

January 24, 2025
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 – Fourth 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 fourth quarter of 2024.

Site Activities

During the fourth 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 Q4 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 Q4 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 October 9, November 6, and December 4, 2024, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q4 2024 are provided as Attachment A.

A total of approximately 10.0 gallons of DNAPL were recovered during the reporting period. Since the start of 2024, a total of 73.5 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 Q1 2025:

- 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 Q1 2025.

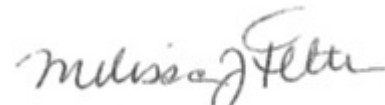
If you have any questions or require any further information, please contact Melissa Abt at Con Edison at 718.204.4331 or via electronic mail at abtm@coned.com.

Sincerely,

GEI Consultants, Inc., P.C.



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



Melissa Felter, P.G.
Project Manager

MO/MF:bdp

B:\Working\CON ED\1901167 PolyChrome East West Sites\01_ADMIN\Data_Sent\Monthly Reports\2024\Q4\PCE\report.C360098.PCE-QuarterlyReport_Q4.2024.docx

Attachments

- Table 1. Q4 2024 DNAPL Summary
- Table 2. 2024 Well Gauging Measurements
- Table 3. 2024 DNAPL Recovery Totals
- Figure 1. Site Location Map
- Figure 2. NAPL Recovery & Groundwater Monitoring Well Location Plan
- Attachment A Waste Disposal Manifests
- Attachment B Recovery Rate Graphs

cc: Glen Moran/Jon Vogel/Michael Simpson/ Chadwich Hinckley/Stephanie Lessick, AVB
Marc Godick/Steve Grens, AKRF
Mihir Chokshi/Melissa Abt, Con Edison

Tables

Table 1. Q4 2024 DNAPL Summary

Table 2. 2024 Well Gauging Measurements

Table 3. 2024 DNAPL Recovery Totals

Table 1. Q4 2024 DNAPL Summary
Polychrome East Site
 Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	10/9/2024	11/6/2024	12/5/2024	Q4 2024
NW-3	1.30	1.05	1.39	8.5
NW-4	0.43	0.80	0.37	1.5

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
	10/9/2024	10:10:00 AM	6.80	17.30	18.60	1.30	Pre pumping measurement ~3.0 gallons removed
	11/6/2024	9:45:00 AM	6.72	17.53	18.58	1.05	Pre pumping measurement ~2.5 gallons removed
	12/5/2024	11:30:00 AM	6.70	17.20	18.59	1.39	Pre pumping measurement ~3.0 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	
	10/9/2024	10:50:00 AM	7.51	16.86	17.29	0.43	
	11/6/2024	10:05:00 AM	7.65	16.44	17.24	0.80	Pre pumping measurement ~1.5 gallons removed
	12/5/2024	11:20:00 AM	7.75	16.92	17.29	0.37	

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 decommissioned 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

