

April 20, 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 – First Quarter 2026
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 2026.

Site Activities

During the first quarter of 2026, DNAPL gauging was conducted at NW-3 and NW-4. DNAPL recovery wells are equipped with 3-foot sumps. DNAPL was detected during the January 2026 monitoring event in NW-3 and NW-4 as summarized in Table 1. Due to heavy snow cover at the site, the February 2026 monitoring event was canceled. NW-3 and NW-4 were inaccessible during the March 2026 monitoring event. DNAPL measurements from 2026 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 2026 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 March 4, 2026, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q1 2026 are provided as Attachment A.

A total of approximately 6.5 gallons of DNAPL were recovered during the reporting period. Since the start of 2026, a total of 6.5 gallons of DNAPL have been removed. DNAPL recovery totals for 2026 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 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 Q2 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. Q1 2026 DNAPL Summary
- Table 2. 2026 Well Gauging Measurements
- Table 3. 2026 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\2026\Q1\PCE\PCE-MonitoringDataTables and Attach.B Q1 2026.docx

Tables

Table 1 Q1 2026 DNAPL Summary

Table 2 2026 Well Gauging Measurements

Table 3 2026 DNAPL Recovery Totals

Table 1. Q1 2026 DNAPL Summary
Polychrome East Site
 Yonkers, New York

Recovery Well ID	DNAPL Thickness	Total DNAPL Removed (Gallons)
	1/14/2026	Q1 2026
NW-3	2.50	4.50
NW-4	0.80	2.00

Notes: Measured DNAPL thicknesses are estimated
 NA- Not Applicable

Table 2. 2026 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	1/14/2026	9:30:00 AM	6.80	16.10	18.60	2.50	Pre pumping measurement ~4.5 gallons removed
NW-4	1/14/2026	9:40:00 AM	7.70	16.50	17.30	0.80	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. 2026 DNAPL Recovery Totals
Polychrome East Site
 Yonkers, New York

