

February 26, 2026
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 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 fourth quarter of 2025.

Site Activities

During the fourth 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 Q4 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 Q4 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 November 5 and December 17, 2025, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q4 2025 are provided as Attachment A.

A total of approximately 14.0 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 60.0 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 Q1 2026:

- 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 2026.

If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 781.204.4331 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

Attachments

- Table 1. Q4 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 Q4 2025 DNAPL Summary

Table 2 2025 Well Gauging Measurements

Table 3 2025 DNAPL Recovery Totals

Table 1. Q4 2025 DNAPL Summary
Polychrome East Site
 Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	10/8/2025	11/5/2025	12/3/2025	Q4 2025
NW-3	1.57	2.40	2.38	12.00
NW-4	0.43	0.45	1.00	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
	6/4/2025	9:05:00 AM	7.70	16.90	18.70	1.80	Pre pumping measurement ~3.5 gallons removed
	7/2/2025	12:30:00 PM	6.92	15.68	18.68	3.00	Pre pumping measurement ~5.0 gallons removed
	8/13/2025	9:05:00 AM	6.70	15.00	18.40	3.40	Pre pumping measurement ~6.0 gallons removed
	9/10/2025	9:55:00 AM	7.32	16.83	18.63	1.80	Pre pumping measurement ~3.5 gallons removed
	10/8/2025	10:55:00 AM	3.70	17.01	18.58	1.57	Pre pumping measurement ~3.0 gallons removed
	11/5/2025	11:45:00 AM	6.90	16.20	18.60	2.40	Pre pumping measurement ~4.5 gallons removed
	12/3/2025	10:05:00 AM	6.60	16.22	18.60	2.38	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	
	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	
	7/2/2025	12:45:00 PM	8.43	16.71	17.21	1.50	Pre pumping measurement ~2.5 gallons removed
	8/13/2025	9:15:00 AM	7.65	17.00	17.30	0.30	
	9/10/2025	9:45:00 AM	6.52	16.37	17.27	0.90	Pre pumping measurement ~2.0 gallons removed
	10/8/2025	11:05:00 AM	7.90	16.89	17.32	0.43	
	11/5/2025	12:00:00 PM	7.35	16.82	17.27	0.45	
	12/3/2025	10:30:00 AM	6.50	16.30	17.30	1.00	Pre pumping measurement ~2.0 gallons removed

