

October 31, 2024
Project No. 2201010

VIA EMAIL: justin.starr@dec.ny.gov

Mr. Justin Starr, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016

**Re: Progress Report – Third Quarter 2024
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360098**

Dear Mr. Starr:

This Progress Report has been prepared by GEI Consultants, Inc., P.C. (GEI), under contract with Consolidated Edison Company of New York (Con Edison) on behalf of Avalon Yonkers Sun Sites, LLC (AVB) to summarize the work performed at the Polychrome East site [Brownfield Cleanup Program (BCP) Site No. C360098] located at 80-94 Alexander Street, Yonkers, New York (the Site) during the third quarter of 2024.

Site Activities

During the third quarter of 2024, DNAPL gauging was conducted at NW-3 and NW-4. DNAPL recovery wells are equipped with 3-foot sumps. DNAPL was detected during the Q3 2024 monitoring events in NW-3 and NW-4 as summarized in Table 1. DNAPL measurements from 2024 are provided in Table 2.

DNAPL was removed from recovery wells NW-3 and NW-4 using a 2-inch submersible pump and dedicated tubing. DNAPL gauging and recovery amounts for the Q3 2024 events are summarized in Table 1.

The recovered DNAPL was containerized in Department of Transportation (DOT)-approved 55-gallon drums, labeled as hazardous waste, and stored on-site in a drum storage area. On July 3, August 14, and September 11, 2024, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q3 2024 are provided as Attachment A.

A total of approximately 13.5 gallons of DNAPL were recovered during the reporting period. Since the start of 2024, a total of 63.5 gallons of DNAPL have been removed. DNAPL recovery totals for 2024 are summarized in Table 3. DNAPL recovery rates are shown in Attachment B.

The current monitoring program was approved by NYSDEC on March 3, 2023.

The following work is planned for Q4 2024:

- Complete DNAPL gauging and removal using the same methods as described above at a frequency of once monthly.
- Disposal, as needed, of recovered DNAPL and used personal protective equipment and field supplies.
- The next progress report will summarize work performed in Q4 2024.

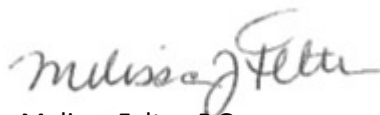
If you have any questions or require any further information, please contact Melissa Abt at Con Edison at 718.204.4331 or via electronic mail at abtm@coned.com.

Sincerely,

GEI Consultants, Inc., P.C.



Matt O'Neil, P.E.
Vice President, Program Manager



Melissa Felter, P.G.
Project Manager

MO/MF:ag

B:\Working\CON ED\1901167 PolyChrome East West Sites\01_ADMIN\Data_Sent\Monthly Reports\2024\Q3\PCE\report.C360098.PCE-QuarterlyReport_Q3.2024.docx

Appendices

Tables

Figures

Attachment A Waste Disposal Manifests

Attachment B Recovery Rate Graphs

cc: G. Moran/J. Vogel/M. Simpson/C. Hinckley/S. Lessick, AVB
M. Godick/S. Grens, AKRF
M. Chokshi/M. Abt, Con Edison

Tables

Table 1. Q3 2024 DNAPL Summary

Table 2. 2024 Well Gauging Measurements

Table 3. 2024 DNAPL Recovery Totals

Table 1. Q3 2024 DNAPL Summary
Polychrome East Site
Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	7/3/2024	8/15/2024	9/11/2024	Q3 2024
NW-3	1.01	2.25	1.70	11.5
NW-4	0.38	1.00	0.35	2.0

