

May 13, 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 – First Quarter 2025
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 first quarter of 2025.

Site Activities

During the first quarter of 2025, DNAPL gauging was conducted at NW-3 and NW-4. DNAPL recovery wells are equipped with 3-foot sumps. DNAPL was detected during the Q1 2025 monitoring events in NW-3 and NW-4 as summarized in Table 1. DNAPL measurements from 2025 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 Q1 2025 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 January 15 and February 26, 2025, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q1 2025 are provided as Attachment A.

A total of approximately 16.5 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 16.5 gallons of DNAPL have been removed. DNAPL recovery totals for 2025 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 Q2 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 Q2 2025.

If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 646.385.1691 or via electronic mail at levinsonm@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

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Attachments

Table 1. Q1 2025 DNAPL Summary

Table 2. 2025 Well Gauging Measurements

Table 3. 2025 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/Matthew Levinson, Con Edison

Tables

Table 1. Q1 2025 DNAPL Summary

Table 2. 2025 Well Gauging Measurements

Table 3. 2025 DNAPL Recovery Totals

Table 1. Q1 2025 DNAPL Summary
Polychrome East Site
Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	1/2/2025	2/12/2025	3/12/2025	Q1 2025
NW-3	1.75	2.92	2.55	13.0
NW-4	0.80	1.10	0.39	3.5

Notes: Measured DNAPL thicknesses are estimated

NA- Not Applicable

Table 2. 2025 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	1/2/2025	11:25:00 AM	6.72	16.85	18.60	1.75	Pre pumping measurement ~3.5 gallons removed
	2/12/2025	9:00:00 AM	6.60	15.62	18.54	2.92	Pre pumping measurement ~5.0 gallons removed
	3/12/2025	10:00:00 AM	5.83	15.95	18.50	2.55	Pre pumping measurement ~4.5 gallons removed
NW-4	1/2/2025	11:55:00 AM	7.84	16.48	17.28	0.80	Pre pumping measurement ~1.5 gallons removed
	2/12/2025	9:30:00 AM	7.70	16.07	17.17	1.10	Pre pumping measurement ~2.0 gallons removed
	3/12/2025	10:15:00 AM	8.35	16.82	17.21	0.39	

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. 2025 DNAPL Recovery Totals
Polychrome East Site
Yonkers, New York

