Periodic Review Report

Austin Avenue Landfill BCP Site (#C360066) – 09-27-2021 to 09-27-2022 Reporting Period

Morris Westchester Junior Retail Associates, LLC

November 30, 2022

→ **The Power of Commitment**

Project name		Morris - Former Austin Avenue Landfill BCP Site					
Document title		Periodic Review Report | Austin Avenue Landfill BCP Site (#C360066) – 09-27-2021 to 09-27-2022 Reporting Period					
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Executive Summary

The Austin Avenue Landfill Brownfield Cleanup Program (BCP) Site (BCP Site #C360066) consists of approximately 14.1 acres of land located at 323 Sprain Road in the City of Yonkers, Westchester County, New York (the 'Site'). This Periodic Review Report (PRR) is being submitted to the New York State Department of Environmental Conservation (NYSDEC) in accordance with the Site Management Plan (SMP) for the Site.

Site soil and groundwater were historically determined to have detectable concentrations of polychlorinated biphenyls (PCBs), metals, and semi-volatile organic compounds (SVOCs). In addition, Site soil vapor was considered to have the potential for accumulation of explosive gases associated with the historic landfill operations, which would require the assessment of the potential for soil vapor intrusion in any future buildings constructed on-Site. The Site was remediated to restricted-residential use cleanup standards and received a Certificate of Completion (COC) from the NYSDEC on June 10, 2015.

Since the issuance of the COC, the Property has been divided into three (3) parcels, which are currently owned by: Morris Westchester Retail Associates, LLC (a portion of Parcel 3-3244-4); Morris Westchester Junior Retail Associates, LLC (Parcel 3-3244-7); and the City of Yonkers, New York (Parcel 3-3244-1). The parcels and the COC were transferred to the new owners in June 2016 as described in previous reports. The Site Remedial Party is Austin Avenue Brownfield Redevelopment, LLC.

In accordance with the NYSDEC-approved revised SMP (April 2019), Site monitoring currently includes biennial groundwater sampling and an annual Site inspection. Biennial groundwater monitoring and annual Site inspection is currently being conducted on behalf of one of the Site owners, Morris Westchester Junior Retail Associates, LLC, in May of every other year and September of each year, respectively. The annual Site inspection corresponds with the closure of the PRR certification period. The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.

Included in the SMP is a Soil Management Plan outlining the requirements for implementing any excavation activities that may occur at the Site. Intrusive activities that required implementation of the Soil Management Plan were initiated by a third-party on the Site at the end of this PRR's reporting period. Activities included soil borings related to potential development of the Site that were completed in accordance with a NYSDEC approved Work Plan. The activities will be documented in the next PRR once they are completed and the Site restored.

A pile of construction and demolition (C&D) debris was observed near the Site entrance from Stew Leonard Drive and should be appropriately characterized and properly disposed off-Site. Documentation of the pile removal and disposition should be included in the next PRR.

Based on the Site inspection conducted on October 11, 2022, the institutional controls and engineering controls for the Site remain in place and effective for protecting human health and the environment. The soil cover engineering controls remain in place, and no structures have been built on-Site. The Site is currently in the monitoring stage with groundwater samples being taken from on-Site groundwater monitoring wells on a biennial basis, with the last sampling being performed in May 2022. In general, stable or decreasing groundwater concentrations appear to be observed at the Site.

The requirements necessary to discontinue Site monitoring and Site engineering and institutional controls have not been met at this time. Proposed revisions to the monitoring plan and annual PRR should continue to be assessed periodically and requests submitted to the NYSDEC and NYSDOH for review and approval as appropriate.

This report is subject to, and must be read in conjunction with, the limitations set out in this report and the assumptions and qualifications contained throughout this report.

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1. Introduction

1.1 Purpose of this Report

This Periodic Review Report (PRR) is being submitted for the Austin Avenue Landfill Brownfield Cleanup Program (BCP) Site (BCP Site No. C360066) (Site) located at 323 Sprain Road, City of Yonkers, Westchester County, New York (Figure 1), on behalf of one of the Site Owners, Morris Westchester Junior Retail Associates, LLC. The purpose of this PRR and attached documents is to document that institutional and engineering controls, as described in the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) and Environmental Easement (EE), are in place in accordance with 6NYCRR Part 375-3. The following elements are included in this report:

– A description of all institutional and/or engineering controls employed at the Site.
– An evaluation of the plans developed for implementation of the engineering and institutional controls, regarding the continued effectiveness of any institutional and/or engineering controls required by the decision document for the Site.
– A certification prepared by a professional engineer or qualified environmental professional that the institutional controls and/or engineering controls employed at the Site during the period are:
    - Unchanged from the previous certification, unless approved by NYSDEC.
    - Consistent with the current NYSDEC-approved SMP.
    - In place and effective.
    - Performing as designed, and that nothing has occurred that would (1) impair the ability of the controls to protect public health and the environment, or (2) constitute a violation or failure to comply with any operation and maintenance plan for such controls.
– The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.
– Data tables and figures depicting results of biennial groundwater monitoring activities conducted on-Site.

1.2 Certification Period

NYSDEC requested that this Periodic Review Report (PRR) cover the period between September 27, 2021 and September 27, 2022. During this period, one of the parcel owners, Morris Westchester Junior Retail Associates, LLC, has opted to conduct the biennial groundwater monitoring, annual Site inspection, and prepare the annual PRR as required by the SMP. Morris Westchester Junior Retail Associates, LLC retained GHD Consulting Services Inc. (GHD) to perform these tasks on their behalf.

1.3 Scope and Limitations

This report has been prepared by GHD for Morris Westchester Junior Retail Associates, LLC and may only be used and relied on by Morris Westchester Junior Retail Associates, LLC for the purpose agreed between GHD and Morris Westchester Junior Retail Associates, LLC as set out in this report.

GHD otherwise disclaims responsibility to any person other than Morris Westchester Junior Retail Associates, LLC arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions, and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions, and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

The opinions, conclusions, and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the Site may be different from the Site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular Site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant Site features and conditions may have been identified in this report.

GHD has prepared this report on the basis of information provided by Morris Westchester Junior Retail Associates, LLC and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

2. Site Overview

The Site is located in the City of Yonkers, Westchester County, New York and is a part of multiple tax parcels of land (Property). After issuance of the Certificate of Completion, the Property was subdivided into three (3) parcels to accommodate potential future development and establish designated park land. The parcels are identified as Parcel 3-3244-1, Parcel 3-3244-4, and Parcel 3-3244-7 on the NYSDEC Institutional and Engineering Controls Certification Form. The three parcels are further described as follows:

– Parcel 3-3244-1 – Approximately 9.89 acres of land reportedly owned/operated by the City of Yonkers, New York.
– Parcel 3-3244-4 – Approximately 3.24 acres of land, which is part of the larger overall approximately 13.17-acre parcel, reportedly owned/operated by Morris Westchester Retail Associates, LLC.
– Parcel 3-3244-7 – Approximately 5.13 acres of land reportedly owned/operated by Morris Westchester Junior Retail Associates, LLC.

The Property, as a whole, is approximately 18.26 acres and was investigated with approximately 14.1 acres being remediated to a Track 4 Restricted Residential Use, which represents the area of the BCP Site. Figure 2 depicts the extents of the Property, the location and extent of each parcel, and the extents of the BCP Site and engineering controls. The Site is bound by Austin Avenue to the north, Home Depot's back parking lot to the south, Sprain Brook and Sprain Road to the east, and an unimproved road and similar vacant land (Lot 4 – Austin Avenue and Prior Place BCP Site, Site #C360116), to the west (Figure 2).

The Site is currently undeveloped with a minimum of a 2-foot thick soil cover system covering its entirety. The soil cover system consists of clean off-site fill placed over a geotextile demarcation layer with established vegetation at the surface.

The Remedial Investigation (RI), which was conducted under Brownfield Cleanup Agreement (BCA Index #A3-0542-0306) and BCP Site #C360066 during 2006 and 2007, as well as previous investigations conducted by others, characterized the nature and extent of contamination at the Site. The results of the RI, as reported in the *Remedial Investigation Report* (S&W Redevelopment of North America, LLC, August 2007) determined that contaminants of potential concern are present in Site soil/historic fill and groundwater. It was determined that Site surface and subsurface soil/historic fill contains metals, specifically cadmium, chromium, copper, lead, and mercury at concentrations that exceed the Residential Use Soil Cleanup Objectives (SCOs). Analytical results of Site groundwater samples identified one polychlorinated biphenyl (PCB, Aroclor 1260); one pesticide (dieldrin); and multiple metals, including arsenic, barium, beryllium, cadmium, chromium, copper, iron, lead, magnesium, manganese, mercury, nickel, sodium, and zinc at concentrations that exceed the Technical and Operational

Guidance Series (TOGS) 1.1.1 Class GA groundwater standards or guidance values. In addition, there was little to no evidence of explosive gas associated with the former landfill operations detected at the Site.

A *Remedial Work Plan* (RWP) was prepared by S&W Redevelopment of North America, LLC (November 2009). The remedial goals for the Site included:

– Eliminate or mitigate, to the extent practicable, on-Site environmental or public health exposures to on-Site metals contamination that may remain in soil/historic fill or groundwater.
– Eliminate or mitigate, to the extent practicable, the potential for concentrations of soil gases (i.e., explosive gases) to enter future Site buildings, if any.

The proposed remedial approach was to remediate the Site to a Track 4 Restricted Residential Use by implementing engineering/institutional controls at the Site, including: placing a minimum of 2 feet of clean fill, underlain by a geotextile demarcation layer, across the entirety of the Site; requiring the evaluation and mitigation, if necessary, of soil vapor intrusion in any future buildings constructed on-Site; and implementing an Environmental Easement for the Site, which included Site use and groundwater use restrictions. Remedial activities were completed at the Site between October 2010 and February 2011 and included the placement of approximately 141,500 cubic yards of clean fill, underlain by a demarcation layer, to act as a soil cover engineering control.

The engineering controls for the Site consist of maintaining the soil cover system and evaluating the potential for vapor intrusion for any building(s) developed on-Site, with any potential impacts that are identified being monitored or mitigated. The institutional controls include a Site groundwater use restriction, a Site use restriction of restricted residential use or higher uses (i.e., commercial or industrial uses, subject to local zoning), and evaluating the potential for soil vapor intrusion in any future building(s) constructed on-Site.

An EE for the Site was filed with the Westchester County Clerk's Office on April 22, 2015. A SMP, which outlines Site restrictions and requirements of future maintenance and monitoring, was completed in May 2011 and revised in April 2015 and April 2019. A Certificate of Completion allowing for restricted residential, commercial, and industrial use of the Site was received from the NYSDEC on June 10, 2015.