Notes: Measured DNAPL thicknesses are estimated

NA- Not Applicable

Table 2. 2024 Well Gauging Measurements
Polychrome East Site
Yonkers, New York

Well ID	Date	Time	Depth to Water (feet)	Depth to DNAPL (feet)	Total Depth (feet)	DNAPL Thickness (feet)	Comments
NW-3	1/3/2024	9:00:00 AM	6.30	17.10	18.60	1.50	Pre pumping measurement ~3.0 gallons removed
	2/14/2024	10:20:00 AM	6.28	13.87	18.75	4.88	Pre pumping measurement ~10.0 gallons removed
	3/13/2024	12:10:00 PM	5.84	14.70	18.60	3.90	Pre pumping measurement ~8.0 gallons removed
	4/24/2024	11:00:00 AM	6.32	12.80	18.60	5.80	Pre pumping measurement ~12.0 gallons removed
	5/8/2024	12:45:00 PM	6.47	17.01	18.61	1.60	Pre pumping measurement ~4.0 gallons removed
	6/6/2024	9:30:00 AM	6.20	16.41	18.60	2.19	Pre pumping measurement ~5.0 gallons removed
	7/3/2024	10:45:00 AM	6.77	17.43	18.44	1.01	Pre pumping measurement ~2.5 gallons removed
	8/15/2024	9:15:00 AM	6.65	16.39	18.64	2.25	Pre pumping measurement ~5.0 gallons removed
	9/11/2024	10:05:00 AM	6.72	16.89	18.59	1.70	Pre pumping measurement ~4.0 gallons removed
NW-4	1/3/2024	9:15:00 AM	7.34	17.14	17.34	0.20	
	2/14/2024	11:10:00 AM	7.47	16.16	17.28	1.12	Pre pumping measurement ~2.0 gallons removed
	3/13/2024	12:30:00 PM	7.87	16.89	17.21	0.32	
	4/24/2024	11:30:00 AM	7.51	15.55	17.30	1.75	Pre pumping measurement ~4.0 gallons removed
	5/8/2024	1:10:00 PM	7.49	16.86	17.29	0.43	
	6/6/2024	9:50:00 AM	7.25	16.09	17.24	1.15	Pre pumping measurement ~2.0 gallons removed
	7/3/2024	11:10:00 AM	7.63	16.85	17.23	0.38	
	8/15/2024	8:45:00 AM	7.30	16.24	17.24	1.00	Pre pumping measurement ~2.0 gallons removed
	9/11/2024	10:45:00 AM	7.67	16.95	17.30	0.35	

Notes:
Pre-pumping event readings are bolded
DNAPL - Dense Non-Aqueous Phase Liquid
NA - Not Applicable
ND - Not Detected
Recovery Wells NW-1, NW-2, and NW-5 were decomissioned with NYSDEC-approval in March 2023.
Recovery Wells NW-3 and NW-4 are gauged monthly.

