

August 27, 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 – Second 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 second quarter of 2025.

#### **Site Activities**

During the second 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 Q2 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 Q2 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 April 9 and May 21, 2025, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q2 2025 are provided as Attachment A.

A total of approximately 10.5 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 27.0 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 Q3 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 Q3 2025.

If you have any questions or require any further information, please contact Melissa Abt at Con Edison at 781.204.4331 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** 

#### **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

#### MO/MF:bdp

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### **Tables**

Table 1 Q2 2025 DNAPL Summary

**Table 2 2025 Well Gauging Measurements** 

**Table 3 2025 DNAPL Recovery Totals** 

# Table 1. Q2 2025 DNAPL Summary Polychrome East Site

Yonkers, New York

Recovery	DNA	APL Thicknes	Total DNAPL Removed (Gallons)		
Well ID	4/9/2025	5/7/2025	6/4/2025	Q2 2025	
NW-3	2.75	3.78	1.80	8.50	
NW-4	1.20	0.45	0.38	2.00	

Notes: Measured DNAPL thicknesses are estimated

NA- Not Applicable

#### Table 2. 2025 Well Gauging Measurements

#### **Polychrome East Site**

Yonkers, New York

			Depth to	Depth to		DNAPL	
Well ID	Date	Time	Water	DNAPL	<b>Total Depth</b>	Thickness	Comments
			(feet)	(feet)	(feet)	(feet)	
	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-3	4/9/2025	11:15:00 AM	7.82	15.87	18.62	2.75	Pre pumping measurement ~5.0 gallons removed
	5/7/2025	1:05:00 PM	7.60	15.14	18.92	3.78	Pump malfunction, no recovery
	6/4/2025	9:05:00 AM	7.70	16.90	18.70	1.80	Pre pumping measurement ~3.5 gallons removed
	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	
NW-4	4/9/2025	11:40:00 AM	7.61	16.12	17.32	1.20	Pre pumping measurement ~2.0 gallons removed
	5/7/2025	12:20:00 PM	7.50	16.93	17.32	0.45	
	6/4/2025	9:10:00 AM	7.80	16.82	17.20	0.38	

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

						DNAPL	NAPL Recovered Volume (gal)						
Recovery Event	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total DNAPL Recovered (Gallons)
NW-3	3.5	5.0	4.5	5.0	NA	3.5							21.50
NW-4	1.5	2.0	NA	2.0	NA	NA							5.50
Event Total	5.00	7.00	4.50	7.00	0.00	3.50	0.00	0.00	0.00	0.00	0.00	0.00	27.00
Date Generated	1/2/2025	2/12/2025	3/12/2025	4/9/2025	5/7/2025	6/4/2025							
Off-Site Disposal Date	1/15/2025	2/26/2025	4/9/2025	5/21/2025	5/21/2025	7/2/2025							
Disposal Location	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey	Clean							