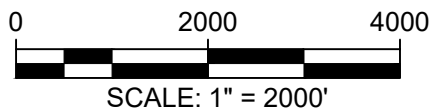
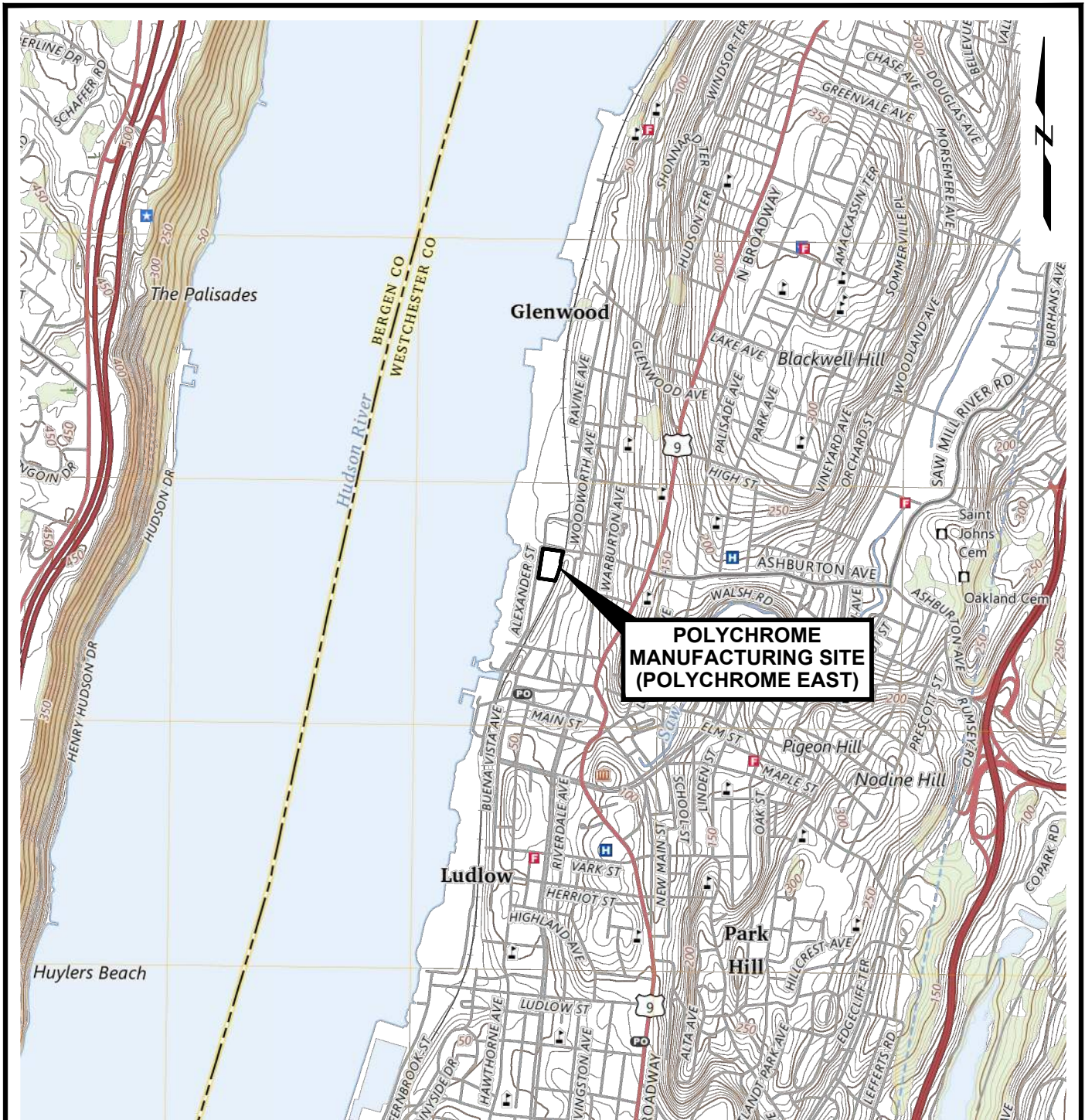
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	4.5	NA	NA										4.50
NW-4	2.0	NA	NA										2.00
Event Total	6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.50
Date Generated	1/14/2026	NA	NA										
Off-Site Disposal Date	3/4/2026	NA	NA										
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