Table 3. 2024 DNAPL Recovery Totals
Polychrome East Site
Yonkers, New York

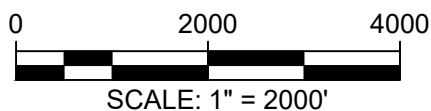
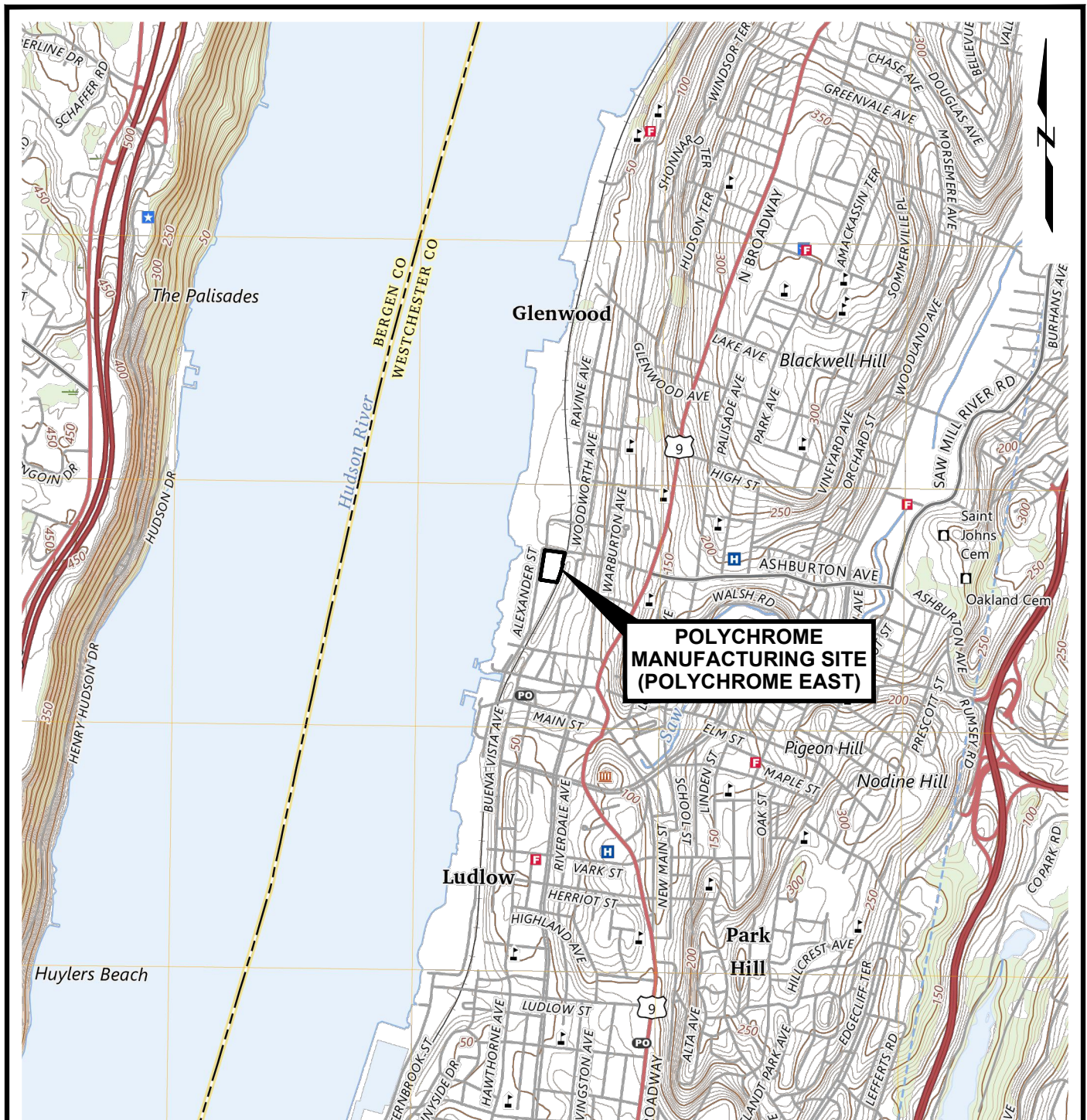
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	
NW-3	3.0	10.0	8.0	12.0	4.0	5.0	2.5	5.0	4.0				53.50
NW-4	NA	2.0	NA	4.0	NA	2.0	NA	2.0	NA				10.00
Event Total	3.00	12.00	8.00	16.00	4.00	7.00	2.50	7.00	4.00	0.00	0.00	0.00	63.50
Date Generated	1/3/2024	2/14/2024	3/13/2024	4/24/2024	5/8/2024	6/6/2024	7/3/2024	8/15/2024	9/11/2024				
Off-Site Disposal Date	1/31/2024	2/28/2024	3/27/2024	4/24/2024	5/9/2024	6/6/2024	7/3/2024	9/11/2024	9/11/2024				
Disposal Location	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey				

Notes:
DNAPL - Dense Non-Aqueous Phase Liquid

Figures

Figure 1. Site Location Map

Figure 2. NAPL Recovery and Groundwater Monitoring Well Location Plan



SOURCE:

USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: YONKERS, NY, NJ, 2023
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
10-FOOT CONTOUR INTERVAL