The reader of this PRR may refer to previous reports for more detail, as needed. These reports include:

– DFH Environmental Services, Inc., January 10, 1990, "Project Update Report"
– Leggette, Brashears & Graham, Inc. (LBG), April 5, 1995, "Austin Avenue Landfill Surface and Ground-Water Investigation"
– Leggette, Brashears & Graham, Inc. (LBG), May 1995, "Supplemental Investigation of Bedrock Ground-Water Quality"
– Leggette, Brashears & Graham, Inc. (LBG), November 1996, "Phase I Environmental Site Assessment"
– Leggette, Brashears & Graham, Inc. (LBG), March 4, 1997, "Soil Sampling Letter Report"
– Geraghty & Miller, Inc., June 1997, "Hydrogeologic Investigation of Selected Landfills in Westchester County, New York"
– Leggette, Brashears & Graham, Inc. (LBG), February 19, 1998, "Semi-Annual Surface and Ground-Water Monitoring Letter Report"
– Leggette, Brashears & Graham, Inc. (LBG), August 21, 1998, "Semi-Annual Surface and Ground-Water Monitoring Letter Report"
– Leggette, Brashears & Graham, Inc. (LBG), September 7, 1999, "Update to November 1996 Phase I Environmental Site Assessment"
– Leggette, Brashears & Graham, Inc. (LBG), October 8, 1999, "Semi-Annual Surface and Ground-Water Monitoring Letter Report"
– Leggette, Brashears & Graham, Inc. (LBG), October 3, 2000, "Supplemental Site Characterization Activities, Former Austin Avenue Landfill, Yonkers, New York"

- S&W Redevelopment of North America, LLC, August 2007, “Remedial Investigation Report, Austin Avenue Landfill Brownfield Site, City of Yonkers, Westchester County, NY”
- S&W Redevelopment of North America, LLC, November 2009, “Remedial Work Plan, Austin Avenue Landfill Brownfield Site, City of Yonkers, Westchester County, NY”
- S&W Redevelopment of North America, LLC, May 2011, Revised by: GHD Consulting Engineers, LLC, April 2015, Revised by: GHD Consulting Services Inc., April 2019, “Site Management Plan, Former Austin Avenue Landfill Site, Westchester County, New York”
- S&W Redevelopment of North America, LLC, May 2011, Revised by: GHD Consulting Engineers, LLC, April 2015, “Final Engineering Report, Former Austin Avenue Landfill Site, Westchester County, New York”
- New York State Department of Environmental Conservation, June 10, 2015, “Certificate of Completion, Austin Avenue Landfill Site”
- GHD Consulting Services Inc., Periodic Review Report, Austin Avenue Landfill Brownfield Cleanup Program Site (Site #C360066), June 10, 2015 to September 27, 2016 Reporting Period, December 21, 2016
- GHD Consulting Services Inc., Periodic Review Report, Austin Avenue Landfill Brownfield Cleanup Program Site (Site #C360066), September 27, 2016 to September 27, 2017 Reporting Period, October 31, 2017
- GHD Consulting Services Inc., Periodic Review Report, Austin Avenue Landfill Brownfield Cleanup Program Site (Site #C360066), September 27, 2017 to September 27, 2018 Reporting Period, November 5, 2018
- GHD Consulting Services Inc., Periodic Review Report, Austin Avenue Landfill Brownfield Cleanup Program Site (Site #C360066), September 27, 2018 to September 27, 2019 Reporting Period, November 12, 2019
- Dynamic Earth, LLC, Geotechnical Investigation Compliance Letter - Former Austin Avenue Landfill BCP Site (Site # C360116 & C360066), September 1, 2020
- GHD Consulting Services Inc., Periodic Review Report, Austin Avenue Landfill BCP Site (BCP Site #C360066), September 27, 2019 to September 27, 2020 Reporting Period, November 9, 2020
- GHD Consulting Services Inc., Lot 1 – Former Austin Avenue Landfill BCP Site (Site #C360066) – Annual Post-Remediation Groundwater Monitoring – 2021, September 29, 2021
- GHD Consulting Services Inc., November 11, 2021 Periodic Review Report, Austin Avenue Landfill BCP Site (#C360066), September 27, 2020 to September 27, 2021 Reporting Period,

3. Institutional and Engineering Controls

Based on identified soil and groundwater contamination, the potential for explosive gases from historic operations, and the Site’s past, present, and reasonably anticipated future use, institutional and engineering controls are utilized at the Site to limit exposure risks. These institutional and engineering controls and their status are described below.

3.1 Institutional Controls

The institutional controls (ICs) for this Site are outlined in the NYSDEC-approved SMP (S&W Redevelopment of North America, LLC, May 2011; Revised by: GHD Consulting Engineers, LLC, April 2015; Revised by: GHD Consulting Services Inc., April 2019), and adherence to these ICs is required by the Environmental Easement. The ICs for the Site include the following:

- The Site may only be used for Track 4 Restricted Residential, Commercial, or Industrial use provided that the long-term engineering and institutional controls included in the SMP are employed and local zoning laws allow the use.
- The Site may not be used for a higher level of use, such as Unrestricted Use or Residential Use, without amendment of the Environmental Easement, and review and approval by the NYSDEC.

- All future activities on-Site that will disturb remaining contaminated material must be conducted in accordance with the SMP.
- The use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use and prior written approval from the NYSDEC.
- The potential for vapor intrusion must be evaluated for any building(s) developed on-Site, and any potential impacts that are identified must be monitored or mitigated.
- Vegetable gardens and farming on-Site are prohibited.
- The Site Owner or Remedial Party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitutes a violation or failure to comply with the SMP. NYSDEC retains the right to access the Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

3.1.1 Environmental Easement

The Environmental Easement was filed with the Westchester County Clerk's office and reportedly remains unchanged.

3.1.2 Site Use

Although the Site Ownership has changed, as described above, the Site use has not changed since the NYSDEC issued the COC. The Site is currently vacant and consists of a vegetated soil cover system with associated drainage control features. Equipment associated with Stew Leonard operations continues to be staged at the Site near the entrance from Stew Leonard Drive.

3.1.3 Groundwater Use

Groundwater is not being used at the Site.

3.1.4 Excavations

Soil borings associated with an on-going geotechnical investigation for potential development of the Site were initiated near the end of this PRR's certification period. As these activities were completed after the end of this PRR's certification period, the activities and restoration of the Site will be documented in the next PRR.

3.2 Engineering Controls

The engineering controls (ECs) for this Site are outlined in the NYSDEC-approved SMP (S&W Redevelopment of North America, LLC, May 2011; Revised by: GHD Consulting Engineers, LLC, April 2015; Revised by: GHD Consulting Services Inc., April 2019), and include the following:

3.2.1 Soil Cover System

Direct contact with potentially contaminated soil/historic fill at the Site is mitigated by a soil cover system in place over the entirety of the BCP Site. This soil cover system is comprised of a geotextile demarcation layer overlain by a minimum of 2 feet of clean soil, which was seeded to establish a vegetative cover. The location of the soil cover system is depicted in Figure 3.

An annual inspection of the Site was completed on October 11, 2022 by GHD personnel. Based on field observations, the soil cover system appeared generally unchanged during this certification period, with the exception of the top surface being scraped to create paths by a third-party geotechnical investigation drilling contractor. Restoration of the soil cover system by regrading, seeding, and mulching is scheduled to occur following completion of the drilling activities and will be documented in the next PRR. No maintenance was reportedly required to amend the soil cover system during this certification period. The vegetative cover on-Site, outside of the paths, is well established, and no erosion was observed.

During the annual site inspection, a pile of construction and demolition (C&D) debris consisting of primarily brick, concrete block, and wood pieces was observed adjacent to the Stew Leonard Drive access road in the vicinity of the equipment and materials staging area. The Site owner was notified such that appropriate actions could be taken to remove the C&D debris for proper off-Site disposal. In general, the soil cover system should be periodically mowed to discourage woody growth. Based on Site inspection field observations, there was woody growth observed in the rock retaining wall on the eastern perimeter of the Site and in other isolated areas of the soil cover system. The observed woody growth did not appear to be adversely impacting the soil cover system at this time. The woody growth observed in the rock retaining wall and relatively flat surfaces should be removed to maintain the integrity of the wall and cover system. It is noted that the NYSDEC agreed to allowing woody growth on the steep side slopes of the Site that were established as designated City of Yonkers Park land and where mowing would be difficult.

Additional information can be found in the Institutional and Engineering Controls Certification Form (Appendix A) and the Annual Site Inspection Form and Site Photographs (Appendix B).

3.2.2 Soil Vapor Mitigation System

The potential for vapor intrusion must be evaluated for any building(s) developed on-Site and any potential impacts that are identified must be monitored or mitigated.

At the time of the annual Site inspection (October 11, 2022), no buildings had been constructed on-Site; therefore, no soil vapor intrusion investigation, monitoring, or mitigation is required at this time.

4. Operations and Monitoring

Based on established groundwater quality trends, the spring 2021 groundwater monitoring report recommended a reduction in groundwater sampling frequency from annual to biennial and a modification of the analytical list to include total and dissolved (filtered) target analyte list (TAL) metals. These requests were approved by NYSDEC on December 9, 2021. The NYSDEC-approved the revised SMP (S&W Redevelopment of North America, LLC, May 2011; Revised by: GHD Consulting Engineers, LLC, April 2015; Revised by GHD Consulting Services Inc., April 2019) which currently, with the recently approved changes, requires biennial groundwater monitoring and reporting and annual Site inspection, as well as monitoring and reporting requirements for a future soil vapor mitigation or monitoring system, if applicable.

The biennial groundwater monitoring is intended to assess the performance of the remedy. Biennial groundwater monitoring was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on May 2, 2022 (Figure 4 and Tables 1 through 3). A biennial groundwater monitoring report will be prepared and transmitted to the NYSDEC. Groundwater monitoring results for the biennial 2022 monitoring event were also uploaded in the NYSDEC EQuIS Database and are awaiting approval.

An annual inspection was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on October 11, 2022. The Annual Inspection Form is included in Appendix B. The recommendations resulting from the annual inspection are summarized in Section 5.

4.1 Groundwater Monitoring Results

Based on the laboratory analytical results, concentrations of contaminants of potential concern in groundwater have shown decreases over time as a result of the remedial action completed at the Site. The groundwater sample analytical results from this PRR's certification period (May 2022 monitoring event, Tables 1 through 3) indicate:

– Concentrations of various metals were detected above laboratory detection limits in each of the groundwater samples, of which the following exceeded Class GA standards or guidance values:
  - Iron, Total – All samples
  - Iron, Dissolved – SWRMW-1
  - Magnesium, Total – SWRMW-4, and Duplicate (SWRMW-4)
  - Magnesium, Dissolved – SWRMW-1, SWRMW-4, and Duplicate (SMRMW-4)
  - Manganese, Total – SWRMW-1 and Duplicate (SWRMW-4)
  - Manganese, Dissolved – SWRMW-1
  - Sodium, Total – SWRMW-1, SWRMW-4, SWRMW-5, and Duplicate (SWRMW-4)
  - Sodium, Dissolved - SWRMW-1, SWRMW-4, SWRMW-5, and Duplicate (SWRMW-4)

Identified concentrations of metals are highly variable across the Site and over-time, with the most recent round of monitoring generally identifying commonly occurring natural elements in excess of Class GA standards or guidance values. The detected concentrations of these commonly occurring analytes were similar to those previously reported and indicate relatively stable concentrations based on available analytical results. Concentrations of total chromium (SWRMW-5) and total silver (SWRMW-3) that exceeded Class GA groundwater standards in the May 2021 monitoring event were not identified above laboratory detection limits or Class GA standards in samples collected in May 2022. Data from historic and future monitoring events will be reviewed and assessed to determine if trends can be discerned.

Based on the groundwater data received to date, the qualitative exposure assessment assumptions regarding on-Site and off-Site contamination have not changed and are still valid. The next round of monitoring is tentatively scheduled for May 2024.

A groundwater monitoring well installed during previous geotechnical investigations completed at the Site by others was still present and covered, however, it was not secured with a lock. A well lock should be placed on the cover to prevent unauthorized access or arrangements made to have the well decommissioned.