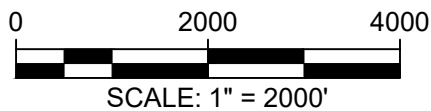
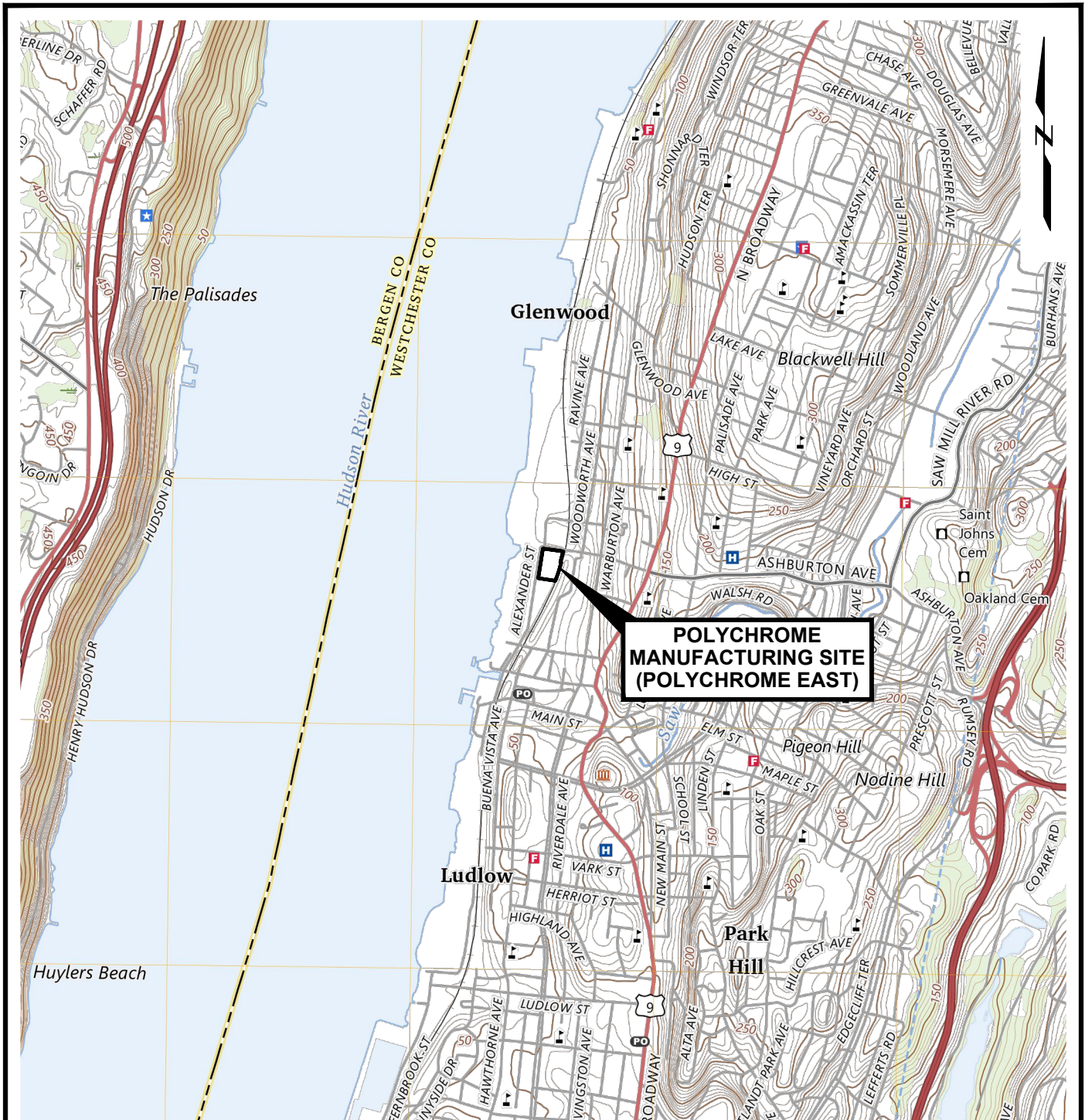
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	
NW-3	3.0	10.0	8.0	12.0	4.0	5.0	2.5	5.0	4.0	3.0	2.5	3.0	62.00
NW-4	NA	2.0	NA	4.0	NA	2.0	NA	2.0	NA	NA	1.5	NA	11.50
Event Total	3.00	12.00	8.00	16.00	4.00	7.00	2.50	7.00	4.00	3.00	4.00	3.00	73.50
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	10/9/2024	11/6/2024	12/5/2024	
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	10/9/2024	11/6/2024, 12/4/2024	1/15/2025	
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	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