Quarterly Progress Report
Polychrome East (PCE)
Yonkers, New York

Consolidated Edison Company of New York, Inc.
Long Island City, New York

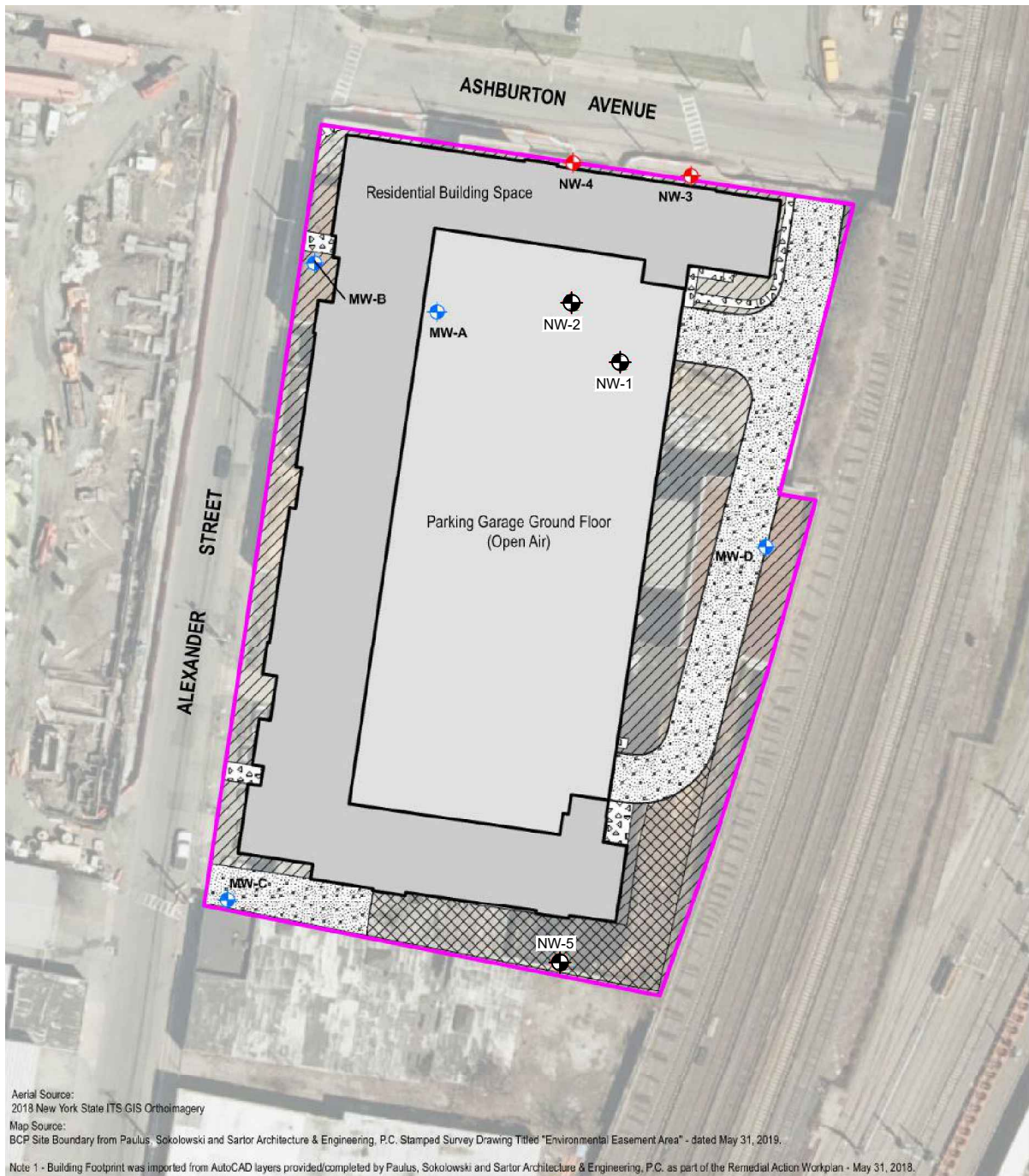


SITE LOCATION MAP

Project 2201010

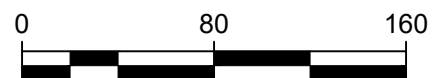
October 2024

Fig. 1



LEGEND

- BCP SITE BOUNDARY
- RESIDENTIAL BUILDING SPACE
- PARKING GARAGE (OPEN AIR)
- SIDEWALK
- GRASS PAVER
- ASPHALT
- LANDSCAPED
- NAPL RECOVERY WELL
- GROUNDWATER MONITORING WELL
- DECOMMISSIONED NAPL RECOVERY WELL



SCALE: 1" = 80'

Quarterly Progress Report
Polychrome East (PCE)
Yonkers, New York

Consolidated Edison Company of New York, Inc.
Long Island City, New York



Project 2201010

NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

October 2024

Fig. 2

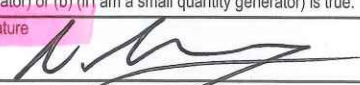
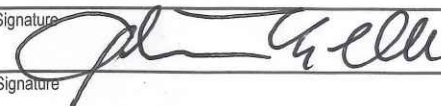