4.2 Soil Vapor Mitigation

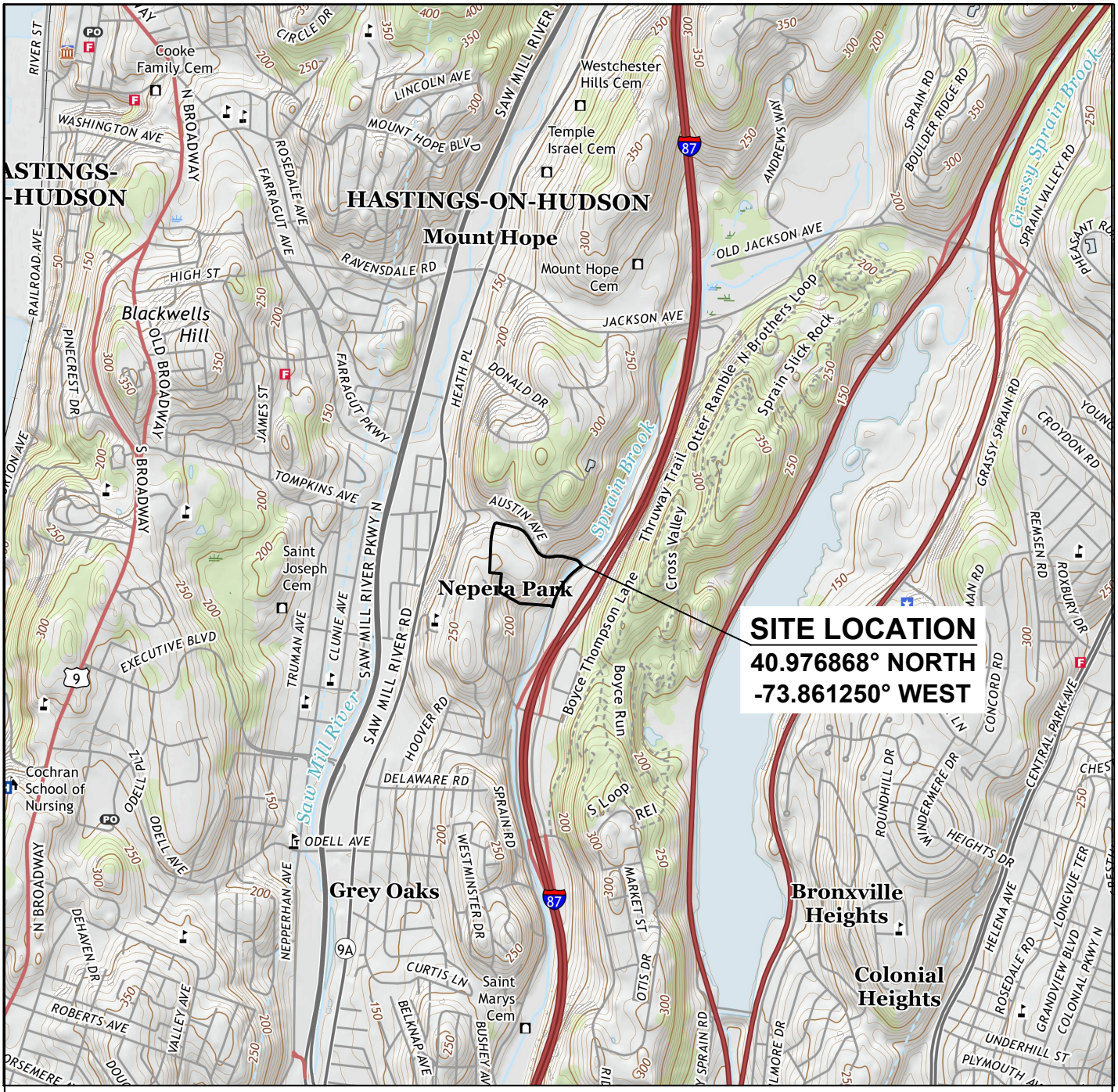
There are currently no structures located on-Site, and, as such, no soil vapor intrusion evaluation, mitigation, or monitoring was conducted. If structures are planned to be built in the future, a soil vapor intrusion evaluation will be conducted and reviewed, appropriate monitoring and/or mitigation measures will be implemented, and inspection of the soil vapor mitigation system and/or monitoring documentation will occur, as appropriate.

5. Recommendations

Based on a review of the annual groundwater data, it is recommended that the ICs and ECs currently in place for the Site remain in place to ensure the continued effectiveness and protectiveness of the remedy. Periodic routine maintenance of the soil cover system and monitoring wells should continue. Based on the annual inspection observations and the groundwater monitoring results, the following recommendations should be implemented:

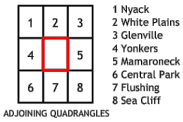
- Mowing/brush hogging should be performed periodically to discourage woody growth on the soil cover system (excluding the steep side slopes designated as park land, as approved by NYSDEC).
- Woody vegetative growth that has become established in the rock retaining wall on the eastern perimeter should be cut and removed to maintain the long-term integrity of the retaining wall.
- Periodic trimming (i.e., annually) should also occur around the groundwater monitoring wells to provide free and easy access during future sampling events and to maintain the integrity of the monitoring points, particularly SWRMW-4 and SWRMW-5, which are outside the limits of the soil cover engineering control. In addition, the location of the monitoring wells should be staked and flagged for ease of identification in the field.
- The piezometer installed by others as part of a previous geotechnical investigation of the Site should either be appropriately decommissioned or should have a lock placed on its cover.
- SWRMW-2 should have the cover replaced and a lock installed.
- The pile of C&D debris near the Site entrance from Stew Leonard Drive should be appropriately characterized and properly disposed off-Site. Documentation of the pile removal and disposition should be included in the next PRR.
- The completion of the geotechnical investigation by a third-party, including the restoration of the disturbed soil cover system surface, and the associated documentation report, should be reviewed and included in the next PRR.

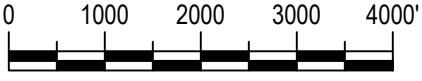
Figures



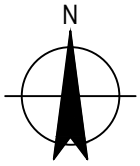
CONTOUR INTERVAL: 10 FEET

MAPS TAKEN FROM: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLES:
MOUNT VERNON, NY (2019) &
YONKERS, NY-NJ (2019)
(U.S. GEOLOGICAL SURVEY WEBSITE)





SCALE 1"=2000' AT ORIGINAL SIZE



GHD

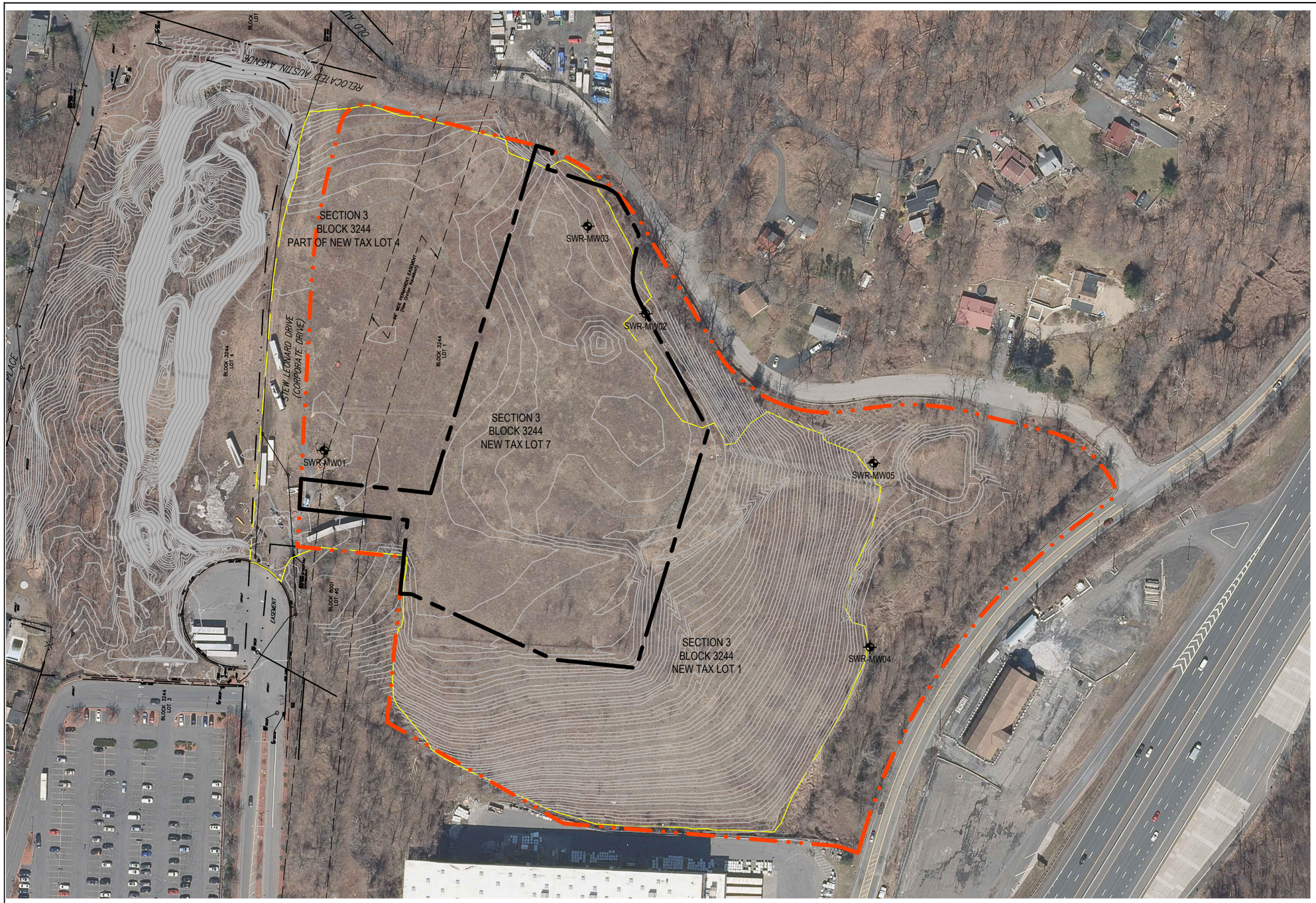
Morris Westchester Junior Retail Associates, LLC
Austin Avenue Landfill BCP Site
Periodic Review Report

SITE LOCATION MAP

Project No. **12582344**
Date **11.03.2022**

FIGURE 1

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\12582344\Digital_Design\ACAD\Figures\12582344-RPT-FIG01-2022.PRR-Site.Location.dwg
Plot Date: 03 November 2022 2:42 PM



LEGEND:

- Property Boundary (Approximate)
- New Subdivided Tax Parcels (Approximate)
- Extent of Lot 1 Geotextile Demarcation Layer (Approximate)
- SWR-MW01 — Groundwater Monitoring Well Location and ID (Approximate)

NOTES:

1. AERIAL PHOTOGRAPHS ARE 6-INCH RESOLUTION AERIAL PHOTOGRAPHS DATED 2021 AND TAKEN FROM THE NYSGIS CLEARINGHOUSE WEBSITE.
2. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
3. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
4. NEW TAX PARCEL SUBDIVISION AREAS TAKEN FROM EXHIBIT MAP OF FORMER TAX LOT 1 COMPLETED BY JMC, JULY 2016.

N

0 75 150 225 300'

SCALE 1"=150' AT ORIGINAL SIZE

GHD

Morris Westchester Junior Retail Associates, LLC
Austin Avenue Landfill BCP Site
Periodic Review Report

SITE LAYOUT

Project No. **12582344**
Date **11.03.2022**

FIGURE 2

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\12582344\Digital_Design\ACAD\Figures\12582344-RPT-FIG02-2022.PRR-Site.Layout.dwg
Plot Date: 03 November 2022 2:43 PM

SUBJECT PARCEL DESCRIPTION

(Section 3 Block 3244 Lot 1)

All that certain piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, known and designated as Lots P6 and P5 (also known as Block 3244, Lot 1) on a composite map of properties for Westchester Corporate Center prepared by Aristotle Bournazos dated 07/10/1989 last revised 11/02/1992 and being more particularly bounded and described as follows:

BEGINNING at a point along the southeasterly corner of Lot P6, said point being on the division line between Lots P6 and P2;

RUNNING THENCE from said point of beginning the following eighteen (18) courses and distances:

North 86 degrees 36 minutes 36 seconds West a distance of 410.08 feet to a point;

North 61 degrees 30 minutes 37 seconds West a distance of 304.00 feet to a point;

North 05 degrees 02 minutes 23 seconds East a distance of 251.76 feet to a point;

North 84 degrees 57 minutes 37 seconds West a distance of 159.18 feet to a point;

North 02 degrees 40 minutes 00 seconds East a distance of 406.19 feet to a point;

Along a curve to the right having a radius of 730.00 feet and an arc length of 140.32 feet to a point;

North 13 degrees 40 minutes 49 seconds East a distance of 89.22 feet to a point;

Along a curve to the right having a radius of 39.74 feet and an arc length of 62.85 feet to a point;

South 76 degrees 19 minutes 11 seconds East a distance of 245.10 feet to a point;
Along a curve to the right having a radius of 270.00 feet and an arc length of 212.91 feet to a point;

South 31 degrees 08 minutes 20 seconds East a distance of 211.14 feet to a point;

Along a curve to the left having a radius of 195.00 feet and an arc length of 229.58 feet to a point;

North 81 degrees 24 minutes 15 seconds East a distance of 42.45 feet to a point;

Along a curve to the right having a radius of 364.12 feet and an arc length of 140.57 feet to a point;

South 76 degrees 28 minutes 37 seconds East a distance of 123.89 feet to a point;

Along a curve to the right having a radius of 145.00 feet and an arc length of 98.41 feet to a point of reverse curve;

Along a curve to the left having a radius of 675.00 feet and an arc length of 401.63 feet to a point;

South 24 degrees 58 minutes 31 seconds West a distance of 293.49 feet to a point, to the point and place of BEGINNING.