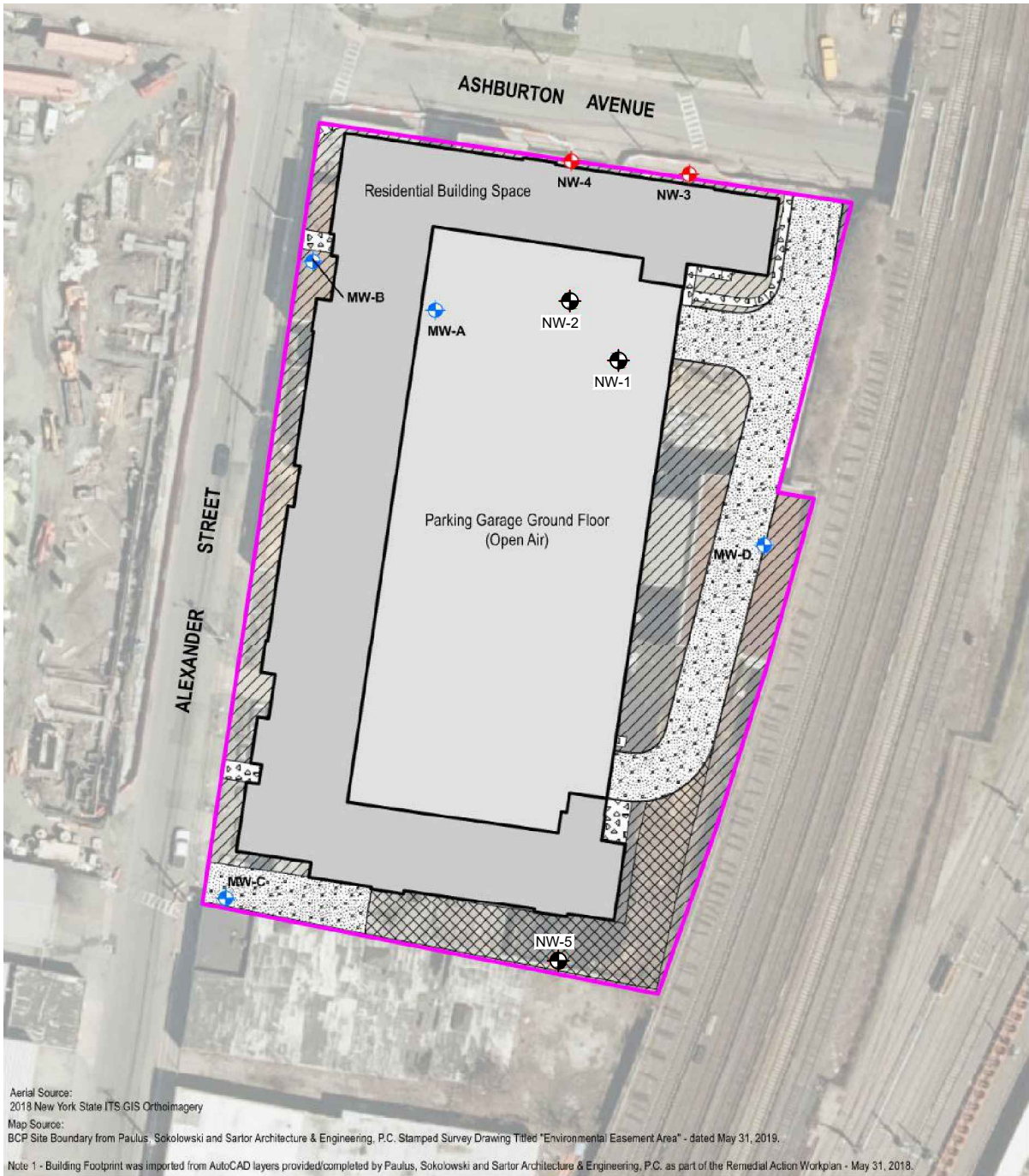
Figure 2. NAPL Recovery & Groundwater Monitoring Well Location Plan



SOURCE:

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

<p>Quarterly Progress Report Polychrome East (PCE) Yonkers, New York</p>		<p>SITE LOCATION MAP</p>
<p>Consolidated Edison Company of New York, Inc. Long Island City, New York</p>	<p>Project 2201010</p>	<p>January 2025 Fig. 1</p>



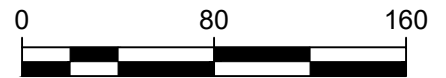
Aerial Source:
2018 New York State ITS GIS Orthoimagery

Map Source:
BCP Site Boundary from Paulus, Sokolowski and Sartor Architecture & Engineering, P.C. Stamped Survey Drawing Titled "Environmental Easement Area" - dated May 31, 2019.