Attachment A Waste Disposal Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706		2. Page 1 of 1		3. Emergency Response Phone 8606089717		4. Manifest Tracking Number 018014125 FLE				
		5. Generator's Name and Mailing Address Consolidated Edison of NY Inc-Att: Melissa Felter 212-560-8383 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105								Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 80- 94 Alexander St Yonkers, NY 10701		
6. Transporter 1 Company Name IWT Transport Inc.		U.S. EPA ID Number NJR986628162										
7. Transporter 2 Company Name		U.S. EPA ID Number										
8. Designated Facility Name and Site Address 9733444004 Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Keamy NJ 07032		U.S. EPA ID Number NJD991291105										
Facility's Phone:												
GENERATOR	9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))				10. Containers No. Type		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
	<input checked="" type="checkbox"/>	1. NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)				10 DM		500	l	D018		
	<input checked="" type="checkbox"/>	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ (D018)				10 DM		500	l	D018		
		3.										
		4.										
14. Special Handling Instructions and Additional Information (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz. (2) ERG#171: 2230800135 - Purged NAPL and												
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.												
Generator's/Offeror's Printed/Typed Name Jaime Rivera												
Signature <i>Jaime Rivera</i>												
Month Day Year 7 3 24												
TRANSPORTER	16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____											
	17. Transporter Acknowledgment of Receipt of Materials											
	Transporter 1 Printed/Typed Name CHRISTIAN BARROS											
Signature <i>Christian Barros</i>												
Month Day Year 7 3 24												
Transporter 2 Printed/Typed Name												
Signature												
Month Day Year												
DESIGNATED FACILITY	18. Discrepancy											
	18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection											
	Manifest Reference Number:											
	18b. Alternate Facility (or Generator) Facility's Phone:											
	18c. Signature of Alternate Facility (or Generator)											
Month Day Year												
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems) H141 2:141 3. 4.												
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in item 18a Printed/Typed Name <i>BM</i>												
Signature <i>BM</i>												
Month Day Year 7 3 24												

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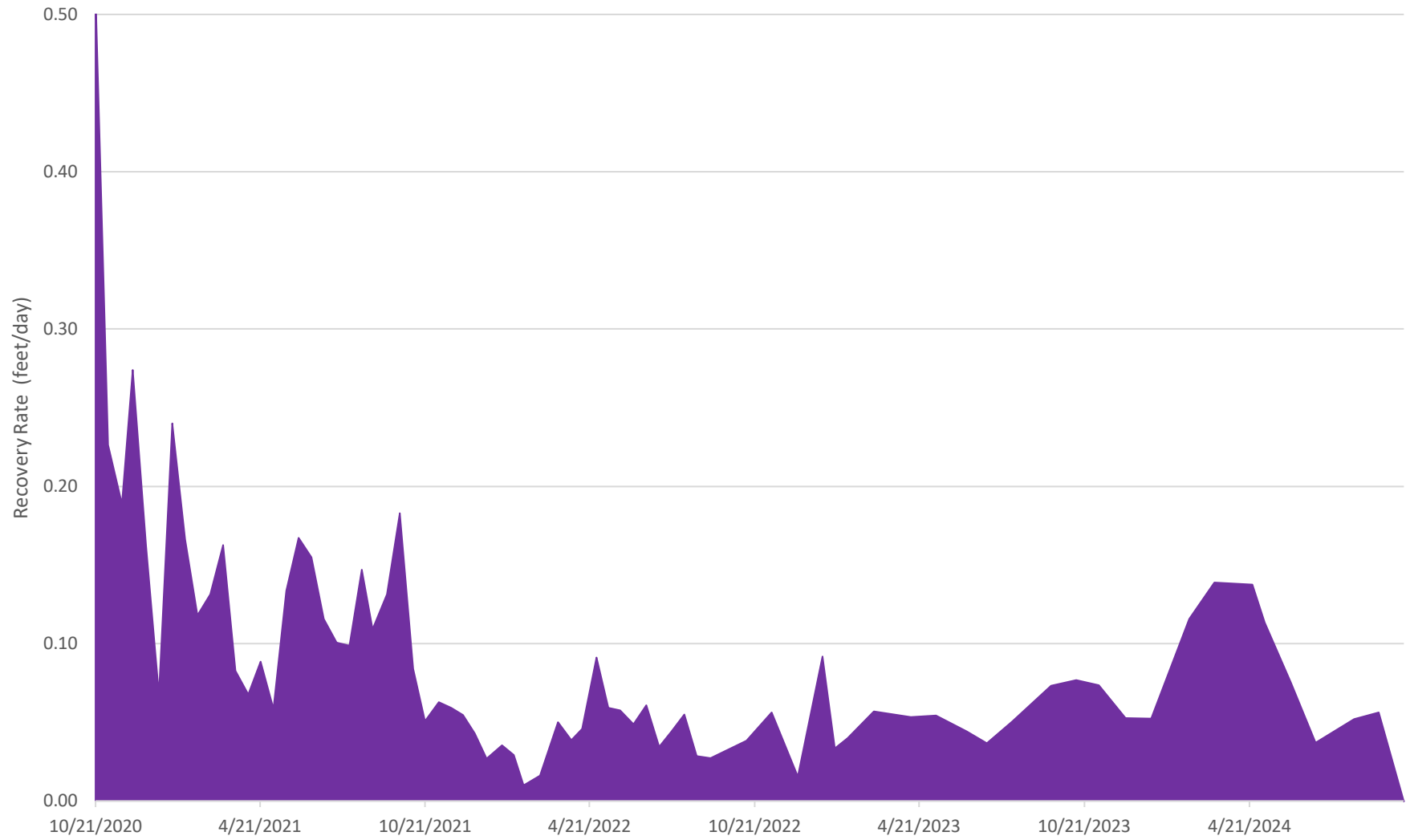
Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706		2. Page 1 of 1		3. Emergency Response Phone 8606989717		4. Manifest Tracking Number 018012748 FLE			
		5. Generator's Name and Mailing Address Consolidated Edison of NY Inc-Att. 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105				Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 80- 94 Alexander St Yonkers, NY 10701					
6. Transporter 1 Company Name IWT Transport Inc.		U.S. EPA ID Number NJ986628162									
7. Transporter 2 Company Name		U.S. EPA ID Number									
8. Designated Facility Name and Site Address Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Kearny NJ 07032		U.S. EPA ID Number NJD991291105									
9a. HM		9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))		10. Containers No. Type		11. Total Quantity		12. Unit Wt./Vol.		13. Waste Codes	
1.		NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)		2 DM		50		P		D018	
2.		NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)		3 DM		165		G		D018	
3.											
4.											
14. Special Handling Instructions and Additional Information (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz. (2) ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz. <div style="text-align: right;">Order#: 2671474 - Note:</div>											
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.											
Generator's/Offeror's Printed/Typed Name <u>N. Alvarez</u> Signature <u>[Signature]</u> Month <u>8</u> Day <u>14</u> Year <u>24</u>											
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____											
17. Transporter Acknowledgment of Receipt of Materials Transporter 1 Printed/Typed Name <u>Adam Mella</u> Signature <u>[Signature]</u> Month <u>8</u> Day <u>14</u> Year <u>24</u> Transporter 2 Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____											
18. Discrepancy 18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection											
18b. Alternate Facility (or Generator) Manifest Reference Number: _____ U.S. EPA ID Number _____ Facility's Phone: _____ 18c. Signature of Alternate Facility (or Generator) _____ Month _____ Day _____ Year _____											
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems) 1. <u>H141</u> 2. <u>H141</u> 3. _____ 4. _____											
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in item 18a Printed/Typed Name <u>[Signature]</u> Signature <u>[Signature]</u> Month <u>8</u> Day <u>14</u> Year <u>24</u>											