The above-described parcel contains 759,552.90 S.F. (17.4369 Acres) more or less.

ENVIRONMENTAL EASEMENT DESCRIPTION & CHART

DEMARCATION LAYER (EASEMENT SITE No. C360066)

AREA – 615,072.38 S.F. (14.1201 ACRES)

All that certain piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, known and designated as Lots P6 and P5 (also known as Block 3244, Lot 1) on a composite map of properties for Westchester Corporate Center prepared by Aristotle Bournazos dated 07/10/1989 last revised 11/02/1992 and being more particularly bounded and described as follows:

FROM a point marking the southeasterly corner of Lot P6, said point being on the division line between Lots P6 and P2;

RUNNING THENCE from said point of beginning the following four (4) courses and distances:

North 86 degrees 36 minutes 36 seconds West a distance of 410.08 feet to a point;

North 61 degrees 30 minutes 37 seconds West a distance of 304.00 feet to a point;

North 05 degrees 02 minutes 23 seconds East a distance of 251.76 feet to a point;

North 84 degrees 57 minutes 37 seconds West a distance of 159.18 feet to the place and point of BEGINNING;

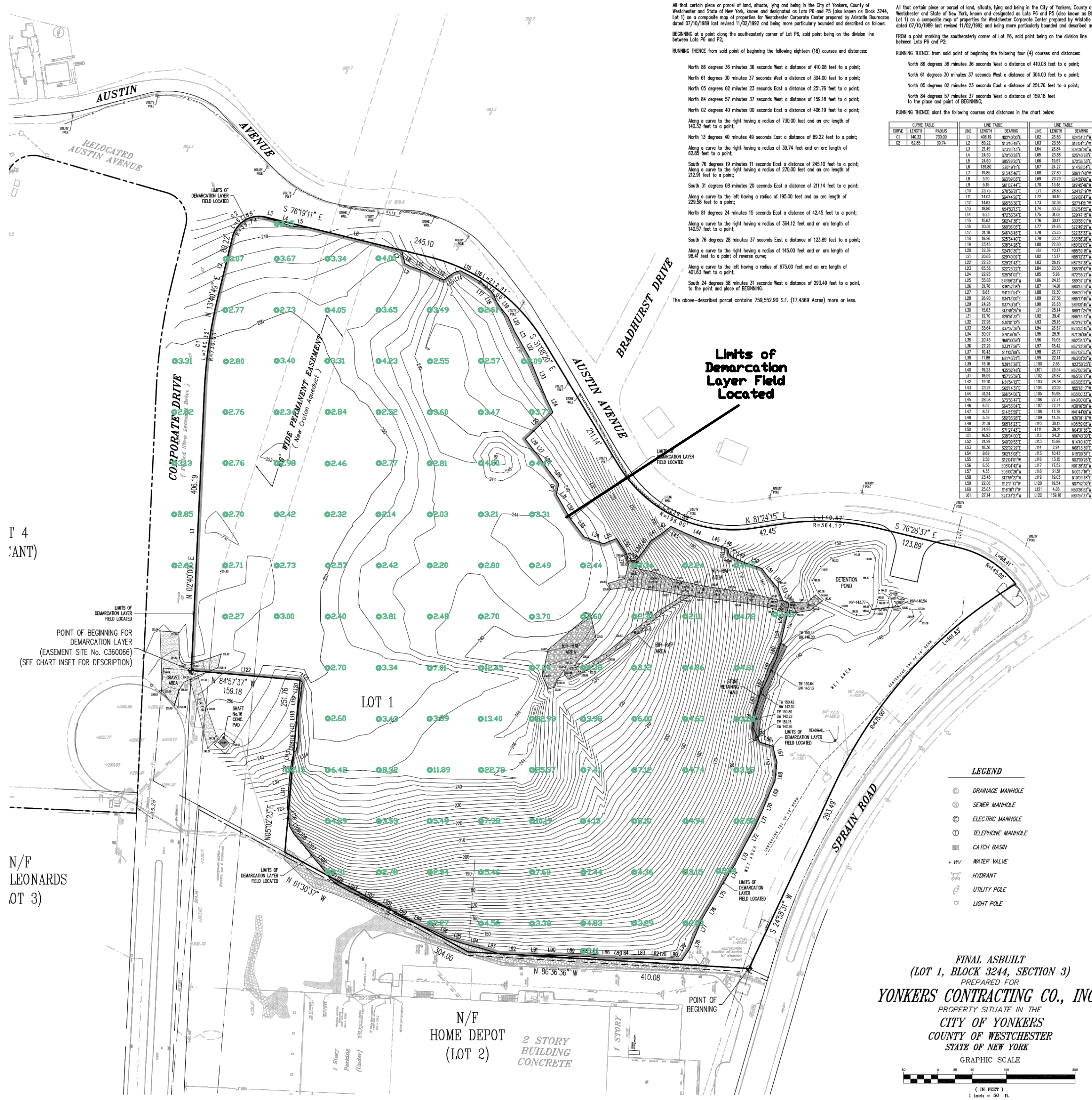
RUNNING THENCE alont the following courses and distances in the chart below:

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	140.32	730.00
C2	62.85	39.74

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	406.19	N02°40'00"E	L62	26.83	S24°54'31"W
L2	89.22	N13°40'49"E	L63	23.56	S16°04'13"W
L3	21.49	S73°26'43"E	L64	26.84	S09°36'20"W
L4	24.50	S70°30'28"E	L65	23.88	S25°40'28"E
L5	24.60	S85°29'20"E	L66	19.57	S72°36'33"E
L6	139.80	S76°19'11"E	L67	24.27	S14°28'54"E
L7	19.85	S13°43'46"E	L68	27.80	S06°11'40"W
L8	3.90	S63°09'03"E	L69	29.79	S24°39'00"W
L9	5.15	S61°02'44"E	L70	13.46	S19°45'46"W
L10	23.75	S70°56'21"E	L71	28.80	S24°12'19"W
L11	14.03	S64°44'26"E	L72	30.10	S29°02'47"W
L12	14.62	S65°55'36"E	L73	32.36	S27°14'51"W
L13	18.80	N54°53'13"E	L74	30.32	S32°54'55"W
L14	9.23	N72°53'34"E	L75	31.06	S29°47'15"W
L15	15.63	S62°41'38"E	L76	30.17	S30°58'01"W
L16	20.06	S60°06'05"E	L77	24.95	S22°49'29"W
L17	21.18	S46°43'45"E	L78	23.23	S22°33'33"W
L18	19.26	S25°34'40"E	L79	20.34	S33°58'28"W
L19	23.45	S38°54'28"E	L80	22.80	N89°02'05"W
L20	22.39	S24°10'30"E	L81	10.17	N85°59'15"W
L21	20.65	S29°40'09"E	L82	13.17	N85°12'37"W
L22	22.23	S29°21'43"E	L83	26.19	N87°57'38"W
L23	65.58	S22°25'22"E	L84	20.50	S86°19'47"W
L24	22.95	S25°51'02"E	L85	5.98	N72°55'21"W
L25	55.88	S45°56'23"W	L86	24.15	S89°37'13"W
L26	21.76	S36°52'08"E	L87	14.01	N80°44'51"W
L27	8.63	S41°52'54"E	L88	12.30	S86°30'14"W
L28	26.90	S34°15'00"E	L89	27.56	N85°17'45"W
L29	24.28	S37°43'51"E	L90	26.68	S89°09'45"W
L30	15.63	S13°48'25"W	L91	25.14	N88°11'24"W
L31	12.70	S29°51'32"E	L92	39.41	N86°44'41"W
L32	27.96	S30°01'12"E	L93	25.15	N72°47'12"W
L33	33.64	S37°07'36"E	L94	26.67	N75°23'45"W
L34	30.07	S70°36'16"E	L95	25.91	N71°26'06"W
L35	20.45	N68°00'59"E	L96	19.05	N62°34'17"W
L36	27.29	S33°17'56"E	L97	18.42	N67°23'28"W
L37	10.43	S11°05'09"E	L98	26.77	N67°02'53"W
L38	11.88	N81°43'21"E	L99	22.14	N63°01'22"W
L39	16.16	N39°16'28"E	L100	2.56	N23°50'23"E
L40	19.23	N35°32'48"E	L101	29.54	N67°00'28"W
L41	16.59	N57°23'39"E	L102	26.87	N65°07'17"W
L42	19.10	N51°54'12"E	L103	28.38	N63°05'57"W
L43	23.26	S65°14'31"E	L104	20.02	N55°18'17"W
L44	31.24	S66°34'06"E	L105	15.98	N35°00'33"W
L45	28.58	S73°36'47"E	L106	27.74	N40°00'08"W
L46	6.52	S64°33'04"E	L107	22.24	N38°16'59"W
L47	8.37	S14°55'59"E	L108	17.78	N41°44'09"W
L48	5.39	S52°03'28"E	L109	14.36	N30°01'16"W
L49	21.01	S65°18'23"E	L110	30.12	N05°59'05"W
L50	24.95	S71°27'43"E	L111	39.21	N04°31'56"E
L51	16.93	S38°04'00"E	L112	24.31	N06°43'39"E
L52	21.29	S40°09'53"E	L113	15.98	N14°40'40"E
L53	18.36	S22°02'29"E	L114	2.94	N68°13'39"E
L54	9.69	S62°13'08"E	L115	10.43	N15°00'51"E
L55	2.58	S12°04'01"W	L116	13.15	N03°00'26"E
L56	6.56	S08°04'42"W	L117	17.52	N01°38'32"W
L57	4.35	S03°00'26"W	L118	21.51	N00°17'16"E
L58	23.45	S12°55'27"W	L119	19.03	N10°09'48"E
L59	22.06	S12°11'47"W	L120	19.54	N07°42'02"E
L60	25.63	S16°16'17"W	L121	4.08	N50°36'52"W
L61	27.14	S24°33'27"W	L122	159.18	N84°57'37"W



Legend:

2.20 Soil Cover Thickness in Feet

Notes:

1. Minimum of 2-feet of clean fill placed over entire BCP Site to the limits of demarcation layer.
2. Survey provided by Contractors Line & Grade South LLC (May, 2011).