Note 1 - Building Footprint was imported from AutoCAD layers provided/completed by Paulus, Sokolowski and Sartor Architecture & Engineering, P.C. as part of the Remedial Action Workplan - May 31, 2018.

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

January 2025

Fig. 2

Attachment A Waste Disposal Manifests

2826387

Please print or type.

Form Approved. OMB No. 2050-0039


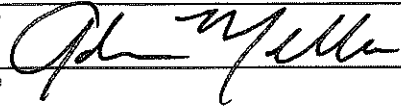

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 850899717	4. Manifest Tracking Number 020026248 FLE		
5. Generator's Name and Mailing Address 212-560-8383 Consolidated Edison of NY Inc-Att: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105		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 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. 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	
X	1. NA3077. Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)	1	DM	55	P	D018	
X	2. NA3082. Hazardous waste, liquid, n.o.s., 9, PG-III, RQ (D018)	2	DM	110	G	D018	
	3.						
	4.						
14. Special Handling Instructions and Additional Information (1) ERG#171:2230800134 Order#: 2826387 - (2) ERG#171:2230800135							
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 Mike Holmes 86627		Signature 			Month Day Year 12 4 21		
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Transporter signature (for exports only): _____ Date leaving U.S.: _____							
17. Transporter Acknowledgment of Receipt of Materials Transporter 1 Printed/Typed Name Signature Month Day Year 12 4 21 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 Manifest Reference Number: _____							
18b. Alternate Facility (or Generator) Facility's Phone: _____					U.S. EPA ID Number		
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 12 4 21							

GENERATOR

TRANSPORTER INT'L

DESIGNATED FACILITY

Please print or type.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 8608089717	4. Manifest Tracking Number 020028353 FLE		
5. Generator's Name and Mailing Address Consolidated Edison of NY Inc-Att: 212-580-8383 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 Clean Earth of North Jersey, Inc. 105 Jacobus Ave. 9733444004 Kearny NJ 07092				U.S. EPA ID Number NJD991291105			
Facility's Phone:							
9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes	
		No.	Type				
X	1. NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)	1	DM	100	P	D018	
X	2. NA3082, Hazardous waste, liquid, n.o.s. (liquid), 9, PG-III	1	DM	55	G	D018	
	3.						
	4.						
14. Special Handling Instructions and Additional Information (1) ERG #171.233000134 - Used PPE and sampling equipment (2) ERG #171.233000135 - Purge NAPL and Groundwater (3)							
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/Offendor's Printed/Typed Name Norberto Alvarez				Signature 		Month Day Year 11 6 24	
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 Adam Mella				Signature 		Month Day Year 11 6 24	
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							
Manifest Reference Number:							
18b. Alternate Facility (or Generator)		Received Pending Manifest Review/Quality Control Data		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 Doug MORIA				Signature 		Month Day Year 11 11 24	