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706		2. Page 1 of 1		3. Emergency Response Phone 3508089717		4. Manifest Tracking Number 018024579 FLE				
		5. Generator's Name and Mailing Address Consolidated Edison of NY Inc-Att: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105						Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 80- 94 Alexander St Yonkers, NY 10701				
6. Transporter 1 Company Name IWT Transport Inc.		Generator's Phone: 212-580-8383						U.S. EPA ID Number NJR986628162				
7. Transporter 2 Company Name								U.S. EPA ID Number				
8. Designated Facility Name and Site Address Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Keamy NJ 07032		Facility's Phone: 9733444004						U.S. EPA ID Number NJD991291105				
GENERATOR	9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))				10. Containers No. Type		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
	1.	NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III,RQ (D018) NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III,RQ(D018)				2	DM	200	P	D018		
	X											
	2.											
	X											
14. Special Handling Instructions and Additional Information (1)ERG#171:2230800134 (2)ERG#171:2230800135 <div style="text-align: right;">Order#: 2709493 - Note:</div>												
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.												
Generator's/Offor's Printed/Typed Name Norberto Alvarez						Signature 		Month Day Year 9 11 04				
INT'L	16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Date leaving U.S.: _____											
	Transporter signature (for exports only): _____											
TRANSPORTER	17. Transporter Acknowledgment of Receipt of Materials											
	Transporter 1 Printed/Typed Name Adam Mella						Signature 		Month Day Year 9 11 04			
	Transporter 2 Printed/Typed Name						Signature		Month Day Year			
DESIGNATED FACILITY	18. Discrepancy											
	18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection											
	18b. Alternate Facility (or Generator) Manifest Reference Number: _____ U.S. EPA ID Number _____											
	Facility's Phone: _____											
	18c. Signature of Alternate Facility (or Generator) Month Day Year											
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)												
1. H141		2. H141		3.		4.						
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a Printed/Typed Name _____ Signature  Month Day Year 9 11 04												