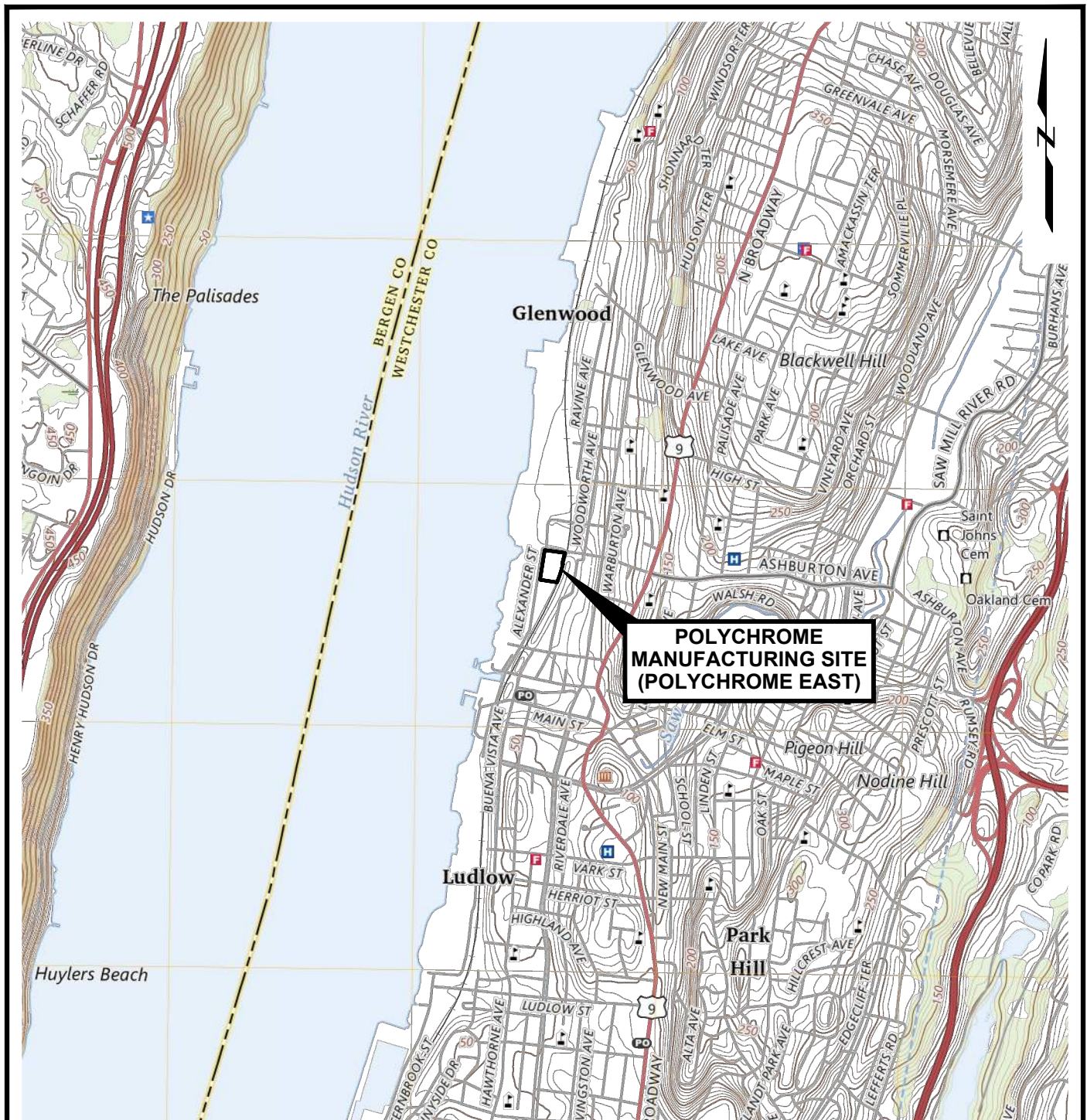
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5										13.00
NW-4	1.5	2.0	NA										3.50
Event Total	5.00	7.00	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.50
Date Generated	1/2/2025	2/12/2025	3/12/2025										
Off-Site Disposal Date	1/15/2025	2/26/2025	4/9/2025										
Disposal Location	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