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

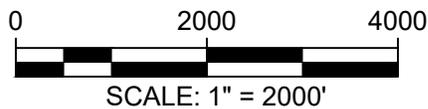
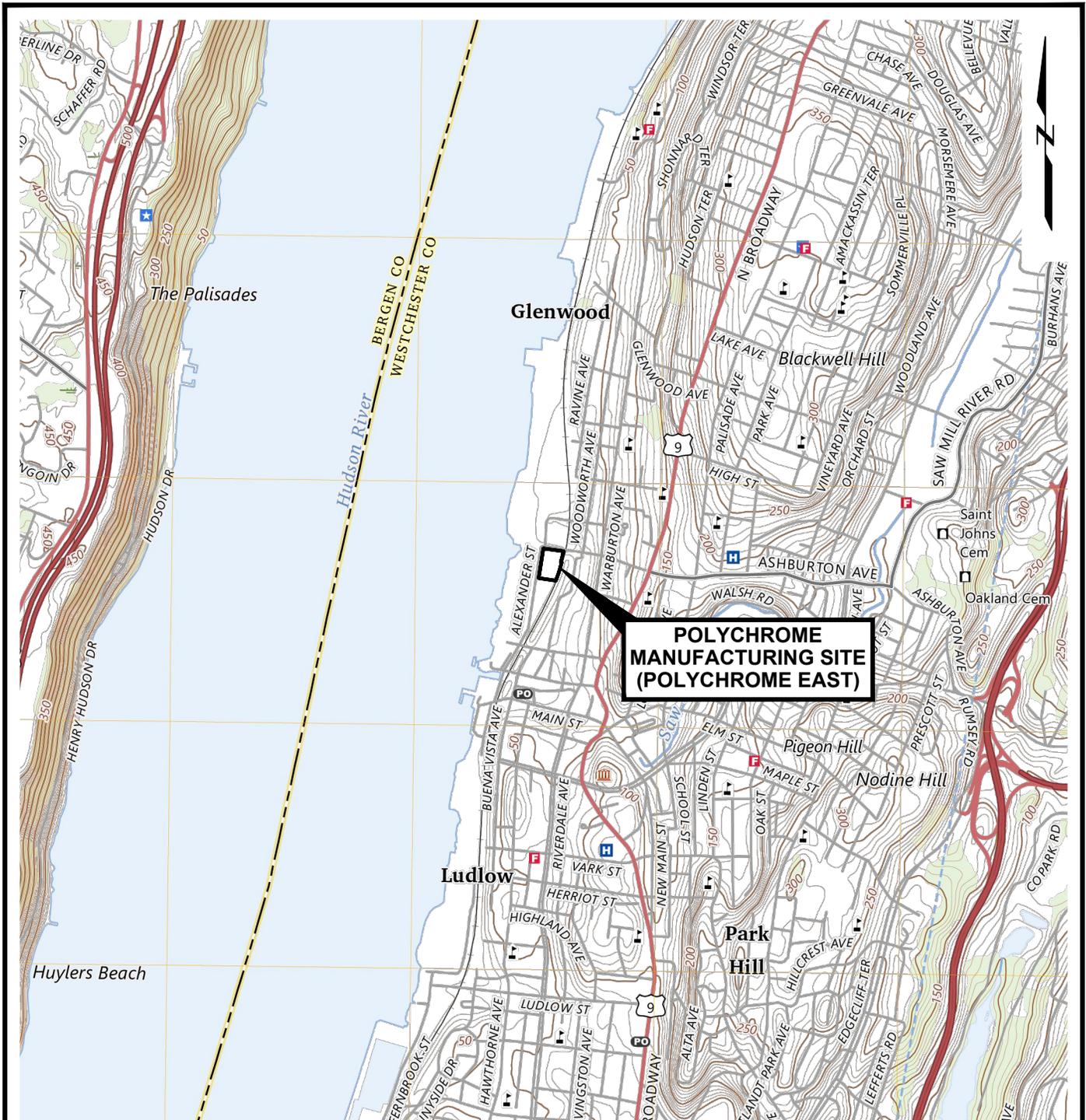
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5	5.0	NA	3.5	5.0	6.0	3.5	3.0	4.5	4.5	48.00
NW-4	1.5	2.0	NA	2.0	NA	NA	2.5	NA	2.0	NA	NA	2.0	12.00
Event Total	5.00	7.00	4.50	7.00	0.00	3.50	7.50	6.00	5.50	3.00	4.50	6.50	60.00
Date Generated	1/2/2025	2/12/2025	3/12/2025	4/9/2025	5/7/2025	6/4/2025	7/2/2025	8/13/2025	9/10/2025	10/8/2025	11/5/2025	12/3/2025	
Off-Site Disposal Date	1/15/2025	2/26/2025	4/9/2025	5/21/2025	5/21/2025	7/2/2025	7/2/2025	8/27/2025	9/24/2025	11/5/2025	11/5/2025	12/17/2025	
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

