

May 12, 2026
Project No. 2201010

VIA EMAIL: LevinsonM@coned.com

Mr. Matthew Levinson
Consolidated Edison Company of New York
31-01 20th Avenue, Building 138, 2nd Floor
Long Island City, NY 11105-2048

Re: DNAPL Recovery Annual Summary (May 1, 2025, to April 30, 2026)
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360099

Dear Mr. Levinson:

This Annual Summary 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 Periodic Review Report reporting period from May 1, 2025 to April 30, 2026.

Recovery Well Gauging and DNAPL Recovery

During the reporting period, DNAPL gauging, and recovery was completed in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) by GEI. DNAPL gauging and recovery frequency was increased from the monthly requirement in the SMP to biweekly during a previous reporting period. The following changes to the monitoring program were approved by NYSDEC on August 30, 2022:

- If less than 6 inches of measurable NAPL is observed at a recovery well for 6 months, NAPL gauging/removal will be reduced from monthly to quarterly.
- If less than 6 inches of measurable NAPL is observed at a recovery well for an additional 6 months from when the monthly gauging is initiated, NAPL gauging/removal will be reduced from quarterly to annually.

NYSDEC approved a reduction in the reporting frequency to quarterly starting in April 2023.

SMP Monitoring Plan Schedule				
Monitoring Program	Frequency	Monitoring Parameter	Inspection or Means	Date Completed
Recovery Well Gauging and DNAPL Recovery	Monthly	DNAPL Thickness and Recovery Volume	Gauging and Recovery (if required) of DNAPL from 2 Recovery Wells	05/2025 –04/2026

DNAPL gauging was completed at the two recovery wells (NW-3 and NW-4) at the Site during the reporting period. Both recovery wells had recoverable DNAPL during the reporting period.

DNAPL recovery well gauging results for the reporting period are provided in Table 1.

During the reporting period, DNAPL removal activities were performed by GEI with a 2-inch submersible pump and dedicated tubing at recovery wells NW-3 and NW-4.

During the reporting period, a total of 54 gallons of DNAPL were evacuated from the on-site recovery wells and containerized in 55-gallon Department of Transportation (DOT)-approved drums for off-site disposal at an appropriate receiving facility. DNAPL recovery totals for the reporting period are provided in Table 2.

Waste Disposal

During the reporting period, GEI coordinated the removal of DNAPL under EPA ID NYR000254706A total of 54 gallons of DNAPL were removed during the DNAPL pumping events by Clean Earth of New Jersey (CENJ) for off-site disposal as hazardous waste at their facility in Flanders, New Jersey.

Hazardous and non-hazardous waste disposal manifests were provided within the quarterly progress reports, which are enclosed in Appendix A.

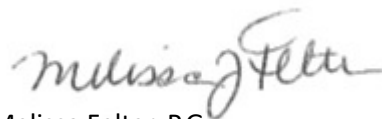
If you have any questions, please feel free to contact me at 646-385-1691.

Sincerely,

GEI CONSULTANTS, INC., P.C.



Matthew J. O'Neil, P.E.
Vice President/ Senior Engineer



Melissa Felter, P.G.
Project Manager

MJO/MF:ah

B:\Working\CON ED\1901167 PolyChrome East West Sites\01_ADMIN\Data_Sent\PRRs\PCE-PRR-2026\Letter.C360098.2026_PCE_DNAPL_Recovery.docx

Attachments:

