a]anthracene	11	1.0	0.59	ug/L		11/06/24 10:26	11/07/24 06:03	1
Benzo[a]pyrene	11	1.0	0.41	ug/L		11/06/24 10:26	11/07/24 06:03	1
Benzo[b]fluoranthene	7.5	2.0	0.68	ug/L		11/06/24 10:26	11/07/24 06:03	1
Benzo[g,h,i]perylene	5.2 J	10	0.70	ug/L		11/06/24 10:26	11/07/24 06:03	1
Benzo[k]fluoranthene	2.4	1.0	0.67	ug/L		11/06/24 10:26	11/07/24 06:03	1

Eurofins Edison

Lab Sample ID: 460-314744-3

Lab Sample ID: 460-314744-4

Matrix: Water

Matrix: Water

5

Client Sample ID: MW47 Date Collected: 11/01/24 18:00

Date Received: 11/04/24 11:15

Method: SW846 8270E - Semivolatile	Organic Compounds (G	C/MS) (Conti	nued)
Analyte	Result Qualifier	RL	MDL Unit

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Chrysene	9.4		2.0	0.91	ug/L		11/06/24 10:26	11/07/24 06:03	1
Dibenz(a,h)anthracene	0.88	J	1.0	0.72	ug/L		11/06/24 10:26	11/07/24 06:03	1
Fluoranthene	23		10	0.84	ug/L		11/06/24 10:26	11/07/24 06:03	1
Fluorene	47		10	0.91	ug/L		11/06/24 10:26	11/07/24 06:03	1
Indeno[1,2,3-cd]pyrene	3.6		2.0	0.94	ug/L		11/06/24 10:26	11/07/24 06:03	1
Phenanthrene	76		10	1.3	ug/L		11/06/24 10:26	11/07/24 06:03	1
Pyrene	40		10	1.6	ug/L		11/06/24 10:26	11/07/24 06:03	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	107		46 - 139				11/06/24 10:26	11/07/24 06:03	1
Nitrobenzene-d5 (Surr)	110		51 - 145				11/06/24 10:26	11/07/24 06:03	1
Terphenyl-d14 (Surr)	54		13 - 159				11/06/24 10:26	11/07/24 06:03	1

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS) - DL

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Naphthalene	1500		40	11	ug/L		11/06/24 10:26	11/07/24 06:45	20
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	0	*	46 _ 139				11/06/24 10:26	11/07/24 06:45	20
Nitrobenzene-d5 (Surr)	0	*	51 _ 145				11/06/24 10:26	11/07/24 06:45	20
Terphenyl-d14 (Surr)	0	*	13 - 159				11/06/24 10:26	11/07/24 06:45	20

Client Sample ID: Trip Blank

Date Collected: 11/01/24 00:00

Date Received: 11/04/24 11:15

Method: SW846 8260D - Volat	ile Organic Comp	ounds by G	SC/MS						
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	1.0	U	1.0	0.20	ug/L			11/05/24 23:34	1
Ethylbenzene	1.0	U	1.0	0.30	ug/L			11/05/24 23:34	1
Toluene	1.0	U	1.0	0.38	ug/L			11/05/24 23:34	1
Xylenes, Total	2.0	U	2.0	0.65	ug/L			11/05/24 23:34	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	93		70 - 128			-		11/05/24 23:34	1
4-Bromofluorobenzene	88		76 - 120					11/05/24 23:34	1
Dibromofluoromethane (Surr)	89		77 _ 132					11/05/24 23:34	1
Toluene-d8 (Surr)	103		80 - 120					11/05/24 23:34	1