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Morris Westchester Junior Retail Associates, LLC
Austin Avenue Landfill BCP Site
Periodic Review Report

SOIL COVER AREAS

Project No. 12582344
Date 11.03.2022

FIGURE 3

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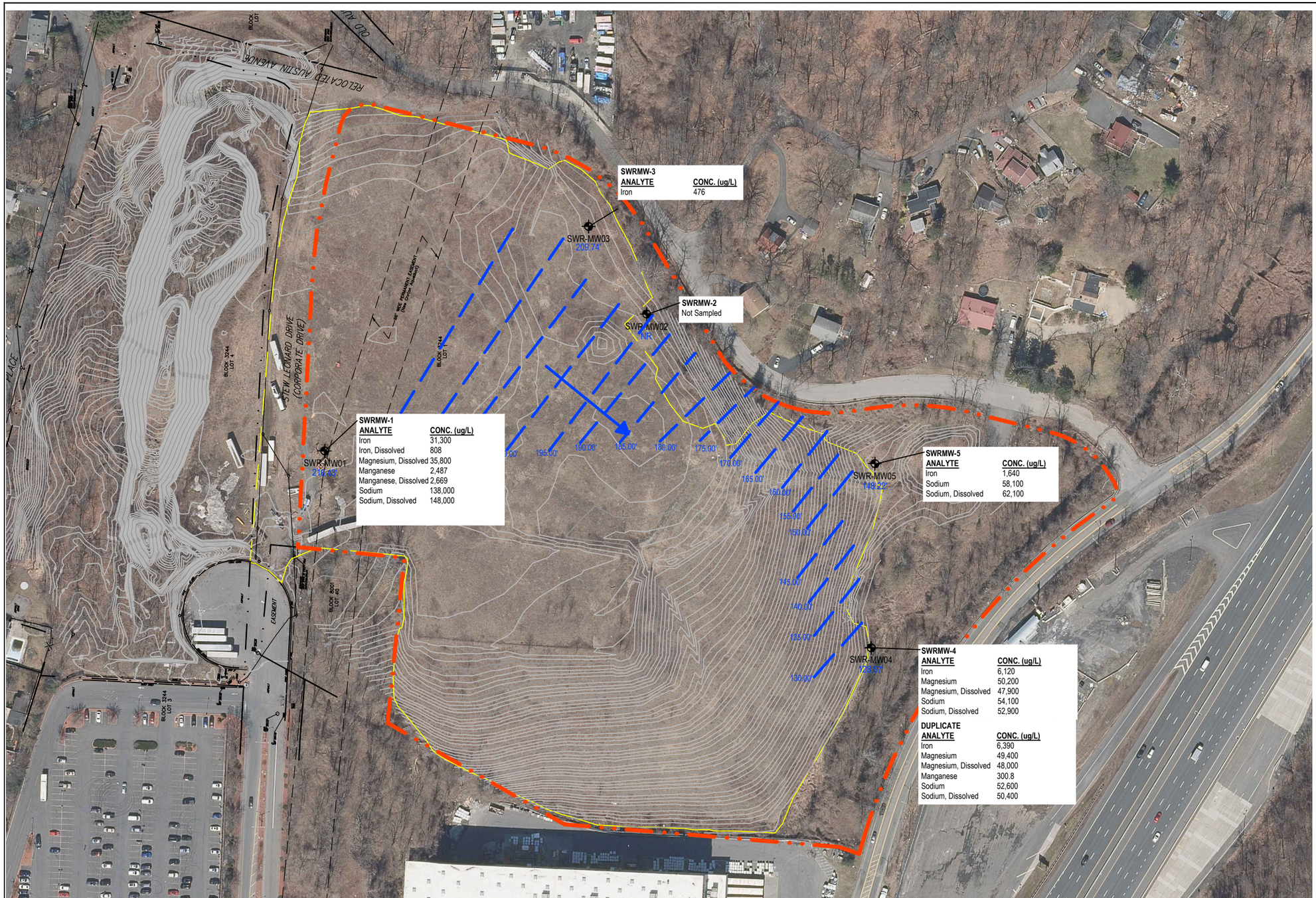
Plot Date: 03 November 2022 2:44 PM



LEGEND:

- Property Boundary (Approximate)
- Extent of Lot 1 Geotextile Demarcation Layer and BCP Site (Approximate)
- SWR-MW01 — Groundwater Monitoring Well Location and ID (Approximate)
- 215.64' — Groundwater Elevation (May 2022 Monitoring Event)
- Groundwater Elevation Contour and Presumed Flow (May 2022 Sampling Event, Approximate)
- Conc. ug/L — Detected Concentration in ug/L (5-2-2022)

ug/L - micrograms per liter, parts per billion

NOTES:

1. ONLY EXCEEDANCES OF THE CLASS GA GROUNDWATER STANDARDS OR GUIDANCE VALUES ARE SHOWN HERE. FOR A COMPLETE SUMMARY OF ANALYTICAL RESULTS, REFER TO THE TABLES IN THE REPORT.
2. AERIAL PHOTOGRAPHS ARE 6-INCH RESOLUTION AERIAL PHOTOGRAPHS DATED 2021 AND TAKEN FROM THE NYSGIS CLEARINGHOUSE WEBSITE.
3. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
4. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.

N

0 75 150 225 300'

SCALE 1"=150' AT ORIGINAL SIZE

GHD

Morris Westchester Junior Retail Associates, LLC
Austin Avenue Landfill BCP Site
Periodic Review Report

GROUNDWATER ELEVATION CONTOURS AND EXCEEDANCES OF GROUNDWATER STANDARDS

Project No. **12582344**
Date **11.03.2022**

FIGURE 4

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Plot Date: 03 November 2022 2:45 PM

Tables

Table 1: Groundwater Elevation Data. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
SWRMW-1	3/1/2007	Top of PVC	253.54	37.18	44.00	216.36	1.09
SWRMW-1	6/1/2007	Top of PVC	253.54	37.48	44.00	216.06	1.04
SWRMW-1	11/17/2016	Top of PVC	253.54	-	-	-	-
SWRMW-1	5/17/2017	Top of PVC	253.54	36.92	42.65	216.62	0.92
SWRMW-1	11/14/2017	Top of PVC	253.54	39.87	42.90	213.67	0.48
SWRMW-1	6/5/2018	Top of PVC	253.54	37.47	42.90	216.07	0.87
SWRMW-1	5/19/2019	Top of PVC	253.54	37.03	42.90	216.51	0.94
SWRMW-1	6/11/2020	Top of PVC	253.54	37.90	42.90	215.64	0.80
SWRMW-1	5/19/2021	Top of PVC	253.54	38.10	42.90	215.44	0.77
SWRMW-1	5/2/2022	Top of PVC	253.54	37.11	43.01	216.43	0.93
SWRMW-3	3/1/2007	Top of PVC	235.74	24.10	30.00	211.64	0.94
SWRMW-3	6/1/2007	Top of PVC	235.74	24.14	30.00	211.60	0.94
SWRMW-3	11/17/2016	Top of PVC	235.74	28.23	31.65	207.51	0.55
SWRMW-3	5/17/2017	Top of PVC	235.74	26.80	35.62	208.94	1.41
SWRMW-3	11/14/2017	Top of PVC	235.74	31.05	35.70	204.69	0.74
SWRMW-3	6/5/2018	Top of PVC	235.74	26.58	35.70	209.16	1.46
SWRMW-3	5/19/2019	Top of PVC	235.74	26.11	35.70	209.63	1.53
SWRMW-3	6/11/2020	Top of PVC	235.74	26.45	35.70	209.29	1.48
SWRMW-3	5/19/2021	Top of PVC	235.74	26.80	35.70	208.94	1.42
SWRMW-3	5/2/2022	Top of PVC	235.74	26.00	35.55	209.74	1.55
SWRMW-4	3/1/2007	Top of PVC	134.89	6.61	16.00	128.28	1.50
SWRMW-4	6/1/2007	Top of PVC	134.89	6.51	16.00	128.38	1.52
SWRMW-4	11/17/2016	Top of PVC	134.89	7.51	18.10	127.38	1.69
SWRMW-4	5/17/2017	Top of PVC	134.89	6.45	18.20	128.44	1.88
SWRMW-4	11/14/2017	Top of PVC	134.89	8.05	18.32	126.84	1.64
SWRMW-4	6/5/2018	Top of PVC	134.89	6.76	18.32	128.13	1.85
SWRMW-4	5/19/2019	Top of PVC	134.89	6.44	18.32	128.45	1.90
SWRMW-4	6/11/2020	Top of PVC	134.89	7.50	18.32	127.39	1.73
SWRMW-4	5/19/2021	Top of PVC	134.89	7.58	18.32	127.31	1.72
SWRMW-4	5/2/2022	Top of PVC	134.89	6.32	17.18	128.57	1.92
SWRMW-5	3/1/2007	Top of PVC	156.72	6.75	19.40	149.97	2.02
SWRMW-5	6/1/2007	Top of PVC	156.72	8.49	19.40	148.23	1.75
SWRMW-5	11/17/2016	Top of PVC	156.72	11.13	20.47	145.59	1.49
SWRMW-5	5/17/2017	Top of PVC	156.72	9.05	22.65	147.67	2.18
SWRMW-5	11/14/2017	Top of PVC	156.72	13.22	22.97	143.50	1.56
SWRMW-5	6/5/2018	Top of PVC	156.72	10.31	22.97	146.41	2.03
SWRMW-5	5/19/2019	Top of PVC	156.72	9.10	22.97	147.62	2.22
SWRMW-5	6/11/2020	Top of PVC	156.72	10.98	22.97	145.74	1.92
SWRMW-5	5/19/2021	Top of PVC	156.72	10.81	22.97	145.91	1.95
SWRMW-5	5/2/2022	Top of PVC	156.72	8.50	20.11	148.22	2.32

DTW - Depth to Water
DOW - Depth of Well
gal - Gallons

Table 2: Groundwater Field Parameters. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

Well I.D.	Date	Purge Method	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (Liters)	Comments
SWRMW-1	3/14/2007	Bailer	11.80	0.397	0.99	6.47	56.8	3989.9	-	-
SWRMW-1	6/5/2007	Bailer	18.54	0.343	3.40	6.17	-80.9	1236.8	-	-
SWRMW-1	11/17/2016	-	-	-	-	-	-	-	-	Well found to be damaged and broken. No sample taken.
SWRMW-1	5/23/2017	Pump	16.20	0.327	0.57	6.86	58.7	49.7		Yellowish, sewer odor, some sediment, slightly turbid, no sheen. NOTE: took pesticide sample w/ bailer at 4PM. Sample at 11:01 and 11:13 were below the pump.
SWRMW-1	11/14/2017	Pump	8.96	1.02	0.99	6.08	0.0	87.1		Water level was at a level below the meter's ability to read so shut down well to let recharge. MS/MSD and blind field duplicate taken at this location.
SWRMW-1	6/4/2018	Pump	12.5	1.92	0.23	6.42	101	631		Cloudy brown, no odor
SWRMW-1	5/30/2019	Pump	12.2	1.880	0.11	6.10	76	816	0.66	Water was cloudy brown with no odor. Well dry after 17:15.
SWRMW-1	6/11/2020	Pump	13.8	1.590	0.80	6.59	-43	407	1	Water was cloudy brown with no odor.
SWRMW-1	5/19/2021	Pump	21.5	1.901	2.50	6.72	-70	56	0.4	Water cloudy brown, no odor
SWRMW-1	5/2/2022	Pump	10.44	1.8	0.65	7.25	25	18.9	6.5	-

Table 2: Groundwater Field Parameters. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

Well I.D.	Date	Purge Method	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (Liters)	Comments
SWRMW-3	3/14/2007	Bailer	12.11	0.264	5.92	6.68	178.6	3989.9	-	-
SWRMW-3	6/5/2007	Bailer	14.07	0.254	4.88	6.17	23.3	1194.3	-	-
SWRMW-3	11/17/2016	-	-	-	-	-	-	-	-	Pump clogged by sediment. Tried clearing several times and still could not get it to pump water. No sample taken.
SWRMW-3	5/23/2017	Pump	15.50	0.222	0.82	5.67	114.3	55.7	-	Murky yellow, no odor, no sheen, moderate turbidity. Took Duplicate at SWRMW-3
SWRMW-3	11/15/2017	Pump	10.9	0.285	1.60	5.46	123	19	-	-
SWRMW-3	6/5/2018	Pump	12.4	0.301	0.89	5.00	184	31	-	Slightly cloudy, light brown, no odor. Took Duplicate at SWRMW-3.
SWRMW-3	5/31/2019	Pump	12.2	0.208	0.09	5.38	107	22	4.62	9:30-9:35 the water was slightly cloudy, light brown, with no odor. Afetr 9:40 the water was clear with no odor.
SWRMW-3	6/11/2020	Pump	12.3	0.187	0.29	5.51	240	6	2	Water was slightly cloudy and light brown to clear with no odor with purge. Duplicate sample taken at this location.
SWRMW-3	5/19/2021	Pump	17.0	0.305	1.20	5.54	62	310	0.8	Water cloudy to clear with no odor. Duplicate sample taken at this location.
SWRMW-3	5/2/2022	Pump	11.13	0.264	3.13	5.78	315	12	4.5	-