Table 1. Reporting Period Recovery Well Gauging Measurements

Table 2. Reporting Period DNAPL Recovery Totals

Appendix A. Quarterly Progress Reports

Tables

Table 1. Reporting Period Recovery Well Gauging Measurements

Table 2. Reporting Period DNAPL Recovery Totals

Table 1. Reporting Period Recovery 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	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
	6/4/2025	9:30:00 AM	ND	18.69	18.70	0.01	Post pumping measurement ~3.5 gallons removed
	7/2/2025	12:30:00 PM	6.92	15.68	18.68	3.00	Pre pumping measurement
	7/2/2025	12:45:00 PM	ND	18.67	18.68	0.01	Post-pumping measurement ~5.0 gallons removed
	8/13/2025	9:05:00 AM	6.70	15.00	18.40	3.40	Pre pumping measurement
	8/13/2025	9:30:00 AM	ND	18.39	18.40	0.01	Post-pumping measurement ~6.0 gallons removed
	9/10/2025	9:55:00 AM	7.32	16.83	18.63	1.80	Pre pumping measurement
	9/10/2025	10:50:00 AM	ND	18.62	18.63	0.01	Post pumping measurement ~3.5 gallons removed
	10/8/2025	10:55:00 AM	3.70	17.01	18.58	1.57	Pre pumping measurement
	10/8/2025	11:00:00 AM	ND	18.57	18.58	0.01	Post-pumping measurement ~3.0 gallons removed
	11/5/2025	11:45:00 AM	6.90	16.20	18.60	2.40	Pre pumping measurement
	11/5/2025	11:55:00 AM	ND	18.59	18.60	0.01	Post pumping measurement ~4.5 gallons removed
	12/3/2025	10:05:00 AM	6.60	16.22	18.60	2.38	Pre pumping measurement
	12/3/2025	10:15:00 AM	ND	18.59	18.60	0.01	Post pumping measurement ~4.5 gallons removed
	1/14/2026	9:30:00 AM	6.80	16.10	18.60	2.50	Pre pumping measurement
	1/14/2026	9:50:00 AM	ND	18.59	18.60	0.01	Post pumping measurement ~4.5 gallons removed
	NW-4	4/1/2026	11:15:00 AM	6.20	14.71	18.61	3.90
4/1/2026		11:45:00 AM	ND	18.60	18.61	0.01	Post-pumping measurement ~8.0 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		1:00:00 PM	8.43	16.71	17.21	1.50	Pre pumping measurement
7/2/2025		1:15:00 PM	ND	17.20	17.21	0.01	Post-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
9/10/2025		11:00:00 AM	ND	17.26	17.27	0.01	Post-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
12/3/2025		10:45:00 AM	ND	17.29	17.30	0.01	Post-pumping measurement ~2.0 gallons removed
1/14/2026		9:40:00 AM	7.70	16.50	17.30	0.80	Pre pumping measurement
1/14/2026		10:10:00 AM	ND	17.29	17.30	0.01	Post-pumping measurement ~2.0 gallons removed
4/1/2026		11:30:00 AM	7.90	16.01	17.21	1.20	Pre pumping measurement
4/1/2026		12:00:00 PM	ND	17.20	17.21	0.01	Post-pumping measurement ~3.0 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 2. Reporting Period DNAPL Recovery Totals
Polychrome East Site
Yonkers, New York

Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	
NW-3	NA	3.5	5.0	6.0	3.5	3.0	4.5	4.5	4.5	NA	NA	8.0	42.50
NW-4	NA	NA	2.5	NA	2.0	NA	NA	2.0	2.0	NA	NA	3.0	11.50
Event Total	0.00	3.50	7.5	6.0	5.5	3.0	4.5	6.5	6.50	0.00	0.00	11.00	54.00
Date Generated	NA	6/4/2025	7/2/2025	8/13/2025	9/10/2025	10/8/2025	11/5/2025	12/3/2025	1/14/2026	NA	NA	4/1/2026	
Off-Site Disposal Date	NA	7/2/2025	7/2/2025	8/27/2025	9/24/2025	11/5/2025	11/5/2025	12/17/2025	3/4/2026	NA	NA	4/29/2026	
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

DNAPL Recovery Annual Summary (May 1, 2025, to April 30, 2026)
Polychrome East Site
City of Yonkers, Westchester County
May 12, 2026

Appendix A Quarterly Progress Reports

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 8606989717	4. Manifest Tracking Number 020051312 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					
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		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(B, D018)	2	DM	60	P	B D018
	X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(B, D018)	2	DM	4/110 4/110	G	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#: 3540729 - 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/Offero's Printed/Typed Name Charles Cabrera		Signature 			Month Day Year 17 12 26		
TRANSPORTER 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 Anderson Polanco		Signature 			Month Day Year 14 12 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				
Facility's Phone:		Received Pending Manifest Review Quality Control Dept					
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 Mills		Signature 			Month Day Year 04 07 26		

