

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.

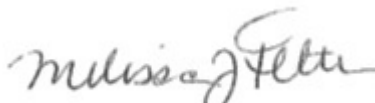
If you have any questions or require any further information, please contact Melissa Abt at Con Edison at 781.204.4331 or via electronic mail at abtm@coned.com.

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
B:\Working\CON ED\1901167 PolyChrome East West Sites\01_ADMIN\Data_Sent\Monthly Reports\2025\Q2\PCE\report.C360098.PCE-QuarterlyReport_Q2.2025.docx

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 Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	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

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
	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
NW-4	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	
	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 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

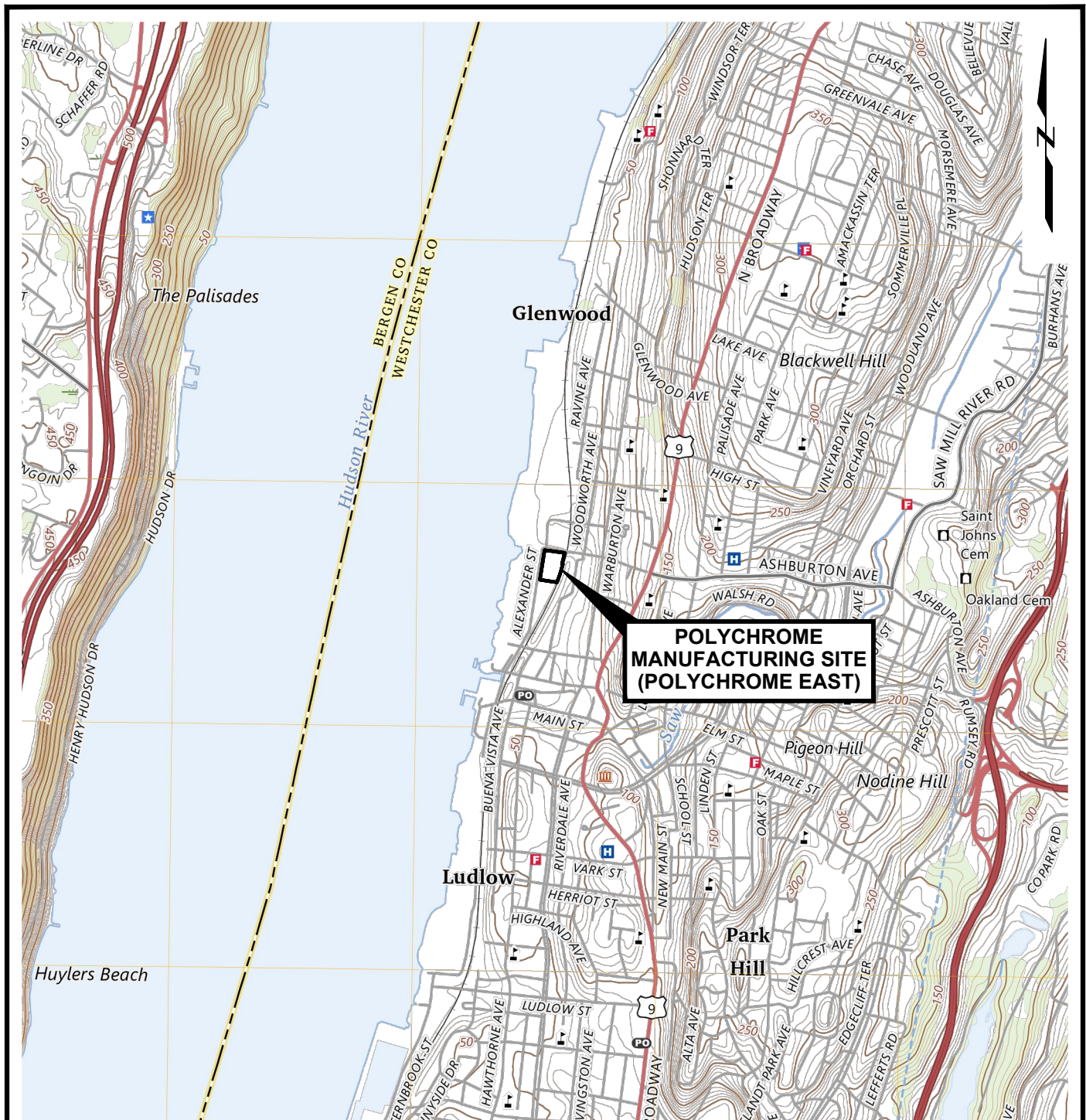
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5	5.0	NA	3.5							21.50
NW-4	1.5	2.0	NA	2.0	NA	NA							5.50
Event Total	5.00	7.00	4.50	7.00	0.00	3.50	0.00	0.00	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 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