Table 2: Groundwater Field Parameters. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

Well I.D.	Date	Purge Method	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (Liters)	Comments
SWRMW-4	3/14/2007	Bailer	7.55	0.784	3.98	6.98	292.9	2510.9	-	-
SWRMW-4	6/6/2007	Pump	12.16	0.641	3.16	6.11	-165.2	26.0	-	-
SWRMW-4	11/17/2016	Pump	13.41	1.357	4.66	7.04	183.9	727.3	5.25	YSI come disconnected and would not re-establish connection. Could not take field parameters to determine when well stabilized. Well was purged of 3 volumes and then sampled. Water turbid brown, no odor, no sheen.
SWRMW-4	5/23/2017	Pump	11.90	0.986	0.63	6.29	152	87.2	-	Brown, turbid, no odor, no sheen. Took MS/MSD at SWRMW-4
SWRMW-4	11/15/2017	Pump	11.55	1.280	2.75	6.01	NR	42.7	-	-
SWRMW-4	6/5/2018	Pump	13.10	1.530	0.76	6.10	177.0	296.0	-	Slightly cloudy, light brown, no odor
SWRMW-4	5/30/2019	Pump	12.7	1.760	0.48	6.31	202	135	3.96	Water was slightly cloudy, light brown, with no odor.
SWRMW-4	6/11/2020	Pump	20.0	2.060	4.33	6.17	219	496	2.00	Water was slightly cloudy, light brown, with no odor.
SWRMW-4	5/19/2021	Pump	15.6	1.160	1.15	6.42	154	345	1.10	Water cloudy, light brown, no odor. Collected field duplicate at this location. Collected MS/MSD at this location.
SWRMW-4	5/3/2022	Pump	9.85	0.93	0.93	6.8	299	143	9.75	-

Table 2: Groundwater Field Parameters. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

Well I.D.	Date	Purge Method	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (Liters)	Comments
SWRMW-5	3/14/2007	Bailer	10.44	0.558	4.11	6.89	299.7	99.0	-	-
SWRMW-5	6/6/2007	Pump	10.80	0.541	0.43	5.94	-279.2	12.8	-	-
SWRMW-5	11/17/2016	Pump	15.80	1.024	2.43	6.50	160.3	44.2	1.25	Water slight brown tint, no sheen, no odor
SWRMW-5	5/23/2017	Pump	12.10	0.655	0.00	6.37	153.1	18.1	-	-
SWRMW-5	11/15/2017	Pump	14.9	1.133	0.61	6.24	112	64	-	-
SWRMW-5	6/5/2018	Pump	13.4	1.130	1.17	6.09	158	313	-	Cloudy, Brown
SWRMW-5	5/31/2019	Pump	12.8	1.430	1.93	6.33	153	499	3.96	Cloudy, Brown
SWRMW-5	6/11/2020	Pump	18.9	1.960	0.88	6.23	169	340	2	Water was cloudy brown, no odor.
SWRMW-5	5/19/2021	Pump	11.7	0.877	0.28	6.26	124	576	1.8	Water Cloudy, Brown, no odor.
SWRMW-5	5/3/2022	Pump	9.56	0.85	0	6.72	301	137	6.75	-

Table 3: Groundwater Data Summary. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

				Metals by EPA Methods 6020A and 7470A																			
				Aluminum	Aluminum (dissolved)	Antimony	Antimony (dissolved)	Arsenic	Arsenic (dissolved)	Barium	Barium (dissolved)	Beryllium	Beryllium (dissolved)	Cadmium	Cadmium (dissolved)	Calcium	Calcium (dissolved)	Chromium	Chromium (dissolved)	Cobalt	Cobalt (dissolved)	Copper	Copper (dissolved)	Iron	Iron (dissolved)
				ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
			Class GA Standards			3	3	25	25	1,000	1,000	3	3	5	5			50	50			200	200	300	300
Sample ID	Date Sampled	LocCode	Sample Type																						
SWRMW-1	3/14/2007	SWRMW-1		437,000	-	U	-	21 J	-	**5,900**	-	**9.7 J**	-	**29 J**	-	298,000	-	**950**	-	290	-	**990**	-	**877,000**	-
SWRMW-1	6/5/2007	SWRMW-1		870 J	130 J	U	U	U	U	500	480	U	U	U	U	302,000	312,000	2.9 J	1.5 J	U	U	3.2 J	U	**87,600**	**83,800**
SWRMW-1	5/23/2017	SWRMW-1		1,260	-	0.69 J	-	1.51	-	67.49	-	U	-	0.21	-	62,200	-	3.32	-	4.04	-	11.52	-	**2,760**	-
SWRMW-1	11/14/2017	SWRMW-1		33	-	U	-	1.11	-	304.7	-	U	-	U	-	197,000	-	1.95	-	2.15	-	0.59 J	-	**45,700**	-
SWRMW-1~Duplicate	11/15/2017	SWRMW-1	DUP	37.1	-	U	-	1.27	-	314.5	-	U	-	U	-	206,000	-	2.03	-	2.21	-	U	-	**48,200**	-
SWRMW-1	6/4/2018	SWRMW-1		13,600	-	U	-	3.85	-	410.5	-	U	-	0.88	-	204,000	-	**54.13**	-	22.25	-	96.06	-	**76,300**	-
SWRMW-1	5/30/2019	SWRMW-1		31,500	-	0.78 J	-	13.12	-	841	-	0.96	-	2.41	-	207,000	-	**318.6**	-	42.3	-	**206.4**	-	**94,000**	-
SWRMW-1	6/11/2020	SWRMW-1		9,400	-	0.57 J	-	2.8	-	388.3	-	0.2 J	-	0.47	-	158,000	-	31.81	-	10.67	-	49.98	-	**56,900**	-
SWRMW-1	5/19/2021	SWRMW-1		421	7.69 J	U	U	1.53	U	206.4	44.3	U	U	U	U	121,000	25,700	3.1	U	3.41	0.47 J	3.08	U	**25,000**	**507**
WG-12582344-050222-RR-010	5/2/2022	SWRMW-1		236	7.68 J	<4.00 U	0.45 J	0.59	<0.50 U	216.1	119.7	<0.50 U	<0.50 U	<0.20 U	<0.20 U	126,000	122,000	2.70	1.70	1.29	1.14	1.97	<1.00 U	**31,300**	**808**
SWRMW-3	3/14/2007	SWRMW-3		206,000	-	U	-	**90**	-	**1,800**	-	**5.5 J**	-	**10 J**	-	55,300	-	**620**	-	190	-	**460**	-	**353,000**	-
SWRMW-3	6/5/2007	SWRMW-3		2,400 J	<500 U	U	U	U	U	48	28	U	U	U	U	17,900	18,400	6.5 J	<10 U	4.1 J	2.5 J	6.6 J	U	**4,100**	U
SWRMW-3	5/23/2017	SWRMW-3		751	-	U	-	0.75	-	45.17	-	U	-	U	-	20,500	-	3.18	-	1.09	-	2.21	-	**2,880**	-
SWRMW-3~Duplicate	5/23/2017	SWRMW-3	DUP	806	-	0.92 J	-	0.83	-	47.07	-	U	-	U	-	20,600	-	2.9	-	1.12	-	2.04	-	**2,820**	-
SWRMW-3	11/15/2017	SWRMW-3		430	-	U	-	0.21 J	-	43.95	-	U	-	U	-	22,700	-	1.94	-	1.5	-	1.87	-	**1,080**	-
SWRMW-3	6/4/2018	SWRMW-3		154	-	U	-	U	-	44.58	-	U	-	U	-	22,200	-	1.04	-	0.87	-	1.46	-	**871**	-
SWRMW-3~Duplicate	6/4/2018	SWRMW-3	DUP	212	-	U	-	U	-	44.11	-	U	-	U	-	21,400	-	1.21	-	1.02	-	1.59	-	**890**	-
SWRMW-3	5/30/2019	SWRMW-3		405	-	U	-	0.26 J	-	37.46	-	U	-	U	-	17,900	-	1.93	-	0.83	-	1.96	-	**1,220**	-
SWRMW-3~Duplicate	5/30/2019	SWRMW-3	DUP	412	-	U	-	0.22 J	-	38.16	-	U	-	U	-	18,000	-	1.99	-	0.87	-	1.72	-	**1,190**	-
SWRMW-3	6/11/2020	SWRMW-3		81.4	-	U	-	U	-	30.04	-	U	-	U	-	16,300	-	0.55 J	-	0.61	-	0.58 J	-	**672**	-
SWRMW-3~Duplicate	6/11/2020	SWRMW-3	DUP	76.1	-	U	-	0.16 J	-	30.32	-	U	-	U	-	16,000	-	0.5 J	-	0.61	-	0.8 J	-	**416**	-
SWRMW-3	5/19/2021	SWRMW-3		1,640	12.6	0.57 J	U	0.92	U	59.39	74.84	U	U	U	U	22,100	73,000	6.21	U	1.78	0.7	4.35	2.36	**6,230**	48 J
WG-12582344-050222-RR-011	5/2/2022	SWRMW-3		93.3	7.93 J	<4.00 U	<4.00 U	<0.50 U	<0.50 U	36.78	38.09	<0.50 U	<0.50 U	<0.20 U	<0.20 U	19,400	18,400	0.66 J	0.41 J	0.67	0.62	2.95	2.20	**476**	62.3
SWRMW-4	3/14/2007	SWRMW-4		101,000	-	U	-	U	-	1,000	-	**3.3 J**	-	4.8 J	-	99,100	-	**280**	-	120	-	**460**	-	**188,000**	-
SWRMW-4	6/6/2007	SWRMW-4		5,000 J	U	U	U	U	U	90	44	U	U	U	U	77,400	79,900	13	U	11	U	28	3 J	**8,700**	57 J
SWRMW-4	11/17/2016	SWRMW-4		7,430	-	U	-	0.8	-	153.7	-	0.2 J	-	0.1 J	-	154,000	-	21.2	-	10.4	-	40.2	-	**14,400**	-
SWRMW-4~Duplicate	11/17/2016	SWRMW-4	DUP	7,160	-	U	-	0.6	-	150.4	-	0.2 J	-	0.1 J	-	148,000	-	20.1	-	9.9	-	39.5	-	**13,400**	-
SWRMW-4	5/23/2017	SWRMW-4		1,990	-	0.56 J	-	0.44 J	-	41.78	-	U	-	0.11 J	-	164,000	-	5.79	-	3.33	-	12.77	-	**3,850**	-
SWRMW-4	11/15/2017	SWRMW-4		810	-	0.46 J	-	0.29 J	-	90.7	-	U	-	U	-	160,000	-	2.75	-	1.5	-	7.54	-	**1,530**	-
SWRMW-4	6/4/2018	SWRMW-4		19,200	-	U	-	1.2	-	248.7	-	U	-	0.69	-	72,900	-	**58.14**	-	27.16	-	98.51	-	**36,800**	-
SWRMW-4	5/30/2019	SWRMW-4		5,460	-	U	-	1.49	-	91.18	-	0.18 J	-	0.26	-	174,000	-	18.33	-	7.39	-	36.42	-	**9,920**	-
SWRMW-4	6/11/2020	SWRMW-4		24,600	-	0.62 J	-	3.19	-	280.6	-	0.65	-	1.27	-	148,000	-	**70.8**	-	53.75	-	137.4	-	**50,800**	-
SWRMW-4	5/19/2021	SWRMW-4		13,400	4.13 J	U	0.82 J	1.17	0.3 J	174.3	26.19	0.3 J	U	0.23	U	152,000	148,000	36.86	0.39 J	20.2	0.22 J	59.84	3.97	**24,300**	26.8 J
SWRMW-4~Duplicate	5/19/2021	SWRMW-4	DUP	7,200	3.9 J	U	U	0.84	U	109.9	91.97	0.21 J	U	0.15 J	0.09 J	126,000	93,000	22.08	U	12.37	2.72	40.61	3.21	**14,000**	41.4 J
WG-12582344-050322-RR-013	5/3/2022	SWRMW-4		3,350	7.60 J	<4.00 U	<4.00 U	0.23 J	<0.50 U	52.51	21.77	<0.50 U	<0.50 U	0.08 J	<0.20 U	130,000	121,000	9.64	0.66 J	5.12	0.18 J	18.48	2.70	**6,120**	<50.0 U
WG-12582344-050322-RR-014	5/3/2022	SWRMW-4	DUP	3,410	5.00 J	<4.00 U	<4.00 U	0.24 J	<0.50 U	55.24	20.88	<0.50 U	<0.50 U	0.08 J	<0.20 U	129,000	120,000	10.14	0.75 J	5.27	0.18 J	18.80	2.78	**6,390**	<50.0 U
SWRMW-5	3/14/2007	SWRMW-5		211,000	-	U	-	U	-	**1,700**	-	**5.6 J**	-	**8.9 J**	-	63,100	-	**740**	-	210	-	**860**	-	**337,000**	-
SWRMW-5	6/6/2007	SWRMW-5		950 J	U	U	U	U	U	77	71	U	U	U	U	51,300	53,600	3.2 J	U	2.1 J	U	4.5 J	U	**1,400**	U
SWRMW-5	11/17/2016	SWRMW-5		1,220	-	U	-	0.2 J	-	118.5	-	U	-	U	-	108,000	-	5.2	-	1.9	-	6.5	-	**1,880**	-
SWRMW-5	5/23/2017	SWRMW-5		226	-	0.82 J	-	U	-	78.38	-	U	-	U	-	67,400	-	0.84 J	-	0.78	-	1.94	-	**360**	-
SWRMW-5	11/15/2017	SWRMW-5		2,000	-	U	-	0.39 J	-	130.1	-	U	-	U	-	106,000	-	7.97	-	2.71	-	9.24	-	**3,110**	-
SWRMW-5	6/4/2018	SWRMW-5		6,070	-	**4.12**	-	U	-	146.8	-	U	-	U	-	76,600	-	23.01	-	6.56	-	26.79	-	**10,300**	-
SWRMW-5	5/30/2019	SWRMW-5		10,000	-	U	-	2.04	-	222.2	-	0.32 J	-	0.46	-	92,200	-	**51.36**	-	12.83	-	58.31	-	**17,100**	-
SWRMW-5	6/11/2020	SWRMW-5		103,000	-	U	-	5.01	-	**1,116**	-	2.4	-	0.16 J	-	84,000	-	**362.3**	-	99.12	-	**348**	-	**181,000**	-
SWRMW-5	5/19/2021	SWRMW-5		17,900	4.26 J	U	0.49 J	0.84	0.26 J	266.6	24.92	0.47 J	U	U	U	61,800	148,000	**72.84**	0.37 J	19.42	0.22 J	77.04	2.39	**31,500**	89.5
WG-12582344-050322-RR-012	5/3/2022	SWRMW-5		991	22.3	<4.00 U	0.58 J	<0.50 U	<0.50 U	72.07	67.48	<0.50 U	<0.50 U	<0.20 U	<0.20 U	62,600	60,600	3.89	1.12	1.35	0.68	5.02	1.26	**1,640**	37.2 J