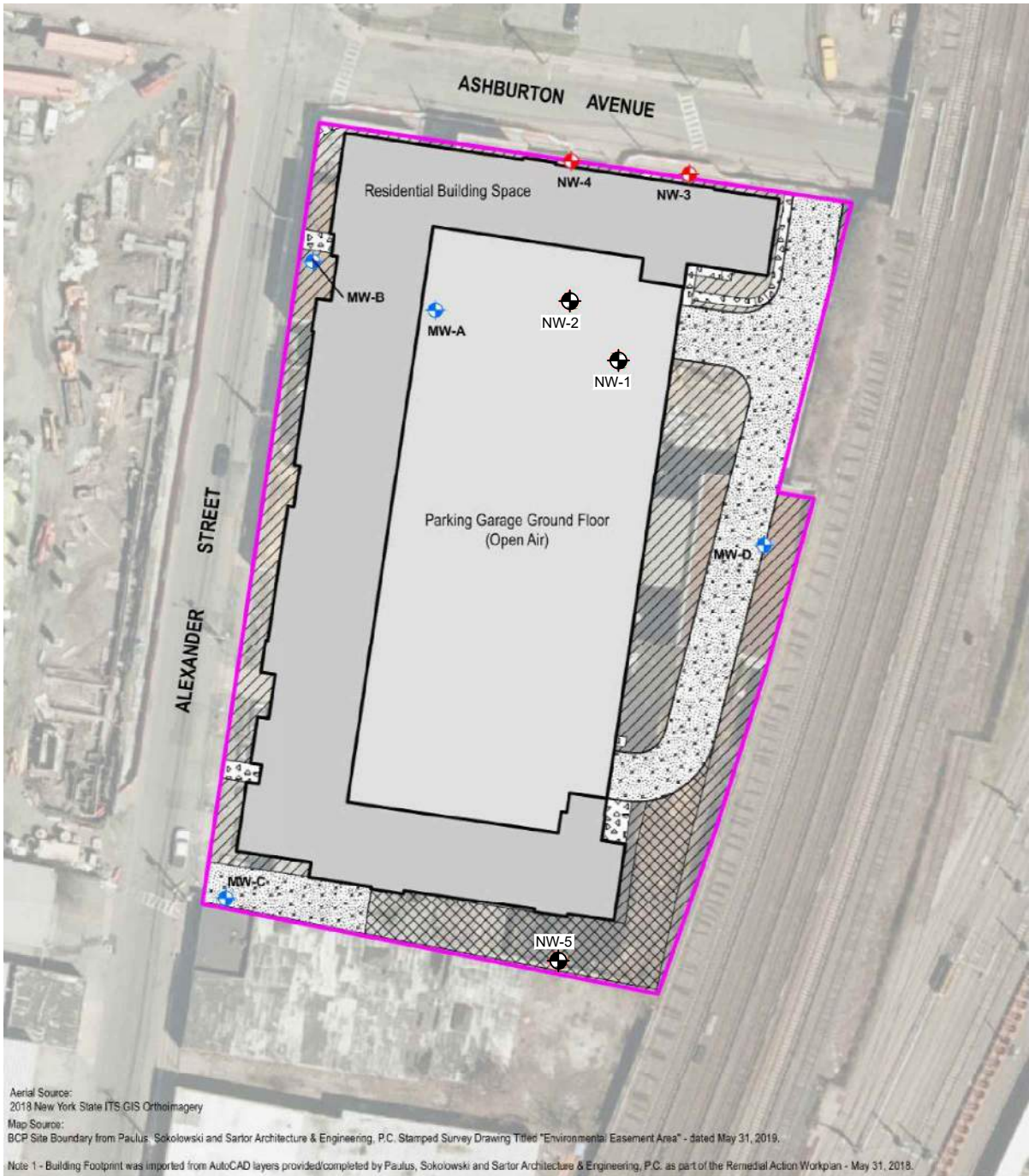
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



SOURCE:

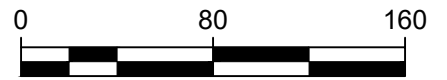
USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: YONKERS, NY, NJ, 2023
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 10-FOOT CONTOUR INTERVAL

<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>April 2026 Fig. 1</p>



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



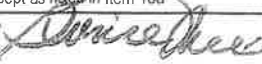
NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

April 2026

Fig. 2

Progress Report – First Quarter 2026
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360098
April 20, 2026