Lab Sample ID: 460-314744-4

Matrix: Water

Lab Sample ID: 460-314744-5

Matrix: Water

Address.	Chain	of Custody Record 676	389 🔅 eurofins Environment Testing
	Regulatory Program	CRA Other	3160 84 Interica
Commany Name: Client Contact	Project Manager INEN da Menne	Site Contact: Date Date Carrier	COC No: 1 Def 1 COCs
Address HUD Dry Low 2 dry we Suite 3/1)	Analysis Turnaround Time		Sampler
City/State/Zip Klowuha /1, Ny, Ofers S	CALENDAR DAYS ONRKING DAYS		For Lab Use Only:
rione: Fax:	TAT if different from Below	N / /	Vvalk-In Client: Lab Sampling.
Project Name CON ED NYKER WRIP SHID	1 week		
PO# 2202333 3.3.1	1 2 days 1 day	SW/S	Job / SDG No
	Sample Sample (====================================	и шор М. С. С. М. Шор В. М. Пор В. М. Шор В. М. Пор В.	
Sample Identification	Uate IIme G=Grab) Matrix Cont.		Sample Specific Notes
Mw-46	ritaviau 5 640 5	XX	
Hird -44	S		*
-tR			~~~~
		460-316084 Chain of Cust	dy
rieservauoriused: 'I= ice', z= Aicij, 3= Azoue, 4=Anud; Poscihla Hazard Idantification		A start in the second line of the second s Second second sec Second second s Second second s Second second seco	
Are any samples from a listed EPA Hazardous Waste? Please Comments Section if the lab is to dispose of the sample.	thist any EPA Waste Codes for the sample in the	Sample Disposal (A ree may be assessed i	samples are retained longer than 1 month)
Non-Hazard Eammable Skin Irritant	Doison B Unknown	Return to Client	Archive for Months
Special Instructions/QC Requirements & Comments			
Custody Seals Intact: Tes No	Custody Seal No.	Cooler Temp. (°C)' Obs'd:	Corr'd. Therm ID No.
Relinquished by (namorsci) M	Company DET Date/Time:	Received by Con	pany Date/Time: (パンパロイ / アマ。)
Relinquished by	Company Date/Time:	Received by Cor	Date/Time:
Relinquished by C	Company Date/Time:	Received in atoration by Cor	pany ETA Date/Time 22 1645
LAID OS IN HAG	20/22		
	,		

age of				r Other													
Δ.				Othe													
				Total Phos	(22Hd)											adjusted. iis.	
			COMMETTES C	Total Cyanide	(71 <hd)< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>were pH to analys</td><td></td></hd)<>											were pH to analys	
			MA C C C	TOC	(pH<2)											les which ours prior	
			oler #7; oler #8; oler #9;	TKN	(pH<2)											the samp least 24 h	N.
	Ď		පී පී පී	Sulfide	(pH>9)					 				ed (m)	on Date [.]	fied about cidified at	× , /
Edison	id pH Lo	ures		henols	(pH<2)					 				ervative us	Expiratio	uld be noti must be a	Date
America	ature an	nperat	Q Q Q	EPH or CAM F				 		 		-wo		e of Prese		nager shoi mpliance	
ns Test	Temper	9 bler Tei	<u>ड</u> २ २ २ २	Pest	(R-C LID						 	ation bel		Volum		tment Mar e out of co	
Eurofi	Receipt	- ³ 0	oler #4: oler #5: oler #6:	lardness						 		he inform			1	and Depar s which an	
		k Gun #	8 8 8	Metals +	(7)Hq							d record t				Manager (al analysi:	
		IF		Nitrate	brise)							e require				e Project es for Met	ul
	착		C C	con	(32110							tments ar			,	appropriat * Sampli	nitials:
	31008	7	S S S S	mmonia								pH adjust	usted:	Conc.	tive(s)	The	-
			14) 14) 14) 14) 14) 14)	≪ `	-L 							<u>+</u>	(s). adj	Name/	eserval		
		olers:	Cooler Cooler Cooler Cooler	-									ple No	rvative	# of Pn		
	o Number	mber of Ca		-	aidujae								Sam	Presei	Lot 1		38 Rev 4.1
	ţoţ	N. No.			<u>۲</u>							ŀ					Z019