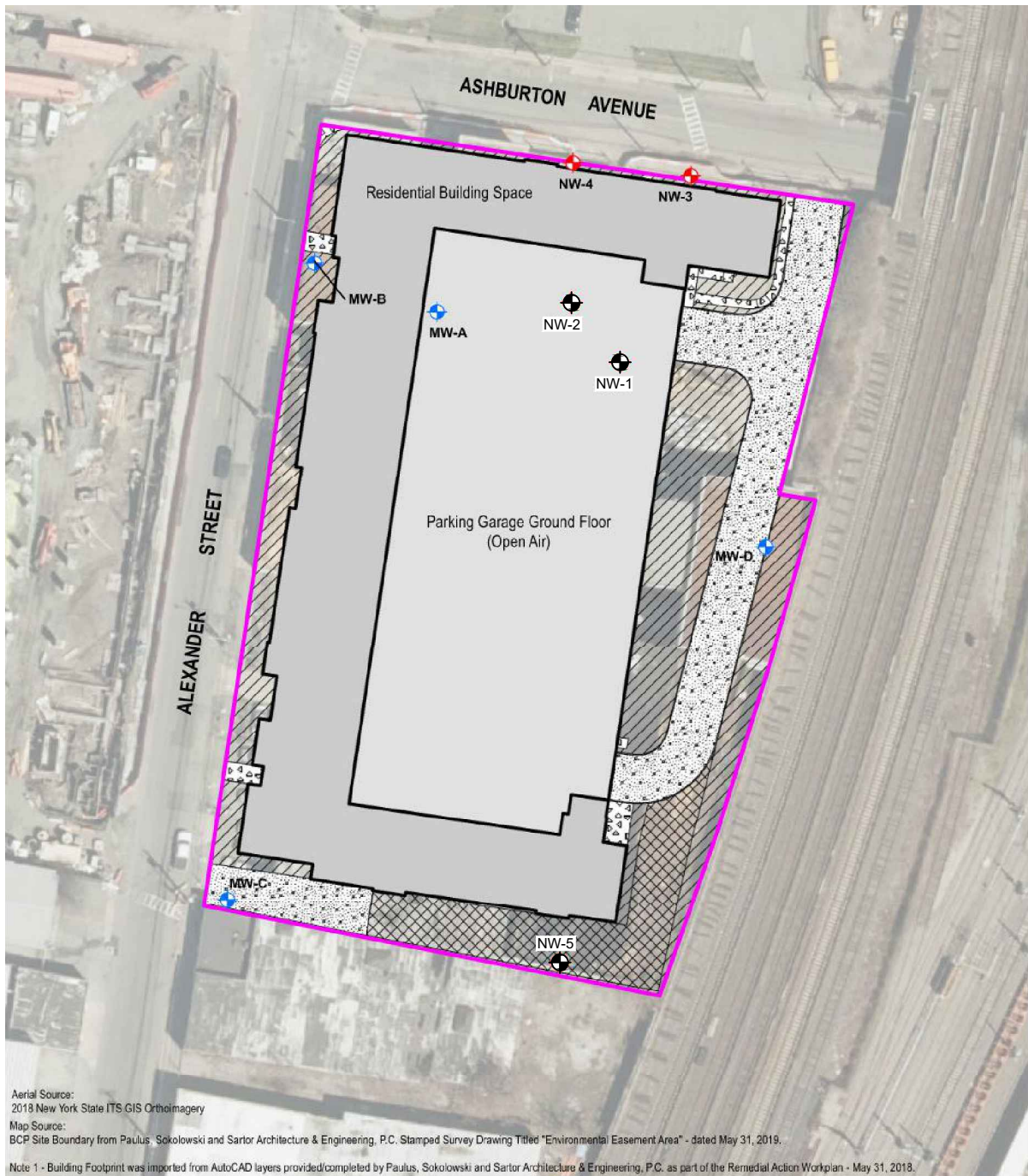


Project 2201010

SITE LOCATION MAP

August 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

August 2025

Fig. 2

Attachment A Waste Disposal Manifests

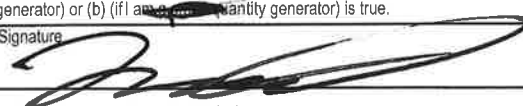
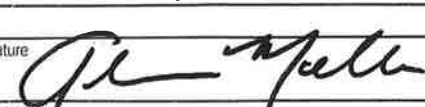
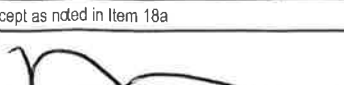
UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number	
		NYR000254706	1	850899717	020040308 FLE	
5. Generator's Name and Mailing Address		Consolidated Edison of NY Inc-Att: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105		Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 80-94 Alexander St Yonkers, NY 10701		
Generator's Phone: 212-580-8363				U.S. EPA ID Number NJR988628162		
6. Transporter 1 Company Name IWT Transport Inc.				U.S. EPA ID Number		
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 NJ0991291105		
Facility's Phone: 9734444004						
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)	21	DM	20	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 - Used PPE and sampling equipment-Haz. #108 (2) ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz. A288 Plate Order#: 3049633 - 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/Offere Printed/Typed Name Richard H Cosmo		Signature [Signature]		Month Day Year 4 9 25		
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 Chell		Signature [Signature]		Month Day Year 4 9 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) 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]		Signature [Signature]		Month Day Year 4 9 25		