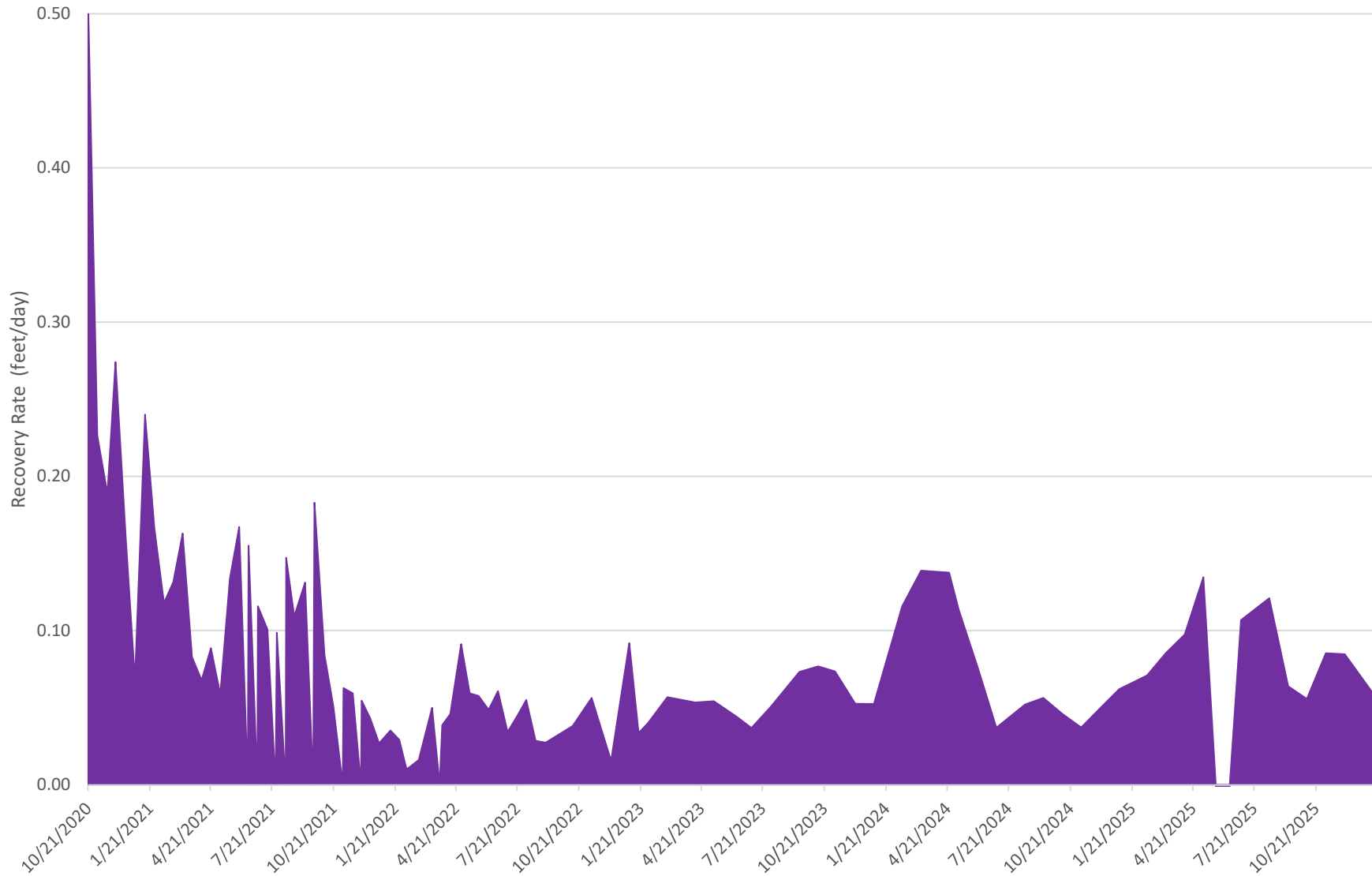
Attachment A Waste Disposal Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 8606088717	4. Manifest Tracking Number 020050108 FLE			
5. Generator's Name and Mailing Address 212-580-8383 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 19701						
Generator's Phone: Att: Melissa Felter								
6. Transporter 1 Company Name IWT Transport Inc.				U.S. EPA ID Number NJR986528162				
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		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes	
	X	1. NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ(B, D018)	6	12	DM	25	P	B D018
	X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(B, D018)	12	2	DM	110	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. Order#: 3-428004 - 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/Offorer's Printed/Typed Name Jordan Hernandez				Signature 		Month Day Year 13 14 24		
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.: _____					
	17. Transporter Acknowledgment of Receipt of Materials							
TRANSPORTER	Transporter 1 Printed/Typed Name Chris C.elli		Signature 		Month Day Year 13 14 26			
	Transporter 2 Printed/Typed Name		Signature		Month Day Year			
DESIGNATED FACILITY	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 _____ Received Pending Manifest Review/Quality Control Data							
	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 03 14 26		