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

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

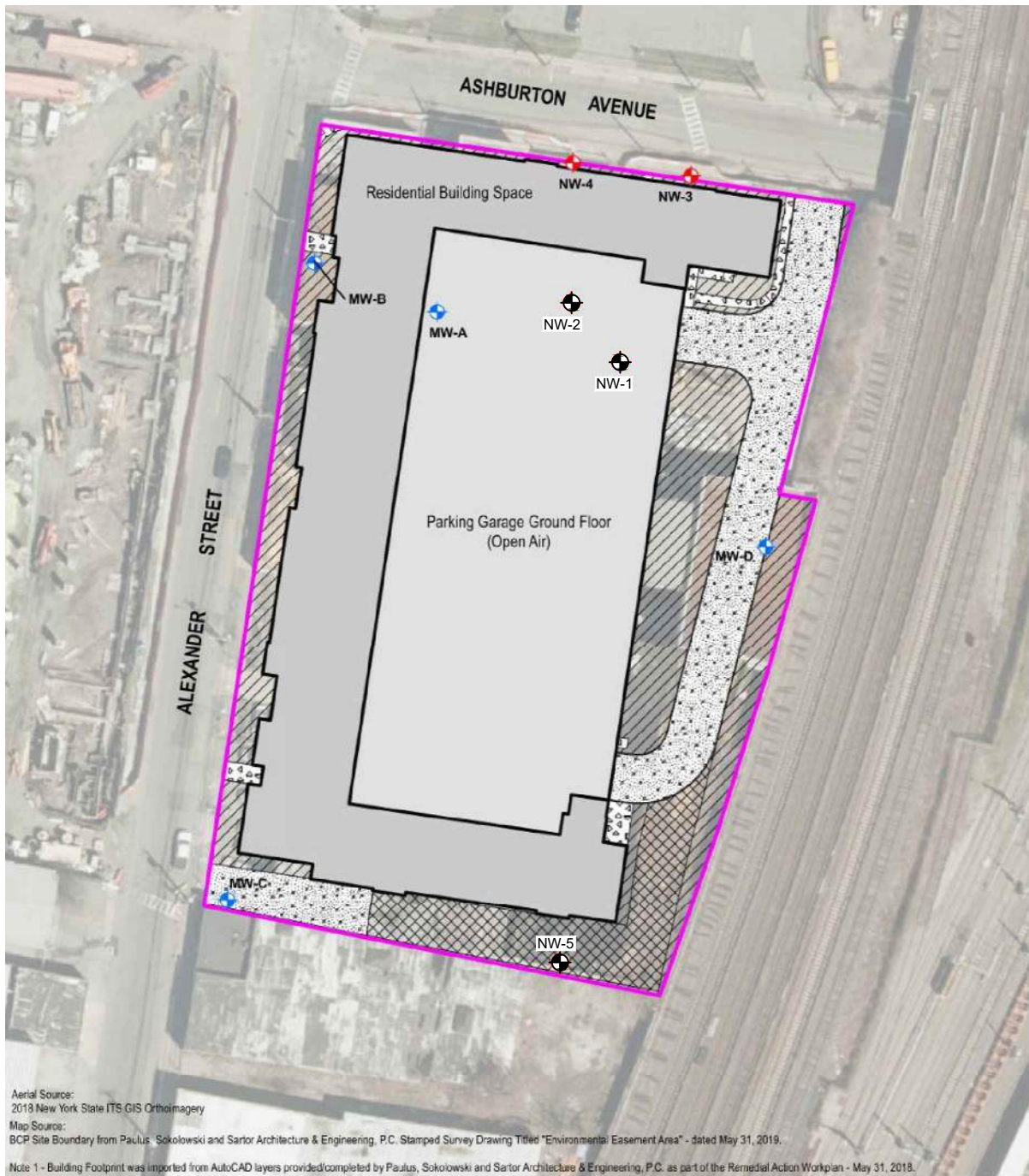


Project 2201010

SITE LOCATION MAP

May 2025

Fig. 1



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

May 2025

Fig. 2

Attachment A Waste Disposal Manifests

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 8508089747		4. Manifest Tracking Number 020044288 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									
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			
	X	1. NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)		3 DM		300	P	D018			
	X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)		1 DM		55	G	D018			
		3.									
		4.									
14. Special Handling Instructions and Additional Information (1)ERG#171:2230800134 (2)ERG#171:2230800135 <div style="text-align: right;">Order#: 2876052 - 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/Officer's Printed/Typed Name Mike Holmes 86627 Signature <i>[Signature]</i> Month 1 Day 16 Year 25											
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): _____										
	17. Transporter Acknowledgment of Receipt of Materials Transporter 1 Printed/Typed Name Adam Mella Signature <i>[Signature]</i> Month 1 Day 16 Year 25 Transporter 2 Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____										
TRANSPORTER	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: _____ U.S. EPA ID Number _____										
	18b. Alternate Facility (or Generator) Facility's Phone: _____										
	18c. Signature of Alternate Facility (or Generator) _____ Month _____ Day _____ Year _____										
DESIGNATED FACILITY	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 <i>[Signature]</i> Signature <i>[Signature]</i> Month 1 Day 16 Year 25										