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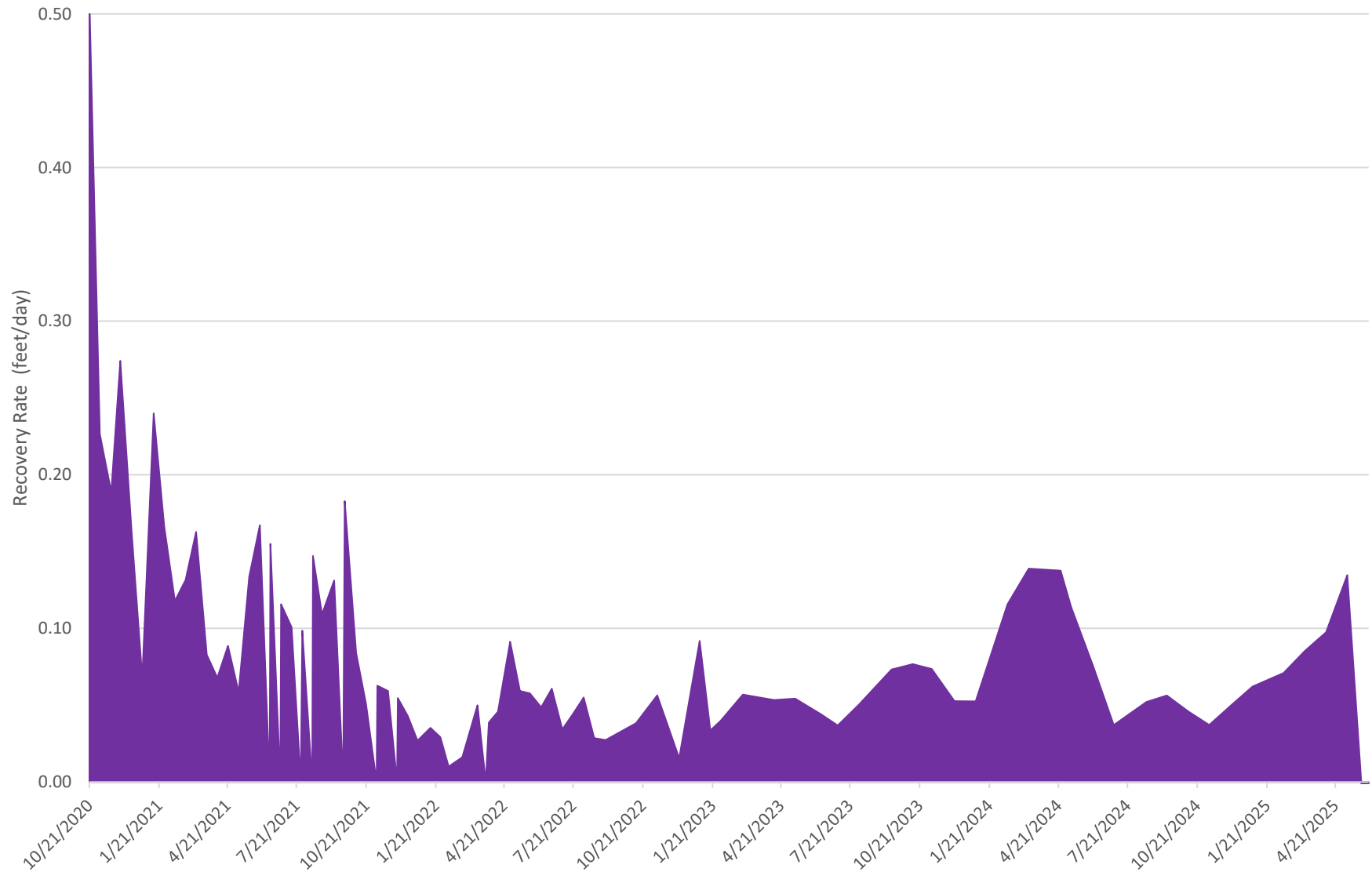
Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYRC000254706	2. Page 1 of 1	3. Emergency Response Phone 8606059717	4. Manifest Tracking Number 020030516 FLE		
5. Generator's Name and Mailing Address 212-580-8383		Consolidated Edison of NY Melissa Falter 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			
Generator's Phone:							
6. Transporter 1 Company Name IVT 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 NJ0991291105			
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 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)	2	DM	50	P	B D018	
X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ (D018)	2	DM	300	P	B 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.							
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 Roberto Alvarez		Signature [Signature]		Month Day Year 5 21 25			
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 Chen C. [Signature]		Signature [Signature]		Month Day Year 5 21 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)		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.	2.	3.	4.				
1.	H141	H141					
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 Dionis		Signature [Signature]		Month Day Year 5 21 25			

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706		2. Page 1 of 1		3. Emergency Response Phone 860-608-9717		4. Manifest Tracking Number 020034813 FLE					