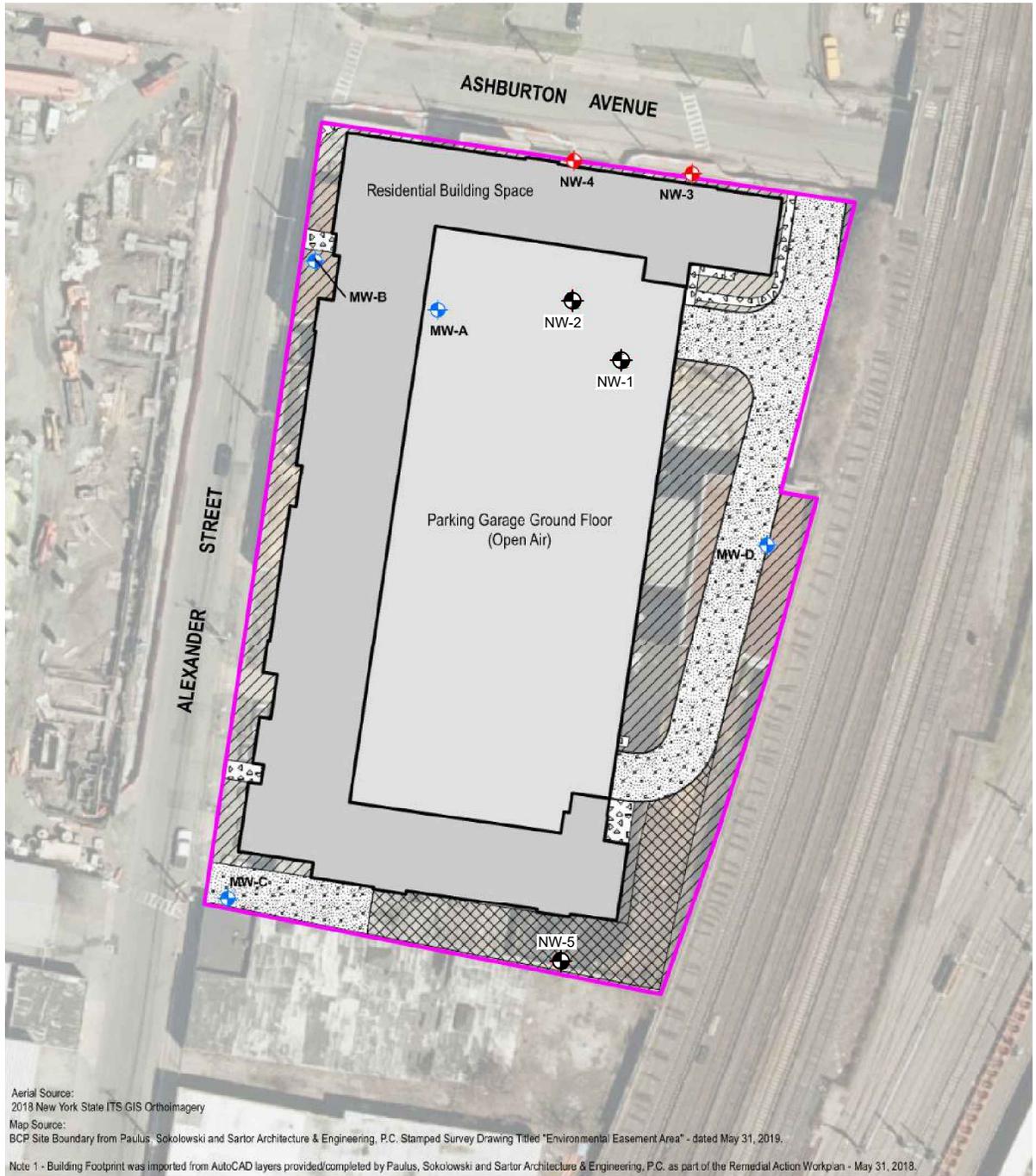
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



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>February 2026 Fig. 1</p>



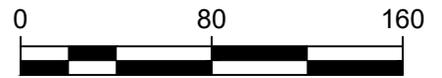
Aerial Source:
2018 New York State ITS GIS Orthoimagery

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



NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

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

Project 2201010

February 2026

Fig. 2

Progress Report – Fourth Quarter 2025
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360098
February 26, 2026

Attachment A Waste Disposal Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 8668089717	4. Manifest Tracking Number 020057275 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 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 NJIR998828162		
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 NJD001291106					
Facility's Phone: 9733444004							
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	NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ(D018)	1	DM	20	P	B	D018
X	NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)	2	DM	110	P	B	D018
14. Special Handling Instructions and Additional Information TRK # 108 NO LIC PLATE # AZ 889L (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz. Order#: 3314249 - Note: (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/Offeror's Printed/Typed Name Richard H Cosme				Signature <i>[Signature]</i>		Month Day Year 11 5 25	
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 CHRISTOPHER				Signature <i>[Signature]</i>		Month Day Year 11 5 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							
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. 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 DAUG MORRIS				Signature <i>[Signature]</i>		Month Day Year 11 5 25	