Page____ of _____

EDS-WI-038 Rev 4.1 10/22/2019

Client: GEI Consultants Inc Project/Site: Con Ed Nyack MGP SMP

Client Sample ID: MW-46

Job ID: 460-32	16084-1
----------------	---------

Lab Sample	ID: 460	-316084-1
------------	---------	-----------

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	Method	Prep Type
Benzene	8500		25	5.1	ug/L	25	8260D	Total/NA
Ethylbenzene	450		25	7.5	ug/L	25	8260D	Total/NA
Toluene	9.5	J	25	9.5	ug/L	25	8260D	Total/NA
Xylenes, Total	300		50	16	ug/L	25	8260D	Total/NA
2-Methylnaphthalene	410		50	2.6	ug/L	5	8270E	Total/NA
Acenaphthene	250		50	5.4	ug/L	5	8270E	Total/NA
Acenaphthylene	32	J	50	4.1	ug/L	5	8270E	Total/NA
Anthracene	170		50	6.5	ug/L	5	8270E	Total/NA
Benzo[a]anthracene	120		5.0	3.0	ug/L	5	8270E	Total/NA
Benzo[a]pyrene	110		5.0	2.0	ug/L	5	8270E	Total/NA
Benzo[b]fluoranthene	71		10	3.4	ug/L	5	8270E	Total/NA
Benzo[g,h,i]perylene	61		50	3.5	ug/L	5	8270E	Total/NA
Benzo[k]fluoranthene	23		5.0	3.4	ug/L	5	8270E	Total/NA
Chrysene	100		10	4.5	ug/L	5	8270E	Total/NA
Dibenz(a,h)anthracene	12		5.0	3.6	ug/L	5	8270E	Total/NA
Fluoranthene	190		50	4.2	ug/L	5	8270E	Total/NA
Fluorene	150		50	4.6	ug/L	5	8270E	Total/NA
Indeno[1,2,3-cd]pyrene	39		10	4.7	ug/L	5	8270E	Total/NA
Phenanthrene	590		50	6.4	ug/L	5	8270E	Total/NA
Pyrene	290		50	8.2	ug/L	5	8270E	Total/NA
Naphthalene - DL	1200		20	5.4	ug/L	10	8270E	Total/NA

Client Sample ID: MW-44

Lab Sample ID: 460-316084-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	1300		20	4.1	ug/L	20	_	8260D	Total/NA
Ethylbenzene	1100		20	6.0	ug/L	20		8260D	Total/NA
Toluene	22		20	7.6	ug/L	20		8260D	Total/NA
Xylenes, Total	850		40	13	ug/L	20		8260D	Total/NA
2-Methylnaphthalene	4500		250	13	ug/L	25		8270E	Total/NA
Acenaphthene	2000		250	27	ug/L	25		8270E	Total/NA
Acenaphthylene	240	J	250	21	ug/L	25		8270E	Total/NA
Anthracene	1200		250	33	ug/L	25		8270E	Total/NA
Benzo[a]anthracene	910		25	15	ug/L	25		8270E	Total/NA
Benzo[a]pyrene	800		25	10	ug/L	25		8270E	Total/NA
Benzo[b]fluoranthene	510		50	17	ug/L	25		8270E	Total/NA
Benzo[g,h,i]perylene	460		250	18	ug/L	25		8270E	Total/NA
Benzo[k]fluoranthene	150		25	17	ug/L	25		8270E	Total/NA
Chrysene	810		50	23	ug/L	25		8270E	Total/NA
Dibenz(a,h)anthracene	89		25	18	ug/L	25		8270E	Total/NA
Fluoranthene	1600		250	21	ug/L	25		8270E	Total/NA
Fluorene	1100		250	23	ug/L	25		8270E	Total/NA
Indeno[1,2,3-cd]pyrene	350		50	23	ug/L	25		8270E	Total/NA
Phenanthrene	4200		250	32	ug/L	25		8270E	Total/NA
Pyrene	2100		250	41	ug/L	25		8270E	Total/NA
Naphthalene - DL	15000		200	54	ug/L	100		8270E	Total/NA
Client Sample ID: TB						Lab Sa	am	ple ID: 4	60-316084-3

Client Sample ID: TB

No Detections.

This Detection Summary does not include radiochemical test results.