		5. Generator's Name and Mailing Address Consolidated Edison of NY Inc. 31-01 20th Ave. Bldg 136 2nd fl. Astoria, NY 11105 Generator's Phone: 212-580-8383 Attn: Melissa Felter						Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc. 80-04 Alexander St. Yonkers, NY 10701					
6. Transporter 1 Company Name IWT Transport Inc.		U.S. EPA ID Number NJ2986628162											
7. Transporter 2 Company Name		U.S. EPA ID Number											
8. Designated Facility Name and Site Address Clean Earth of North Jersey 105 Jacobus Ave. Kearny, NJ 07032 Facility's Phone: 973-344-4004		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			
	X	1. NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, 7Q				2 DM		100	P	D08 B			
	X	2. NA3082 Hazardous waste, liquid, n.o.s., 9, PG-III, 2Q				17 DM		55	86	D08 B			
		3.											
		4.											
14. Special Handling Instructions and Additional Information 1) 2230800134 - used ppe & sampling equipment W0# 2) 2230800135 - buried NAPL & groundwater 3154385													
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 Michael Menje						Signature 		Month 7		Day 2			
INT'L		16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.				Port of entry/exit:		Year 25					
		Transporter signature (for exports only):				Date leaving U.S.:							
TRANSPORTER		17. Transporter Acknowledgment of Receipt of Materials											
		Transporter 1 Printed/Typed Name Adam McIlra				Signature 		Month 7		Day 2		Year 25	
DESIGNATED FACILITY		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) 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. H040		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 Long MURRAY						Signature 		Month 7		Day 2		Year 25	