3365008

Please print or type.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of	3. Emergency Response Phone 800689717	4. Manifest Tracking Number 020050466 FLE	
5. Generator's Name and Mailing Address 212-580-8383 Consolidated Edison of NY Inc 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105- Attn: Melissa Felter		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 NJR986628182				
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				
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	60	P	9 0018
2.	NA3082, Hazardous waste liquid, n.o.s., 9, PG-III, RQ(D018)	1 2	DM	55	G P	8 0018
3.						
4.						
14. Special Handling Instructions and Additional Information (1) ERO#171-223000134 - Used PPE and sweeping equipment-Haz. Order# 3005006 - n.o.s. (2) ERO#171-223000135 - Burned NAPL and Groundwater-Haz. Placard # AW979K						
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/Offero's Printed/Typed Name George Dees		Signature 			Month Day Year 11/21/17/25	
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: Nelson Polanco Signature: Month Day Year: 11/21/17/25 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 Manifest Reference Number: U.S. EPA ID Number: 18b. Alternate Facility (or Generator) Facility's Phone: Received Pending Manifest Review/Quality Control 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: Bernice Mills Signature: Month Day Year: 11/21/17/25						

GENERATOR

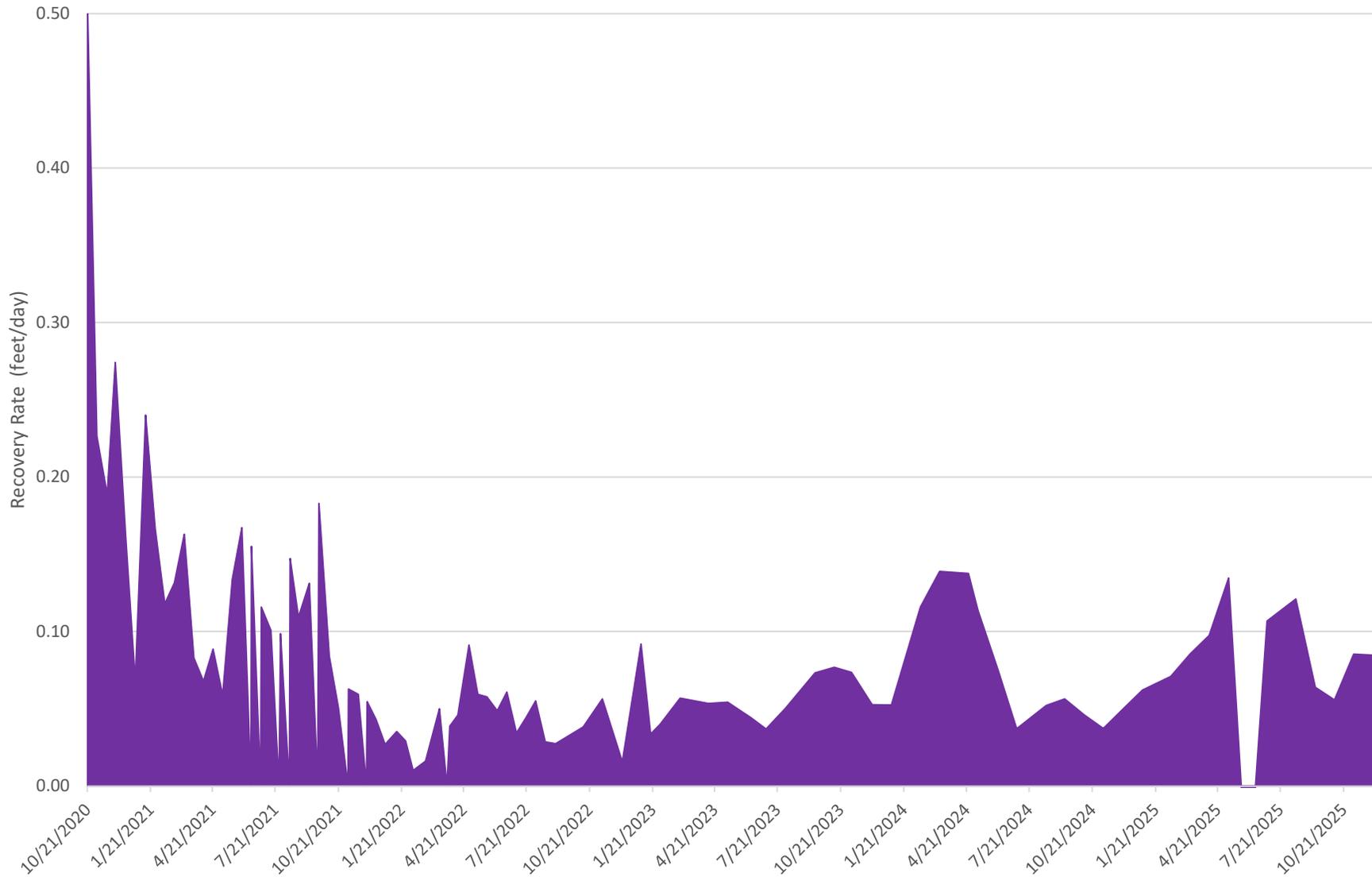
INT'L

TRANSPORTER

DESIGNATED FACILITY

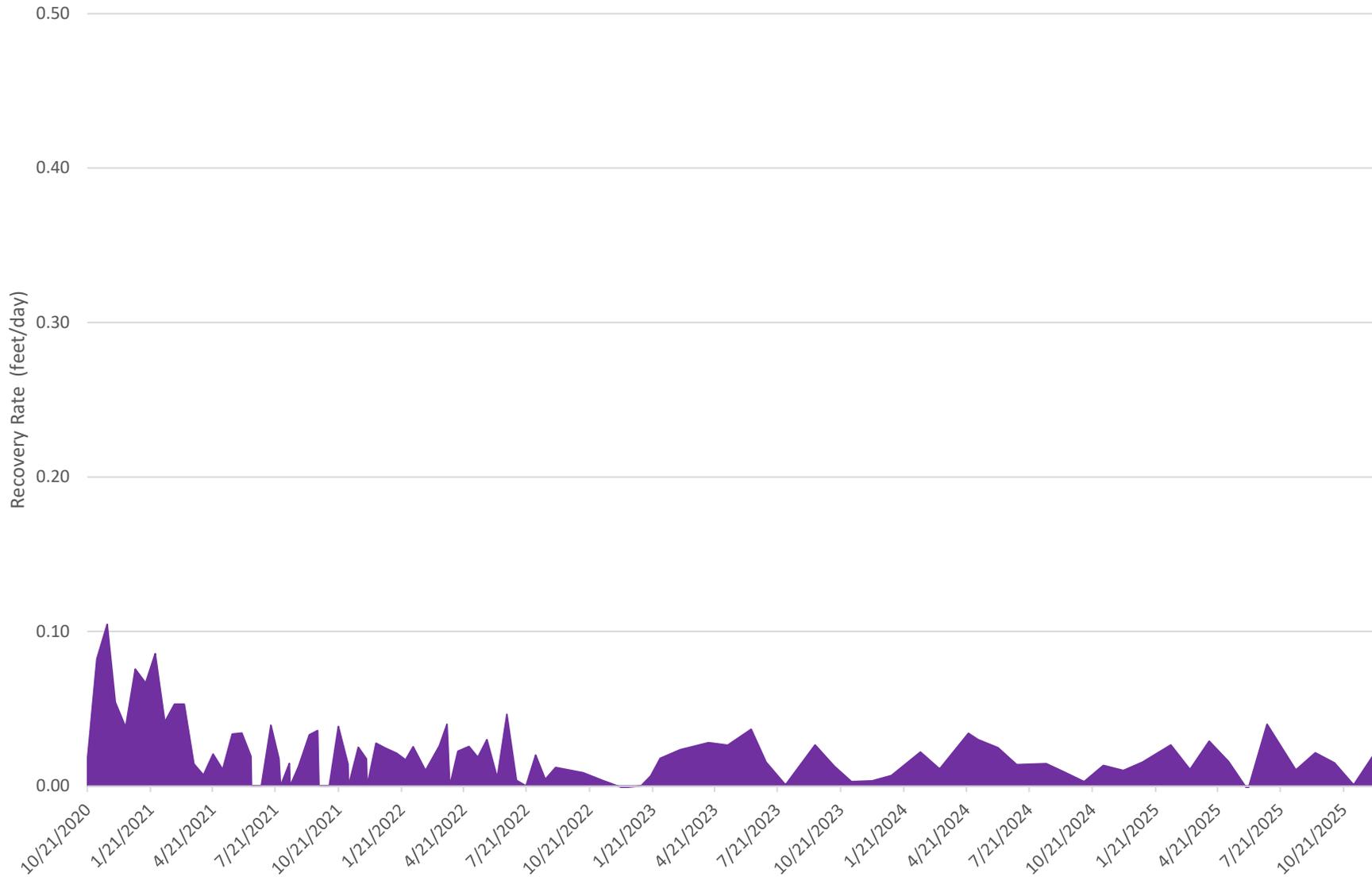
Attachment B Recovery Rate Graphs

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.