Method Summary

Client: GEI Consultants Inc Project/Site: Con Ed Nyack MGP SMP

Method	Method Description	Protocol	Laboratory
8260D	Volatile Organic Compounds by GC/MS	SW846	EET EDI
8270E	Semivolatile Organic Compounds (GC/MS)	SW846	EET EDI
3510C	Liquid-Liquid Extraction (Separatory Funnel)	SW846	EET EDI
5030C	Purge and Trap	SW846	EET EDI

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

EET EDI = Eurofins Edison, 777 New Durham Road, Edison, NJ 08817, TEL (732)549-3900

12/4/2024 12:53:37 PM

Client Sample ID: MW-46 Date Collected: 11/20/24 00:00 Date Received: 11/22/24 16:45

Lab Sample ID: 460-316084-1 Matrix: Water

Method: SW846 8260D - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	8500		25	5.1	ug/L			11/28/24 07:21	25
Ethylbenzene	450		25	7.5	ug/L			11/28/24 07:21	25
Toluene	9.5	J	25	9.5	ug/L			11/28/24 07:21	25
Xylenes, Total	300		50	16	ug/L			11/28/24 07:21	25
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	93		70 - 128					11/28/24 07:21	25
4-Bromofluorobenzene	94		76 - 120					11/28/24 07:21	25
Dibromofluoromethane (Surr)	100		77 - 132					11/28/24 07:21	25
Toluene-d8 (Surr)	117		80 - 120					11/28/24 07:21	25

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene	410		50	2.6	ug/L		11/26/24 05:17	11/26/24 16:21	5
Acenaphthene	250		50	5.4	ug/L		11/26/24 05:17	11/26/24 16:21	5
Acenaphthylene	32	J	50	4.1	ug/L		11/26/24 05:17	11/26/24 16:21	5
Anthracene	170		50	6.5	ug/L		11/26/24 05:17	11/26/24 16:21	5
Benzo[a]anthracene	120		5.0	3.0	ug/L		11/26/24 05:17	11/26/24 16:21	5
Benzo[a]pyrene	110		5.0	2.0	ug/L		11/26/24 05:17	11/26/24 16:21	5
Benzo[b]fluoranthene	71		10	3.4	ug/L		11/26/24 05:17	11/26/24 16:21	5
Benzo[g,h,i]perylene	61		50	3.5	ug/L		11/26/24 05:17	11/26/24 16:21	5
Benzo[k]fluoranthene	23		5.0	3.4	ug/L		11/26/24 05:17	11/26/24 16:21	5
Chrysene	100		10	4.5	ug/L		11/26/24 05:17	11/26/24 16:21	5
Dibenz(a,h)anthracene	12		5.0	3.6	ug/L		11/26/24 05:17	11/26/24 16:21	5
Fluoranthene	190		50	4.2	ug/L		11/26/24 05:17	11/26/24 16:21	5
Fluorene	150		50	4.6	ug/L		11/26/24 05:17	11/26/24 16:21	5
Indeno[1,2,3-cd]pyrene	39		10	4.7	ug/L		11/26/24 05:17	11/26/24 16:21	5
Phenanthrene	590		50	6.4	ug/L		11/26/24 05:17	11/26/24 16:21	5
Pyrene	290		50	8.2	ug/L		11/26/24 05:17	11/26/24 16:21	5

Surrogate	%Recovery Qι	ualifier Limits	Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	62	46 - 139	11/26/24 05:17	11/26/24 16:21	5
Nitrobenzene-d5 (Surr)	64	51 - 145	11/26/24 05:17	11/26/24 16:21	5
Terphenyl-d14 (Surr)	59	13 - 159	11/26/24 05:17	11/26/24 16:21	5

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS) - DL

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Naphthalene	1200		20	5.4	ug/L		11/26/24 05:17	11/26/24 19:54	10
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	64		46 - 139				11/26/24 05:17	11/26/24 19:54	10
Nitrobenzene-d5 (Surr)	64		51 - 145				11/26/24 05:17	11/26/24 19:54	10
Terphenyl-d14 (Surr)	59		13 - 159				11/26/24 05:17	11/26/24 19:54	10