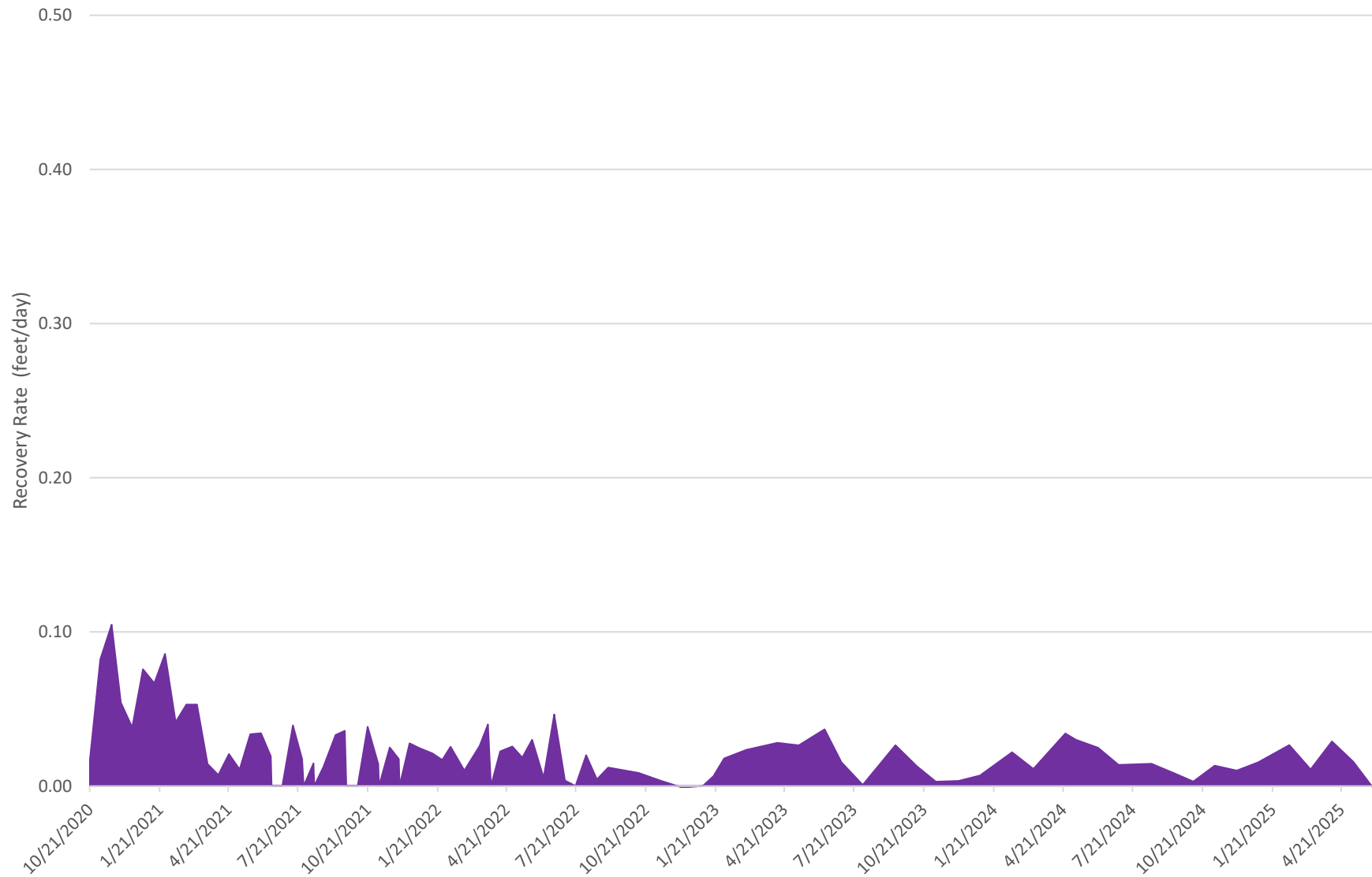
Attachment B Recovery Rate Graphs

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.