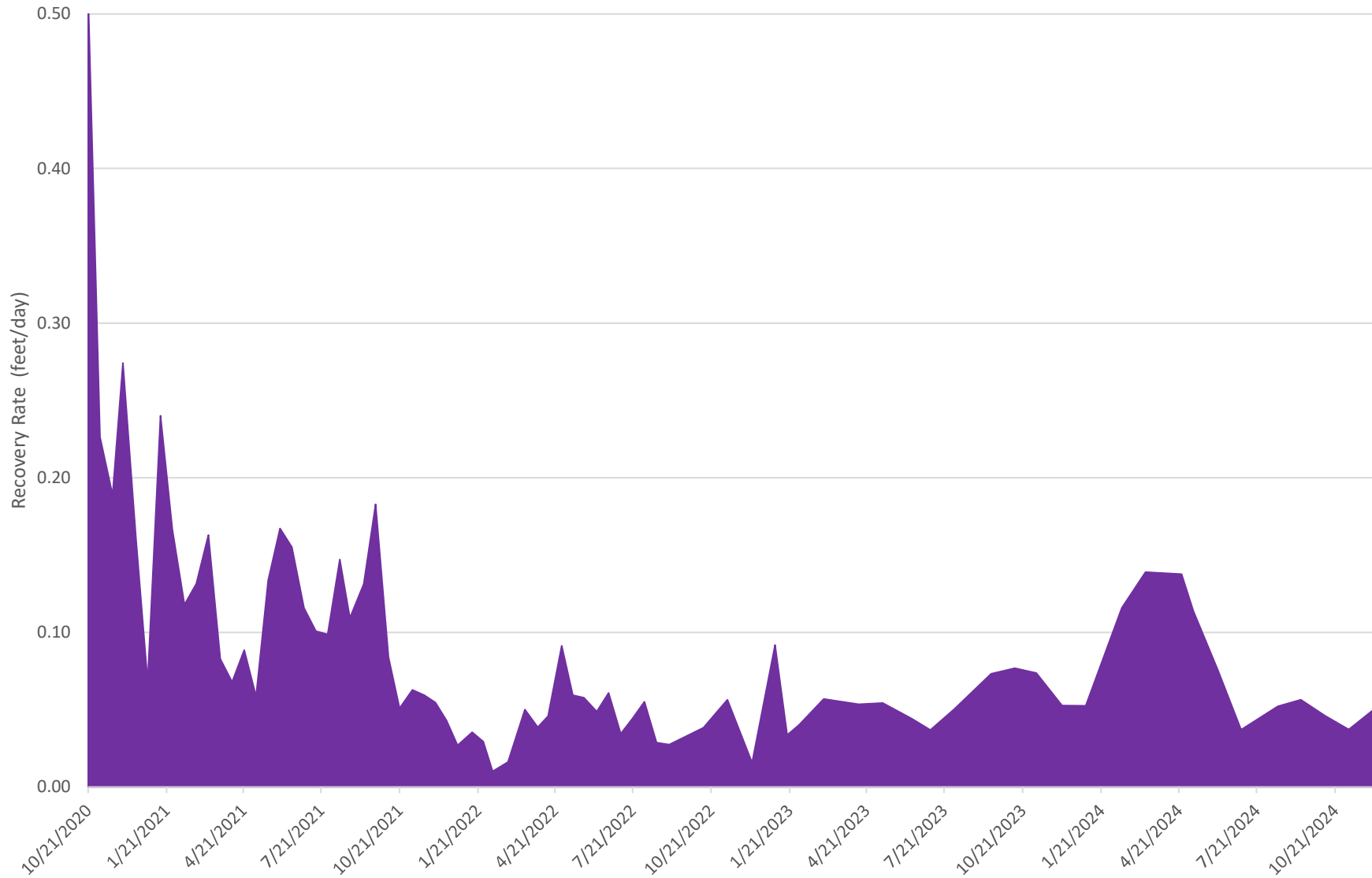
Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706		2. Page 1 of 1		3. Emergency Response Phone 850899717		4. Manifest Tracking Number 020040038 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.		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 Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Kearny NJ 07032		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))			
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. X		NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)		1		DM		55		D018	
2. X		NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)		3		DM		165		D018	
3.											
4.											
14. Special Handling Instructions and Additional Information (1)ERG#171:2230800134 (2)ERG#171:2230800135 Order#: 2749061 - Note:											
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/Offereor's Printed/Typed Name Roberto Alvarez				Signature 				Month Day Year 10 9 09			
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: CHRIS C. Hill Signature: Month Day Year: 10 9 09 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 Manifest Reference Number: _____											
18b. Alternate Facility (or Generator) Facility's Phone: _____ U.S. EPA ID Number: _____ 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: Doug MARCIA Signature: Month Day Year: 10 11 24											