Client Sample ID: MW-44

Date Collected: 11/20/24 00:00 Date Received: 11/22/24 16:45

Method: SW846 8260D - Volatile Organic Compounds by GC/MS											
Analyte	Result	Qualifier	RL	MDL Unit	D	Prepared	Analyzed	Dil Fac			
Benzene	1300		20	4.1 ug/L			11/27/24 18:33	20			

Matrix: Water

Lab Sample ID: 460-316084-2

Client Sample ID: MW-44 Date Collected: 11/20/24 00:00 Date Received: 11/22/24 16:45

Lab Sample ID: 460-316084-2 Matrix: Water

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Ethylbenzene	1100		20	6.0	ug/L			11/27/24 18:33	20
Toluene	22		20	7.6	ug/L			11/27/24 18:33	20
Xylenes, Total	850		40	13	ug/L			11/27/24 18:33	20
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	92		70 - 128					11/27/24 18:33	20
4-Bromofluorobenzene	87		76 - 120					11/27/24 18:33	20
Dibromofluoromethane (Surr)	97		77 - 132					11/27/24 18:33	20
Toluene-d8 (Surr)	103		80 - 120					11/27/24 18:33	20

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
2-Methylnaphthalene	4500		250	13	ug/L		11/26/24 05:17	11/26/24 20:15	25
Acenaphthene	2000		250	27	ug/L		11/26/24 05:17	11/26/24 20:15	25
Acenaphthylene	240	J	250	21	ug/L		11/26/24 05:17	11/26/24 20:15	25
Anthracene	1200		250	33	ug/L		11/26/24 05:17	11/26/24 20:15	25
Benzo[a]anthracene	910		25	15	ug/L		11/26/24 05:17	11/26/24 20:15	25
Benzo[a]pyrene	800		25	10	ug/L		11/26/24 05:17	11/26/24 20:15	25
Benzo[b]fluoranthene	510		50	17	ug/L		11/26/24 05:17	11/26/24 20:15	25
Benzo[g,h,i]perylene	460		250	18	ug/L		11/26/24 05:17	11/26/24 20:15	25
Benzo[k]fluoranthene	150		25	17	ug/L		11/26/24 05:17	11/26/24 20:15	25
Chrysene	810		50	23	ug/L		11/26/24 05:17	11/26/24 20:15	25
Dibenz(a,h)anthracene	89		25	18	ug/L		11/26/24 05:17	11/26/24 20:15	25
Fluoranthene	1600		250	21	ug/L		11/26/24 05:17	11/26/24 20:15	25
Fluorene	1100		250	23	ug/L		11/26/24 05:17	11/26/24 20:15	25
Indeno[1,2,3-cd]pyrene	350		50	23	ug/L		11/26/24 05:17	11/26/24 20:15	25
Phenanthrene	4200		250	32	ug/L		11/26/24 05:17	11/26/24 20:15	25
Pyrene	2100		250	41	ug/L		11/26/24 05:17	11/26/24 20:15	25

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	69		46 - 139	11/26/24 05:17	11/26/24 20:15	25
Nitrobenzene-d5 (Surr)	75		51 - 145	11/26/24 05:17	11/26/24 20:15	25
Terphenyl-d14 (Surr)	51		13 - 159	11/26/24 05:17	11/26/24 20:15	25

Method: SW846 8270E - Semivolatile Organic Compounds (GC/MS) - DL

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Naphthalene	15000		200	54	ug/L		11/26/24 05:17	11/26/24 21:02	100
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	Dil Fac
2-Fluorobiphenyl	0	*	46 - 139				11/26/24 05:17	11/26/24 21:02	100
Nitrobenzene-d5 (Surr)	0	*	51 - 145				11/26/24 05:17	11/26/24 21:02	100
Terphenyl-d14 (Surr)	0	*	13 - 159				11/26/24 05:17	11/26/24 21:02	100

Client Sample ID: TB

Date Collected: 11/20/24 00:00

Date Received: 11/22/24 16:45

Method: SW846 8260D - Vo	olatile Organic (Compounds by GC/MS
--------------------------	-------------------	--------------------