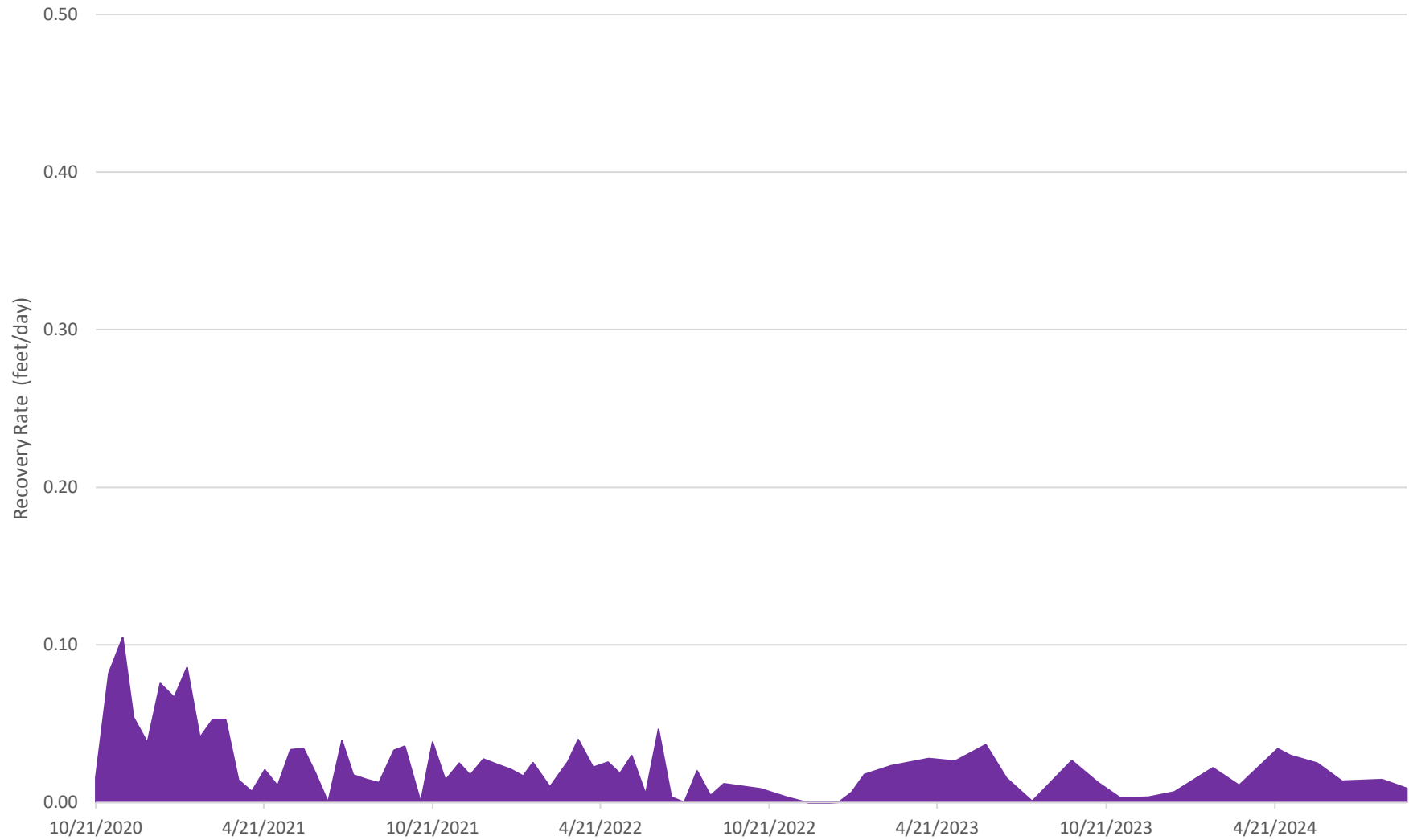
Attachment B Recovery Rate Graphs

NW-3



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

NW-4



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.