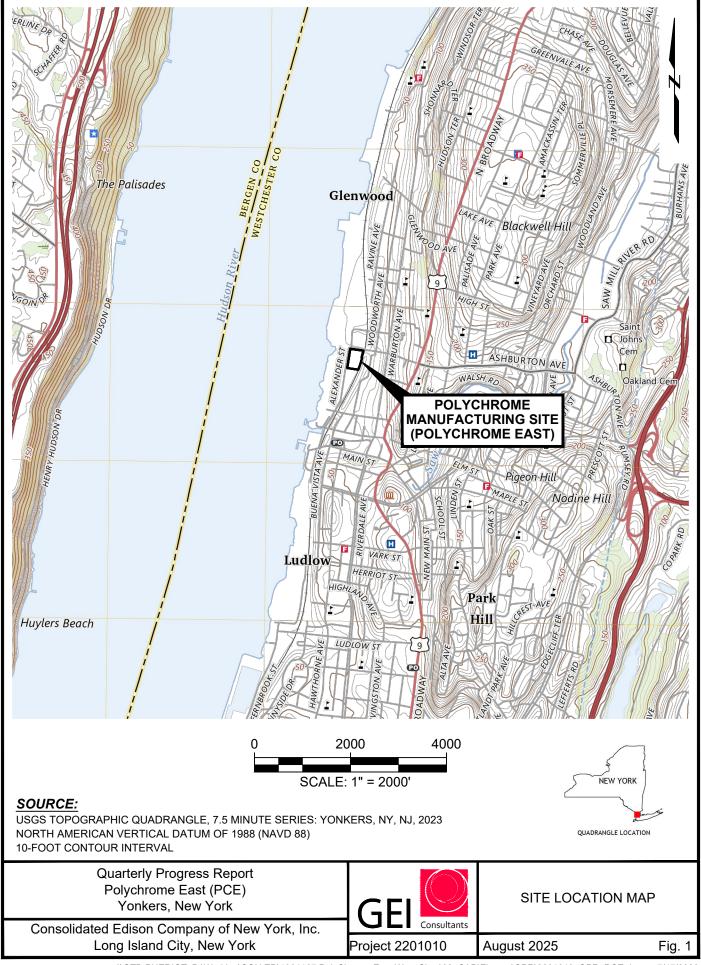
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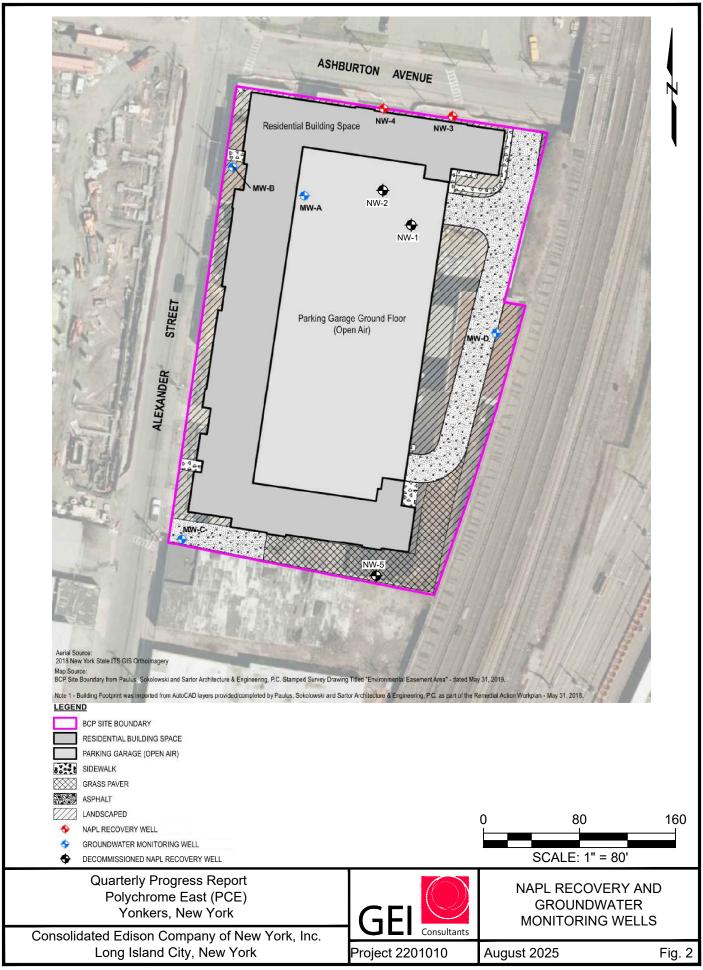
DNAPL - Dense Non-Aqueous Phase Liquid