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	1.0	U	1.0	0.20	ug/L			11/28/24 05:51	1
Ethylbenzene	1.0	U	1.0	0.30	ug/L			11/28/24 05:51	1

Eurofins Edison

Matrix: Water

12/4/2024 12:53:37 PM

Lab Sample ID: 460-316084-3

Client Sample ID: TB Date Collected: 11/20/24 00:00 Date Received: 11/22/24 16:45

Lab Sample ID: 460-316084-3 Matrix: Water

Analyzed

Dil Fac

Method: SW846 8260D - Volat	ile Organic	Compound	ds by GC/MS	(Conti	nued)		
Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared
Toluene	1.0	U	1.0	0.38	ug/L		

Toluene	1.0	U	1.0	0.38 ug/L		11/28/24 05:51	1
Xylenes, Total	2.0	U	2.0	0.65 ug/L		11/28/24 05:51	1
Surrogate	%Recovery	Qualifier	Limits		Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	91		70 - 128			11/28/24 05:51	1
4-Bromofluorobenzene	78		76 - 120			11/28/24 05:51	1
Dibromofluoromethane (Surr)	95		77 - 132			11/28/24 05:51	1
Toluene-d8 (Surr)	99		80 - 120			11/28/24 05:51	1

Appendix C

Site Inspection Form (including Photographic Record)

SITE INSPECTION FORM

Nyack Former Manufactured Gas Plant Site

SITE INSPECTIO	N DATE:	10/25/2024	TIME OF ARRIVAL:	11:45 a.m.				
			DEPARTURE:	1:05 p.m.				
WEATHER:	Partly clo	oudy, high 50s °F						
Orange and Ro Representative	ckland (s):	None						
INSPECTION TYP	PE:	Annual In	spection or Emergency I	nspection				
(if emergency in inspection):	ndicate ev	ent that required an	_Annual SM	P Inspection for 2024				
Engineering cor	ntrols – co	ver and site utilities.						
Are the Institutional Controls in place, performing properly, and remain effective?								
				Yes				
Does the Site co	omply witl	n NYSDEC-approved S	Site Management Plan?	Yes				
Has ownership	of the pro	perty changed since	the last inspection?	No				
(Verify with Real Estate and Survey Departments)								
Owner continues to be TZ Vista.								
Are there any c Or Industrial) w	hanges to hich woul	intended site use (Re d affect the SMP or in	estricted Residential, Cor	nmercial				
		· · · · · · · ·		Yes				
The site is planned to be developed by TZ Vista. It is GEI's understanding that development will be for commercial and residential use. The status for project approval is unknown. The schedule for development is unknown								
Is site used for	agricultura	al purpose or vegetab	le gardens?	Yes /No				

SITE INSPECTION FORM Nyack Former Manufactured Gas Plant Site

Is groundwater used as source of potable or process water onsite	Yes No
If yes to the above – does water go through the necessary water quality treatmer	it? N/A
Is solidified material visible, or is there any evidence of damage to solidified soil fu	rom frost
and wave action?	Yes (No)
	2

Are the Engineering Controls in place, performing properly, and remain effective?

Surface Cover Intact (i.e. no evidence of erosion, excavations), including concrete sidewalk and paved street west of the site?

GENERAL SITE OBSERVATIONS:

Have there been any changes to the property since the last inspection? (i.e. new equipment, residential buildings or facilities, changes in site topography, erosion, etc.) (Yes) No

(Yes 🕽 No

There does not appear to have been any construction activities since last inspection. Two additional monitoring wells were installed at the site. Minor erosion was observed at the drain outfall pipe at the southeast corner of the site at the north end of the Hudson Vista parking lot (photo is included in attached photo log; additional erosion (minor) noted from 2023 inspection). The screening fabric on the southern and eastern perimeter fence was removed along Main Street and the Hudson Vista parking lot. The fencing at the site gate along Gedney Street need to be better secured to prevent unauthorized access to the site. Additionally, there appears to be storage of boating equipment onsite from the adjacent boat club to the north just on the other side of the property fence line. Additionally, cut stumps were deposited on the project site at the opening in the fence near the boat ramp. These changes noted above do not appear to be affecting the environmental controls for the site.