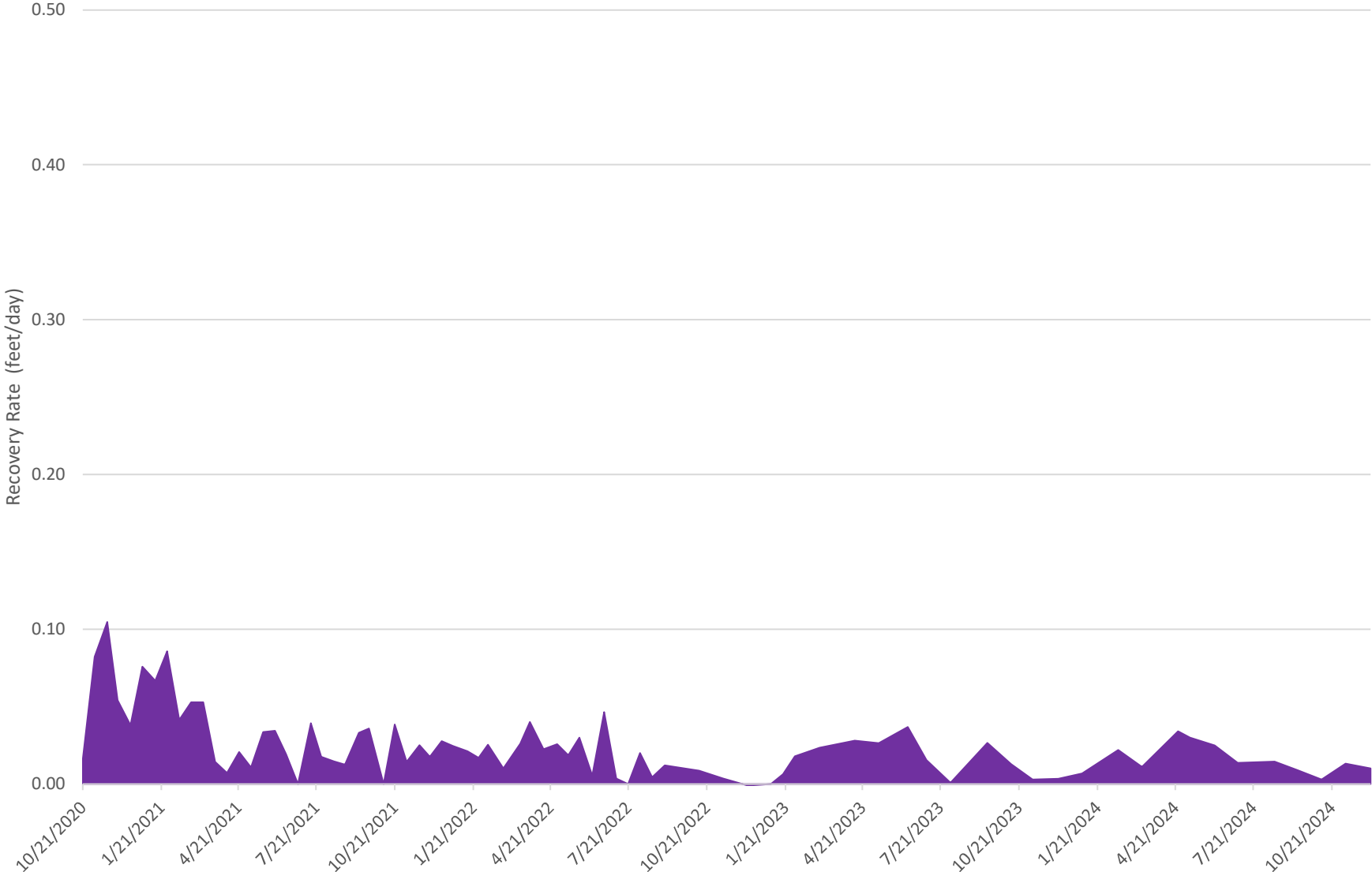
Attachment B Recovery Rate Graphs

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.