*Class GA Groundwater standards taken from Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA ambient water quality standards or guidance values, New York State Department of Environmental Conservation, June 1998 and subsequent addenda

(G) Signifies a NYSDEC guidance value where a standard has not been established.

U - The compound was not detected above the laboratory detection limit.

J - Indicates an estimated value detected between the laboratory detection limit and laboratory reporting limit.

(-) - Indicates analyte was not analyzed for

ND - Non-Detect

NS - Not Sampled during monitoring round. SWRMW-2 not part of on-going monitoring.

Bold Thick Outlined Cell indicates an exceedance of applicable NYSDEC Class GA Standard or Guidance Value

All concentrations reported in micrograms per liter (ug/L) - parts per billion (ppb)

Table 3: Groundwater Data Summary. Lot 1- Austin Avenue Landfill, Yonkers, NY, BCP Site #C360066
Periodic Review Report

				Metals by EPA Methods 6020A and 7470A																					
				Lead	Lead (dissolved)	Magnesium	Magnesium (dissolved)	Manganese	Manganese (dissolved)	Mercury	Mercury (dissolved)	Nickel	Nickel (dissolved)	Potassium	Potassium (dissolved)	Selenium	Selenium (dissolved)	Silver	Silver (dissolved)	Sodium	Sodium (dissolved)	Thallium	Thallium (dissolved)	Vanadium	Vanadium (dissolved)	Zinc	Zinc (dissolved)
				ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
			Class GA Standards	25	25	35,000	35,000	300	300	0.7	0.7	100	100			10	10	50	50	20,000	20,000	0.5	0.5			2,000	2,000
Sample ID	Date Sampled	LocCode	Sample Type																						
SWRMW-1	3/14/2007	SWRMW-1		**820 J**	-	**258,000**	-	**10,900**	-	0.6 J	-	**590**	-	403,000	-	U	-	U	-	**153,000**	-	U	-	1,200	-	**2,500**	-
SWRMW-1	6/5/2007	SWRMW-1		U	U	**112,000**	**114,000**	**4,900**	**5,000**	U	U	2.9 J	2.8 J	153,000	152,000	U	U	U	U	**148,000**	**148,000**	U	U	2.8 J	0.94 J	U	U
SWRMW-1	5/23/2017	SWRMW-1		5.21	-	9,370	-	**1,974**	-	U	-	10.94	-	11,300	-	U	-	U	-	6,550	-	U	-	3.82 J	-	20.74	-
SWRMW-1	11/14/2017	SWRMW-1		U	-	**40,300**	-	**3,132**	-	0.1 J	-	2.17	-	46,100	-	U	-	U	-	**116,000**	-	U	-	1.69 J	-	U	-
SWRMW-1~Duplicate	11/15/2017	SWRMW-1	DUP	U	-	**41,600**	-	**3,271**	-	U	-	1.97 J	-	48,100	-	U	-	U	-	**120,000**	-	U	-	1.58 J	-	U	-
SWRMW-1	6/4/2018	SWRMW-1		**33.38**	-	**41,400**	-	**8,459**	-	U	-	56.1	-	40,800	-	U	-	1.61	-	**62,500**	-	U	-	42.73	-	169.6	-
SWRMW-1	5/30/2019	SWRMW-1		**120.6**	-	**54,800**	-	**6,987**	-	U	-	**316.2**	-	65,200	-	8.69	-	3.2	-	**109,000**	-	**0.95**	-	106.5	-	425.5	-
SWRMW-1	6/11/2020	SWRMW-1		20.38	-	**47,200**	-	**3,087**	-	U	-	30.54	-	62,600	-	2.42 J	-	0.43	-	**156,000**	-	0.38 J	-	30.78	-	131.3	-
SWRMW-1	5/19/2021	SWRMW-1		1.37	U	34,400	8,800	**2,644**	9.84	U	U	5.28	3.59	51,000	5,730	U	U	U	U	**138,000**	12,600	U	U	U	U	32.31	5.34 J
WG-12582344-050222-RR-010	5/2/2022	SWRMW-1		0.85 J	<1.00 U	33,500	**35,800**	**2,487**	**2,669**	<0.20 U	<0.20 U	2.59	1.97 J	54,500	56,400	<5.00 U	<5.00 U	<0.40 U	<0.40 U	**138,000**	**148,000**	<1.00 U	<1.00 U	1.98 J	<5.00 U	7.42 J	<10.00 U
SWRMW-3	3/14/2007	SWRMW-3		**460 J**	-	**107,000**	-	**3,500**	-	0.24 J	-	**560**	-	78,700	-	U	-	U	-	**24,600**	-	U	-	500	-	990	-
SWRMW-3	6/5/2007	SWRMW-3		6.9 J	U	7,000	6,100	170	**400**	U	U	7 J	U	4,500	4,100	U	U	U	U	8,800	8,500	U	U	5.3	U	11 J	U
SWRMW-3	5/23/2017	SWRMW-3		4.04	-	7,290	-	20.32	-	U	-	4.26	-	6,140	-	U	-	U	-	18,100	-	U	-	2.55 J	-	U	-
SWRMW-3~Duplicate	5/23/2017	SWRMW-3	DUP	3.94	-	7,340	-	20.19	-	U	-	3.95	-	6,100	-	U	-	U	-	17,900	-	U	-	2.64 J	-	3.67 J	-
SWRMW-3	11/15/2017	SWRMW-3		1.04	-	7,910	-	32.39	-	U	-	4.02	-	6,030	-	U	-	U	-	17,200	-	U	-	U	-	4.99 J	-
SWRMW-3	6/4/2018	SWRMW-3		U	-	7,950	-	21.97	-	U	-	2.58	-	5,740	-	U	-	U	-	17,100	-	U	-	U	-	U	-
SWRMW-3~Duplicate	6/4/2018	SWRMW-3	DUP	U	-	7,560	-	22.82	-	U	-	2.86	-	5,490	-	U	-	U	-	16,600	-	U	-	U	-	U	-
SWRMW-3	5/30/2019	SWRMW-3		1.33	-	6,450	-	12.68	-	U	-	3.78	-	5,430	-	U	-	0.66	-	13,500	-	U	-	U	-	5.44 J	-
SWRMW-3~Duplicate	5/30/2019	SWRMW-3	DUP	1.31	-	6,500	-	12.93	-	U	-	3.39	-	5,480	-	U	-	0.73	-	13,400	-	U	-	U	-	6.32 J	-
SWRMW-3	6/11/2020	SWRMW-3		U	-	5,730	-	10.12	-	U	-	2.74	-	4,710	-	U	-	U	-	12,200	-	U	-	U	-	U	-
SWRMW-3~Duplicate	6/11/2020	SWRMW-3	DUP	U	-	5,680	-	9.91	-	U	-	2.84	-	4,720	-	U	-	U	-	12,200	-	U	-	U	-	U	-
SWRMW-3	5/19/2021	SWRMW-3		4.39	U	8,720	26,900	21.09	7.23	U	U	10.92	1.01 J	6,070	20,300	U	U	**51.71**	U	11,700	**64,500**	U	U	4.3 J	U	23.86	8.7 J
WG-12582344-050222-RR-011	5/2/2022	SWRMW-3		0.38 J	<1.00 U	6,550	6,690	13.32	12.36	<0.20 U	<0.20 U	3.74	4.22	5,110	5,030	<5.00 U	<5.00 U	<0.40 U	<0.40 U	13,300	14,100	<1.00 U	<1.00 U	<5.00 U	<5.00 U	6.21 J	6.22 J
SWRMW-4	3/14/2007	SWRMW-4		**62 J**	-	**81,000**	-	**2,400**	-	<0 JU	-	**250**	-	51,300	-	U	-	U	-	**P**	-	U	-	280	-	360	-
SWRMW-4	6/6/2007	SWRMW-4		4.4 J	U	**36,400**	34,800	**350**	19	U	U	14	3.2 J	19,000	19,200	U	U	U	U	**41,100**	**45,700**	U	U	13	U	19 J	U
SWRMW-4	11/17/2016	SWRMW-4		4.5	-	**49,900**	-	**352.6**	-	U	-	24.4	-	13,000	-	U	-	U	-	**74,200**	-	U	-	22.2	-	50	-
SWRMW-4~Duplicate	11/17/2016	SWRMW-4	DUP	4.4	-	**48,700**	-	**341.8**	-	U	-	24.7	-	12,700	-	U	-	U	-	**73,300**	-	0.2 J	-	20.3	-	47.3	-
SWRMW-4	5/23/2017	SWRMW-4		1.21	-	**58,700**	-	264.7	-	U	-	14.59	-	18,800	-	U	-	U	-	**35,900**	-	U	-	6.04	-	9.57 J	-
SWRMW-4	11/15/2017	SWRMW-4		0.58 J	-	**58,400**	-	90.25	-	U	-	6.7	-	19,400	-	U	-	U	-	**49,800**	-	U	-	2.71 J	-	3.95 J	-
SWRMW-4	6/4/2018	SWRMW-4		12.69	-	**36,200**	-	**1,146**	-	U	-	62.8	-	20,800	-	U	-	U	-	**46,800**	-	U	-	55.08	-	104.3	-
SWRMW-4	5/30/2019	SWRMW-4		6.55	-	**72,400**	-	**356.7**	-	U	-	24.85	-	21,200	-	7.31	-	U	-	**45,200**	-	U	-	16.81	-	42.8	-
SWRMW-4	6/11/2020	SWRMW-4		15.65	-	**71,400**	-	**5,633**	-	U	-	**141.1**	-	28,200	-	8.55	-	U	-	**38,500**	-	**0.51**	-	72.2	-	170.8	-
SWRMW-4	5/19/2021	SWRMW-4		7.84	U	**64,300**	**50,600**	**1,115**	22.67	U	U	47.75	5.08	21,400	16,900	3.55 J	2.35 J	U	U	**39,200**	**34,800**	0.42 J	U	37.89	U	48.6	3.52 J
SWRMW-4~Duplicate	5/19/2021	SWRMW-4	DUP	5.11	U	**55,700**	19,000	**552**	**958.2**	U	U	30.98	2.98	18,500	6,410	2.3 J	7.34	U	U	**33,600**	**92,700**	0.22 J	U	21.57	U	31.87	4.63 J
WG-12582344-050322-RR-013	5/3/2022	SWRMW-4		2.14	<1.00 U	**50,200**	**47,900**	289.0	16.56	<0.20 U	<0.20 U	15.37	4.44	16,800	15,100	2.36 J	2.27 J	<0.40 U	<0.40 U	**54,100**	**52,900**	0.15 J	<1.00 U	9.70	<5.00 U	14.06	<10.00 U
WG-12582344-050322-RR-014	5/3/2022	SWRMW-4	DUP	2.27	<1.00 U	**49,400**	**48,000**	**300.8**	16.76	<0.20 U	<0.20 U	15.82	4.37	16,700	14,700	2.45 J	2.59 J	<0.40 U	<0.40 U	**52,600**	**50,400**	0.14 J	<1.00 U	10.32	<5.00 U	14.28	<10.00 U
SWRMW-5	3/14/2007	SWRMW-5		**64 J**	-	**138,000**	-	**5,800**	-	<0 JU	-	**540**	-	88,000	-	U	-	U	-	**63,400**	-	U	-	520	-	490	-
SWRMW-5	6/6/2007	SWRMW-5		U	U	24,700	24,900	180	180	U	U	3.4 J	U	18,100	18,000	U	U	U	U	**53,000**	**54,000**	U	U	1.7 J	U	U	U
SWRMW-5	11/17/2016	SWRMW-5		0.5 J	-	**40,700**	-	39	-	U	-	4.4	-	30,200	-	U	-	U	-	**62,800**	-	U	-	3 J	-	6 J	-
SWRMW-5	5/23/2017	SWRMW-5		U	-	28,200	-	12.76	-	U	-	1.35 J	-	20,300	-	U	-	U	-	**58,800**	-	U	-	U	-	U	-
SWRMW-5	11/15/2017	SWRMW-5		0.85 J	-	**41,800**	-	59.2	-	U	-	6.27	-	29,800	-	U	-	U	-	**59,300**	-	U	-	5.22	-	6.63 J	-
SWRMW-5	6/4/2018	SWRMW-5		2.7	-	**35,400**	-	160.2	-	U	-	15.26	-	22,700	-	U	-	U	-	**57,000**	-	U	-	14.87	-	16.08	-
SWRMW-5	5/30/2019	SWRMW-5		**36.52**	-	31,800	-	**549.2**	-	U	-	47.36	-	25,500	-	2.02 J	-	U	-	**38,100**	-	0.22 J	-	30.15	-	15.71	-
SWRMW-5	6/11/2020	SWRMW-5		**43.22**	-	**94,700**	-	**2,735**	-	0.27	-	**255.4**	-	68,300	-	**12.2**	-	1.16	-	**55,000**	-	**1.87**	-	221.5	-	324.5	-
SWRMW-5	5/19/2021	SWRMW-5		8.67	U	**38,300**	**53,400**	**413.8**	16.51	U	U	50.68	5.37	25,400	17,300	U	2.04 J	0.31 J	U	**59,000**	**36,800**	0.48 J	U	48.23	U	60.84	U
WG-12582344-050322-RR-012	5/3/2022	SWRMW-5		0.51 J	<1.00 U	25,000	26,100	29.25	6.39	<0.20 U	<0.40 U	3.33	1.45 J	18,600	18,400	<5.00 U	<5.00 U	<0.40 U	<0.40 U	**58,100**	**62,100**	0.37 J	0.39 J	2.59 J	<5.00 U	3.92 J	<10.00 U