NOTE:

Inspections should be made a minimum once a year and within 5 days of an emergency, such as a natural disaster or an unforeseen failure or damage to the building occurs. Inspections will be conducted by Consolidated Edison (or their agent) and results reported to NYSDEC.

		-	1	~ .
COMPLETED BY:	Sean DiBartolo, P.E.	SIGNATURE:	Scan	DiBartos
GEI Consultants, I				
Engineering, Geol				
Landscape Archite				



PHOTOGRAPHIC RECORD

Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:1Photographer:S. DiBartoloDate:10/25/2024Direction:North

Comments: Upper Terrace



Photo No.:2Photographer:S. DiBartoloDate:10/25/2024Direction:Northwest

Comments: Upper Terrace


Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:3Photographer:S. DiBartoloDate:10/25/2024Direction:East

Comments: Upper Terrace

Photo No.:4Photographer:S. DiBartoloDate:10/25/2024Direction:East

Comments:

Lower Terrace and Hudson River Area





Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:5Photographer:S. DiBartoloDate:10/25/2024Direction:North

Comments: Lower Terrace



Photo No.:6Photographer:S. DiBartoloDate:10/25/2024Direction:Southwest

Comments: Lower Terrace



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:7Photographer:S. DiBartoloDate:10/25/2024Direction:South

Comments: Lower Terrace towards Hudson Vista Parking Lot



Comments:

Hudson Vista Associates Parcel lower parking lot portion of surface cover





Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:9Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments:

Lower Terrace and Riprap Slope



Photo No.:10Photographer:S. DiBartoloDate:10/25/2024Direction:Southeast

Comments: Riprap Slope at Hudson River at Low Tide



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:11Photographer:S. DiBartoloDate:10/25/2024Direction:Southwest

Comments: Riprap Slope at Hudson River at Low Tide



Photo No.:12Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments:

Riprap Slope at Hudson River at Low Tide



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:13Photographer:S. DiBartoloDate:10/25/2024Direction:Northwest

Comments:

Stormwater CMP Outfall at North end of Hudson Vista Parking Lot



Photo No.:14Photographer:S. DiBartoloDate:10/25/2024Direction:South

Comments: Perimeter fence at Gedney Street



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:15Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments: Perimeter fence at Gedney Street



Photo No.:16Photographer:S. DiBartoloDate:10/25/2024Direction:Southwest

Comments:

Perimeter fence at Main Street (upper left side of photo) and Gedney Street (upper right side of photo)



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:17Photographer:S. DiBartoloDate:10/25/2024Direction:West

Comments: Perimeter fence at Hudson

Vista Associates Parcel lower parking lot.



Comments:

Perimeter fence at Hudson Vista Associates Parcel lower parking lot.





Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:19Photographer:S. DiBartoloDate:10/25/2024Direction:Northwest

Comments:

Storage of boating equipment on Property. North perimeter fence does not extend onto the riprap slope and the site can be accessed from adjacent boat club to the north.



Photo No.:20Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments:

Perimeter fence at Hudson Vista Associates Parcel at east end of Main Street. Screening fabric has been removed.



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



Photo No.:21Photographer:S. DiBartoloDate:10/25/2024Direction:South

Comments:

Pieces of cut wood stockpiled on Property. North perimeter fence does not extend onto the riprap slope and the site can be accessed from adjacent boat club to the north.



Photo No.:22Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments:

Perimeter fence at Hudson Vista Associates Parcel at east end of Main Street. Screening fabric ripped and not secured.



Company: Orange and Rockland Utilities, Inc. Project: 2024 SMP Inspection, Nyack Former MGP Site



 Photo No.:
 23

 Photographer:
 S. DiBartolo

 Date:
 10/25/2024

 Direction:
 West

Comments:

Monitoring well (MW41R) on Upper Terrace installed on 10/18/2024.



Photo No.:24Photographer:S. DiBartoloDate:10/25/2024Direction:Northeast

Comments:

Monitoring well (MW45R) at transition from Upper Terrace to Lower Terrace installed on 10/18/2024.