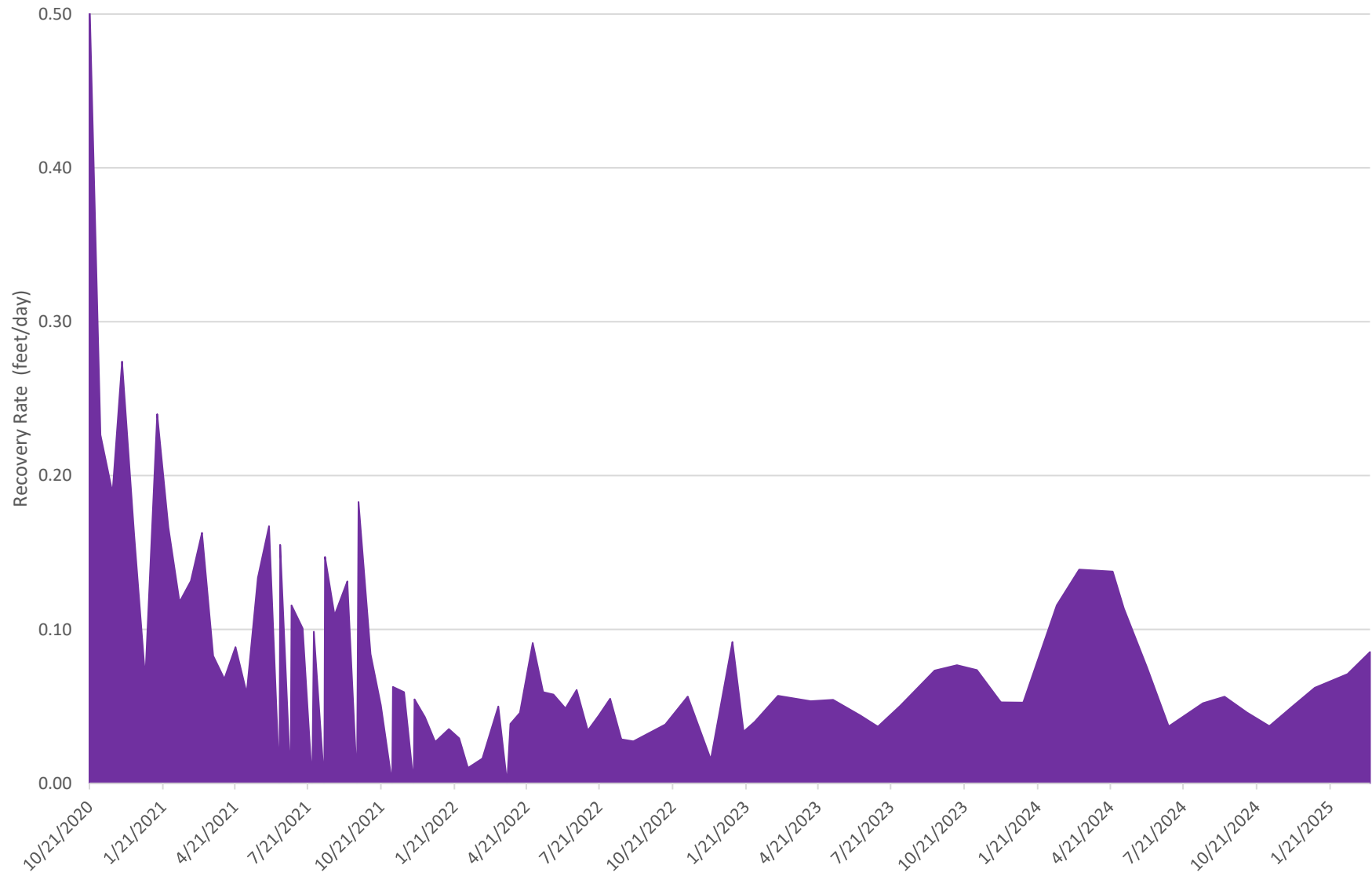
Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 886089717	4. Manifest Tracking Number 020056532 FLE		
5. Generator's Name and Mailing Address 212-580-8383 Generator's Phone:		Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc-Alt: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105 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 NJR988628162					
7. Transporter 2 Company Name		U.S. EPA ID Number					
8. Designated Facility Name and Site Address 9733444004 Facility's Phone:		U.S. EPA ID Number Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Keamy NJ 07032 NJD991291105					
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)	2	DM	200	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 TRK #107 LIC # AW 977K (NJ) (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz. (2) ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz. Order#: 2999846 - 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/Officer's Printed/Typed Name Richard H Cosme		Signature Rel H Cosme		Month Day Year 2 26 25			
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Transporter signature (for exports only): Port of entry/exit: Date leaving U.S.:							
17. Transporter Acknowledgment of Receipt of Materials Transporter 1 Printed/Typed Name Adam Mella Signature Adam Mella Month Day Year 2 26 25 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) 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 Smith Signature Smith Month Day Year 2 26 25							