*Class GA Groundwater standards taken from Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA ambient water quality standards or guidance values, New York State Department of Environmental Conservation, June 1998 and subsequent addenda

(G) Signifies a NYSDEC guidance value where a standard has not been established.

U - The compound was not detected above the laboratory detection limit.

J - Indicates an estimated value detected between the laboratory detection limit and laboratory reporting limit.

(-) - Indicates analyte was not analyzed for

ND - Non-Detect

NS - Not Sampled during monitoring round. SWRMW-2 not part of on-going monitoring.

Bold Thick Outlined Cell indicates an exceedance of applicable NYSDEC Class GA Standard or Guidance Value

All concentrations reported in micrograms per liter (ug/L) - parts per billion (ppb)

Appendices

Appendix A

Institutional and Engineering Controls Certification Form

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**

Site No. C360066

Site Name Austin Avenue Landfill

Site Address: 323 Sprain Road Zip Code: 10710
City/Town: Yonkers
County: Westchester
Site Acreage: 14.120

Reporting Period: September 27, 2021 to September 27, 2022

	YES	NO
1. Is the information above correct?	X	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	X	☐
7. Are all ICs/ECs in place and functioning as designed?	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.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	X
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	X	☐

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C360066 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
3-3244-1	The City of Yonkers	
		Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan Ground Water Use Restriction O&M Plan

Controls at the site include:

1. Construction and maintenance of a soil cover system consisting of a minimum of 24 inches of imported clean soil fill that meets the criteria for Track 4 Restricted Residential in order to prevent human exposure to contaminated soil/fill remaining at the Site;

2. End use restrictions at the Site limited to Restricted Residential uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to contamination remaining at the Site;

4. Groundwater use restrictions at the Site, unless it is treated prior to use, and written consent is granted by the NYSDEC/NYSDOH;

5. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting; and

6. Periodic certification of the institutional and engineering controls listed above.

3-3244-4	Morris Westchester Retail Assoc, LLC	
		Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

Controls at the site include:

1. Construction and maintenance of a soil cover system consisting of a minimum of 24 inches of imported clean soil fill that meets the criteria for Track 4 Restricted Residential in order to prevent human exposure to contaminated soil/fill remaining at the Site;

2. End use restrictions at the Site limited to Restricted Residential uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to contamination remaining at the Site;

4. Groundwater use restrictions at the Site, unless it is treated prior to use, and written consent is granted by the NYSDEC/NYSDOH;

5. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting; and

6. Periodic certification of the institutional and engineering controls listed above.

3-3244-7	Morris Westchester Jr Retail Assoc, LLC	
		Ground Water Use Restriction Soil Management Plan Landuse Restriction

Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

Controls at the site include:

1. Construction and maintenance of a soil cover system consisting of a minimum of 24 inches of imported clean soil fill that meets the criteria for Track 4 Restricted Residential in order to prevent human exposure to contaminated soil/fill remaining at the Site;

2. End use restrictions at the Site limited to Restricted Residential uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to contamination remaining at the Site;

4. Groundwater use restrictions at the Site, unless it is treated prior to use, and written consent is granted by the NYSDEC/NYSDOH;

5. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting; and

6. Periodic certification of the institutional and engineering controls listed above.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
3-3244-1	Cover System
3-3244-4	Cover System
3-3244-7	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 direction of, and reviewed by, the party making the certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or 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 Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

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.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C360066

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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.

I Keith Morris (print name) at Morris Westchester Junior Retail Associates, LLC 350 Veterans Boulevard, Rutherford, New Jersey 07070 (print business address),

am certifying as Owner and Designated Representative (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

11/29/2022
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer 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.

I Damian J. Vanetti, P.E. at GHD Consulting Services Inc. 5788 Widewaters Parkway, Syracuse, New York 13214

print name — print business address

am certifying as a Professional Engineer for the Owner and Designated Representative

(Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		11-29-2022

Appendix B

Annual Site Inspection Form and Site Photographs

SITE INSPECTION FORM

Inspections to be conducted annually

SITE: **Former Austin Avenue Site (LOT 1)** **DATE/TIME:** 10/11/2022
BCP # **C360066** **WEATHER:** Partly Sunny, 50F, Moist ground

INSPECTORS NAME: Damian Vanetti

COMPANY NAME: GHD

GENERAL SITE CONDITIONS:

Site Access Control	Access gate at Stew Leonard Drive open. Access at Austin Ave. locked
Change in Use	None. Stew Leonards still uses access road at entrance for equipment staging
Unauthorized Activities	**C&D Debris Pile adjacent to entrance road**

ENGINEERING CONTROLS

SOIL COVER

Soil Cover Condition	Vegetation well established and no observed erosion areas
Vegetative Cover	Vegetation well established
Breach of the Soil Cover	**Drilling contractor for third party has created paths and scraped top surface of cover**
Woody Growth	Woody growth is present on top surface and side slopes.
Surface Settling	None observed
Burrowing Animals	None observed
Sediment/Erosion Controls	None observed
Surface Erosion	None observed
Off-site Sediment Transport	None observed

SOIL VAPOR MITIGATION — NOT APPLICABLE - NO OCCUPIED STRUCTURES

System In Place	
System Operating	
Component Conditions	
Damaged Equipment	

ENVIRONMENTAL MONITORING

GROUNDWATER MONITORING WELLS

Condition of Monitoring Wells	Lot 1 Monitoring wells SWR-MW01 and SWR-MW03 were intact, covered and locked
	SWR-MW02 did not have cover or lock but appeared intact
	could not find SWR-MW-04 or SWR-MW-05 due to thick vegetation
Well Caps In Place	Above SWR-MW-04 and SWR-MW-05 not found
Locks In Place and Secure	Above SWR-MW-04 and SWR-MW-05 not found

Identify Groundwater Samples Taken: NONE

Identify Photos Taken: General site photos included in log

Photos of third party contractor activities being completed under NYSDEC Approved Work Plan

OTHER COMMENTS:

Third party contractor is scheduled to restore soil cover surface including regrading, seeding and straw mulch. Third party to document work in accordance with Work Plan.

Mowing and removal of woody growth recommended on soil cover area and retaining wall

Monitoring well installed by others during geotechnical assessment still on-site, covered but no lock.

INSPECTOR SIGNATURE:

Site Photographs

Photo 1 Site entrance from Stew Leonard Drive.

Photo 2 View of eastern portion of Site from adjacent property. .

Photo 3 ***View of southern portion of Site from adjacent property.***

Photo 4 ***View of miscellaneous construction debris from unknown source near Site entrance from Stew Leonard Drive. Off-Site disposal should be coordinated.***

Photo 5 Typical Site groundwater monitoring well.

Photo 6 Piezometer installed by others during geotechnical investigation. Needs lock on cover.

Photo 7 ***Typical material staging from adjacent business near Stew Leonard Drive Site entrance.***

Photo 8 ***Typical on-going geotechnical investigation drilling location. Locations will be regraded and reseeded once work is completed.***

Photo 9 View of on-going geotechnical investigation drilling equipment.

Photo 10 View of on-going geotechnical investigation excavator, will be used to completed test pits.

Photo 11 Typical disturbance resulting from geotechnical investigation activities. Areas will be regraded and reseeded once work is completed.


GHD