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

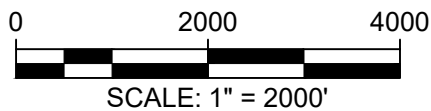
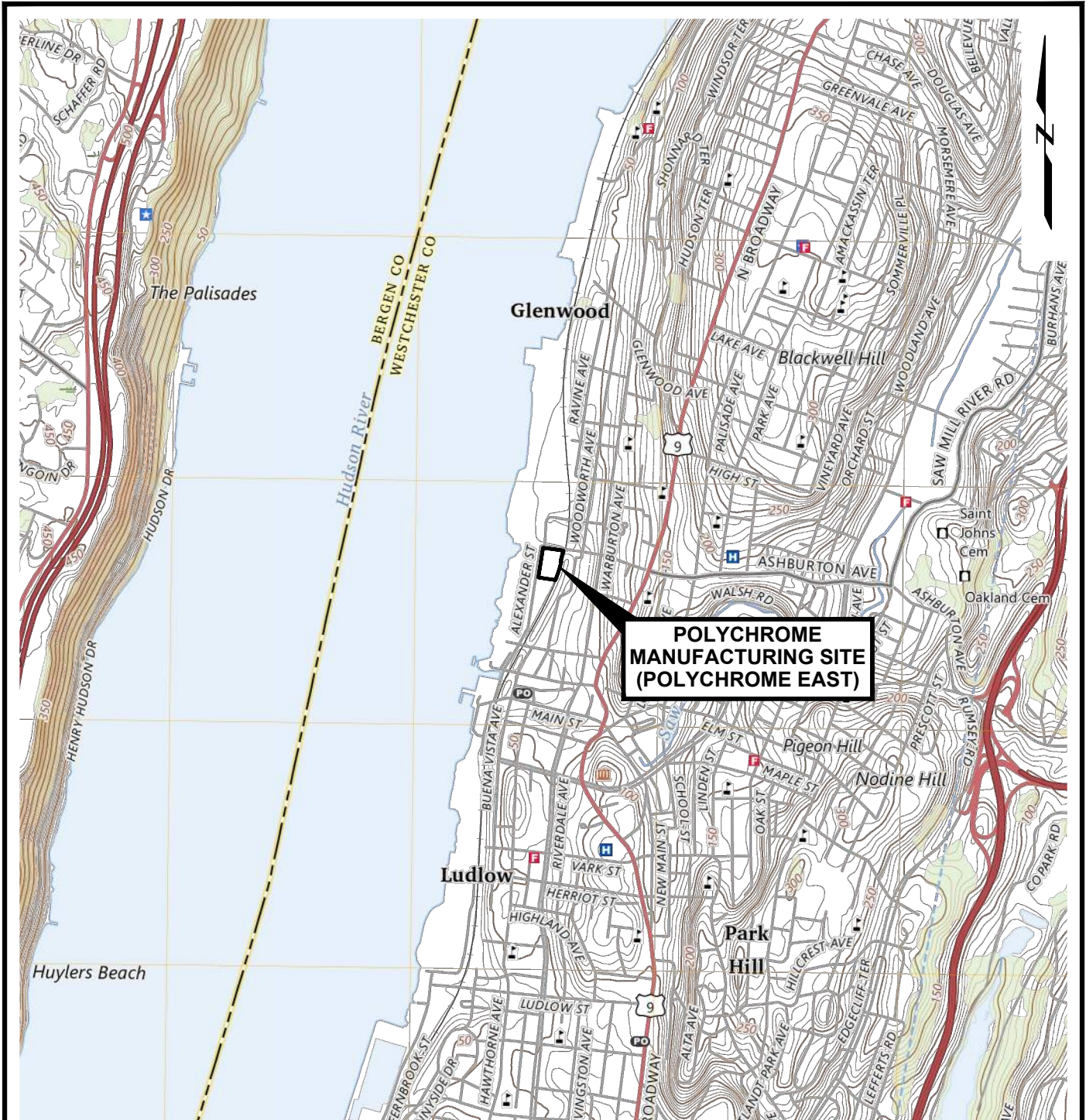
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	4.5	NA	NA										4.50
NW-4	2.0	NA	NA										2.00
Event Total	6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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