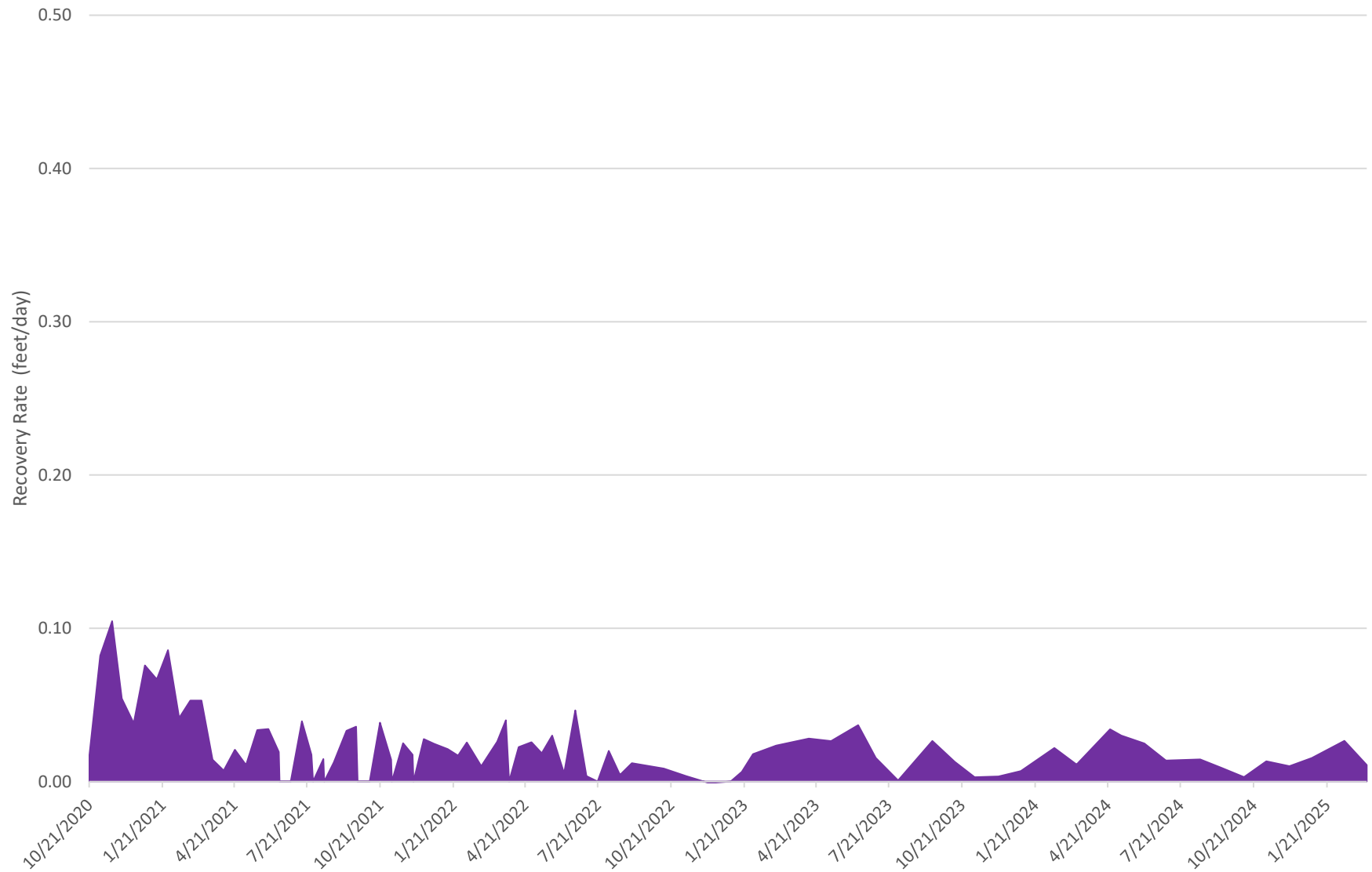
Attachment B Recovery Rate Graphs

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.