### **Figures**

Figure 1 Site Location Map

Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan





## **Attachment A** Waste Disposal Manifests

Ple	eas	ise print or type.			Form	n Approved. OMB No. 2050-0039
	1	UNIFORM HAZARDOUS 1. Generator ID Number WASTE MANIFEST NYR0002547Ó6	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking No.	10308 FLE
		5. Generator's Name and Mailing Address  Consolidated Edison of NY Inc-A	 \tt:	Generator's Site Address (if different the	nan mailing address)	3
		31-01 20th Ave- Bldg 136 2nd fl 212-580-8383 Astoria, NY 11105 Generator's Phone:	of NY Inc			
		6. Transporter 1 Company Name		Yonkers, NY 10701	U.S. EPA ID Number	
:	es V	7. Transporter 2 Company Name		**	U.S. EPA ID Number	628162
		Designated Facility Name and Site Address		·	II G. EDS /D Months	
		Clean Earth of North Jersey, In 105 Jacobus Ave. 9733444004 Kearny NJ 07032	ic.		U.S. EPA ID Number	291105
	L	Facility's Phone:			1	
		9a. U.S. DOT Description (Including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))  11		10. Containers No. Type	11. Total 12. Unit Quantity Wt./Vol.	13. Waste Codes
GENERATOR	5	NA3077, Hazardous waste, solid n.o.s. (Benzene), 9, PG-III,RQ	•	) 21 DM	20 P	D018
- SEN	כוו	NA3082, Hazardous waste, liquid, n.o.s X PG-III,RQ(D018)	., 9,	2 DM	110 g	D018
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		14. Special Handling Instructions and Additional Information		#108		
		(1) ERG#171: 2230800134 - Used PPE and sampling equip (2) ERG#171: 2230800135 - Purged NAPL and Groundwate		#108 A286LPIA	Order#: 304963	3 - Note;
	L			,	1.0	
	1	15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this or marked and labeled/placarded, and are in all respects in proper condition for transport accor Exporter, I certify that the contents of this consignment conform to the terms of the attached	rding to applic EPA Acknowl	able international and national governmedgment of Consent.	ental regulations. If export shi	
	10	I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large Generator's/Offger's Printed/Typed Name		erator) or (b) (if I am a small quantity ger nature	nerator) is true.	Month Day Year
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	-	17. Transporter Acknowledgment of Receipt of Materials		Date leaving U.S.:		
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) FA	E	Facility's Phone:	, v		1.	
ATE!	1	18c. Signature of Alternate Facility (or Generator)				Month Day Year
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	5, G	enerator's Name and Mailing Address CNSON CLOSED ED	son of my	SvC Generat	or's Site Address こという	(if different that	n mailing addre	01.20	on of h	YInc
	1 12	1-01 20th Ave Did	19 136 2nd f 183 Attn Nev	sia,	80-0	Lers	16+Car	101	701	
	6. Tr	erator's Phone: 2 2 - 5 8 0 - 8 2 ansporter 1 Company Name	7/20				U.S. EPA ID	Number	662812	5
		TWT Transpar ansporter 2 Company Name	4 Inc.				U.S. EPA ID I		6 628 12	
	8. De	esignated Facility Name and Site Address	co coch c	I Noc	W- 10	~5~ I	U.S. EPA ID I	Number		
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	Facil	lity's Phone: 073-344-40	01025					· ·		
	9a. HM	9b. U.S. DOT Description (including Proper Shipping and Packing Group (if any))			10. Contai	ners Type	11. Total Quanlity	12. Unit Wt./Vol.	13, Waste Coo	es
OR -		n.o.s. (Benzene)	los wave, s	chid	2	m	100	0	DOR B	
GENERATOR	X		43		<i></i>	ויוע	100	P	- VC - D	
- GE	X	1.0.S. 9,86-III		1100 10	11	Dm	55	86	DOBB	
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	1/ 0	Cooked Handling Instructions and Additional Information				, , , ,				
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	2)	2230800135-	purged NA	3,5 E	Runa	WC+	T		31543	
		GENERATOR'S/OFFEROR'S CERTIFICATION: I her marked and labeled/placarded, and are in all respects Exporter, I certify that the contents of this consignment	n proper condition for transport accord	ling to applicable inte	rnational and nati	scribed above l ional governme	by the proper sh ntal regulations.	ipping name . If export shi	, and are classified, pac pment and I am the Pri	kaged, nary
		I certify that the waste minimization statement identified at Offeror's Printed/Typed Name				wantily gene	erator) is true.		Month Da	/ Year
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RTER	_	ransporter Acknowledgment of Receipt of Materials sporter 1 Pripted/Typed Name		Signature	Ti	1	1.1	7	Month Da	Year
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Į.	18b. /	Alternate Facility (or Generator)	and the second second				U.S. EPA ID N	lumber		
D FAC	St. Committee of the	ty's Phone: Signature of Alternate Facility (or Generator)							Month Da	ıy Year
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DESIGNATED FACILITY	19. H	azardous Waste Report Management Method Codes (i	e., codes for hazardous waste treatme	ent, disposal, and rec	ycling systems)		4.			
	20 0	esignated Facility Owner or Operator: Certification of re	ceint of hazardous materials covered by	by the manifest excer	ot as noted in Item	n 18a				
		esignated Pacifity Owner of Operator. Certification of Red/Typed Name	MARIJAN	Signature	$\overline{}$				Moduli Da	Year
<b>E</b> P#	Form	8700-22 (Rev. 12-17) Previous editions are ob	solete.		DES	IGNATED	FACILITY	TO EPA	's e-MANIFEST	SYSTEM

## **Attachment B Recovery Rate Graphs**