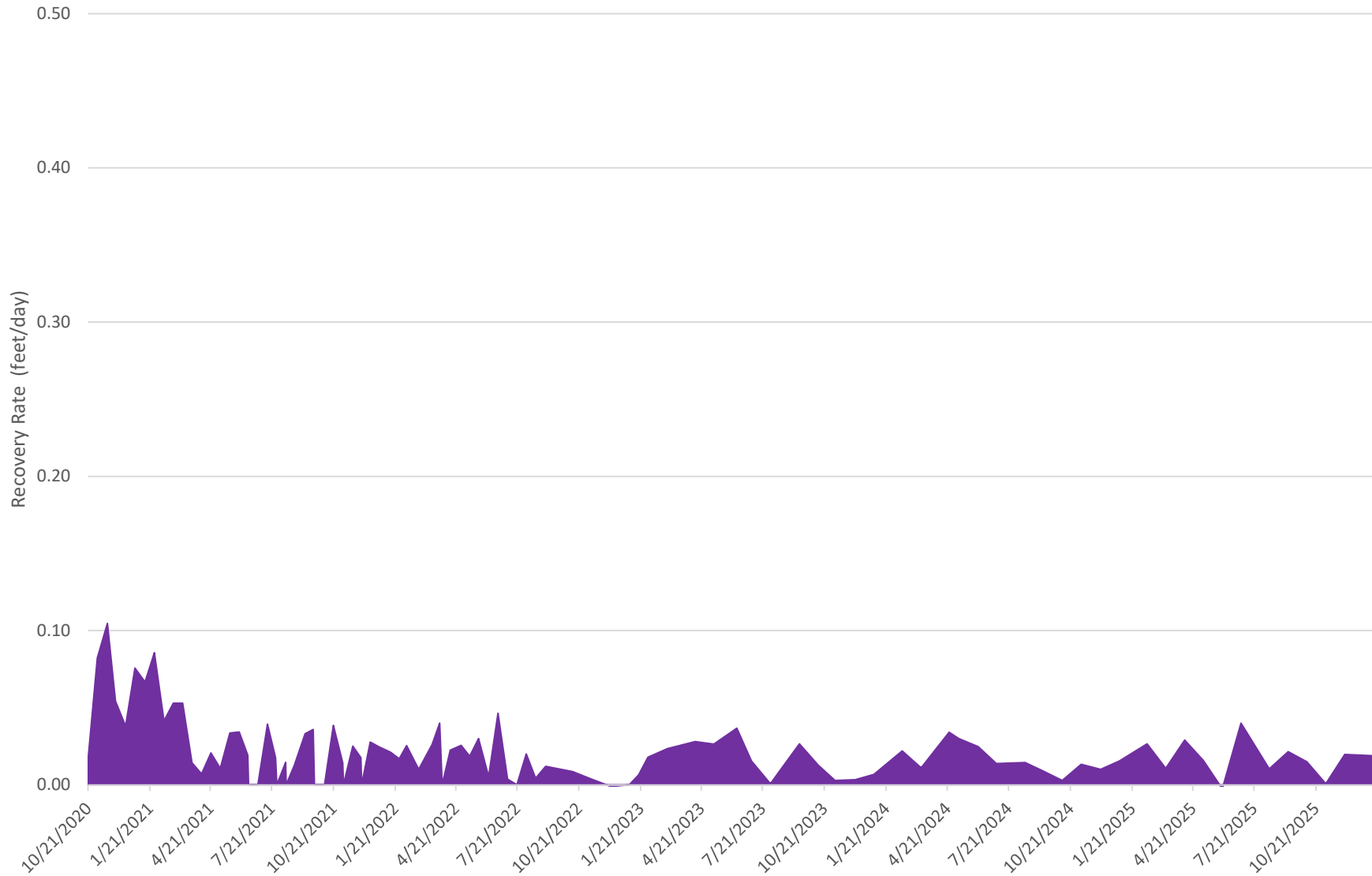
Attachment B Recovery Rate Graphs

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.