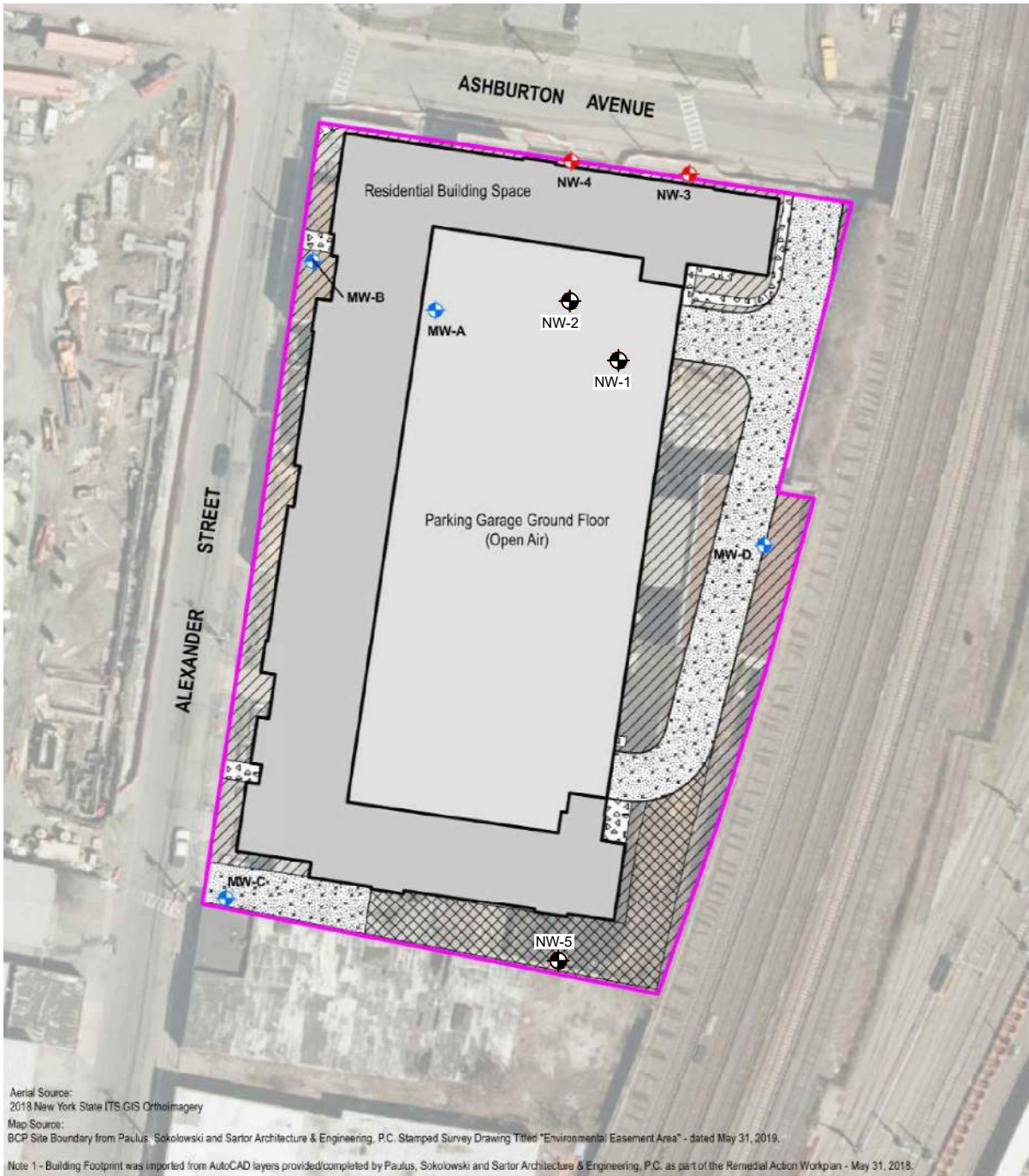
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



SOURCE:

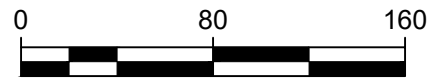
USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: YONKERS, NY, NJ, 2023
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 10-FOOT CONTOUR INTERVAL

<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



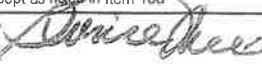
NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

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

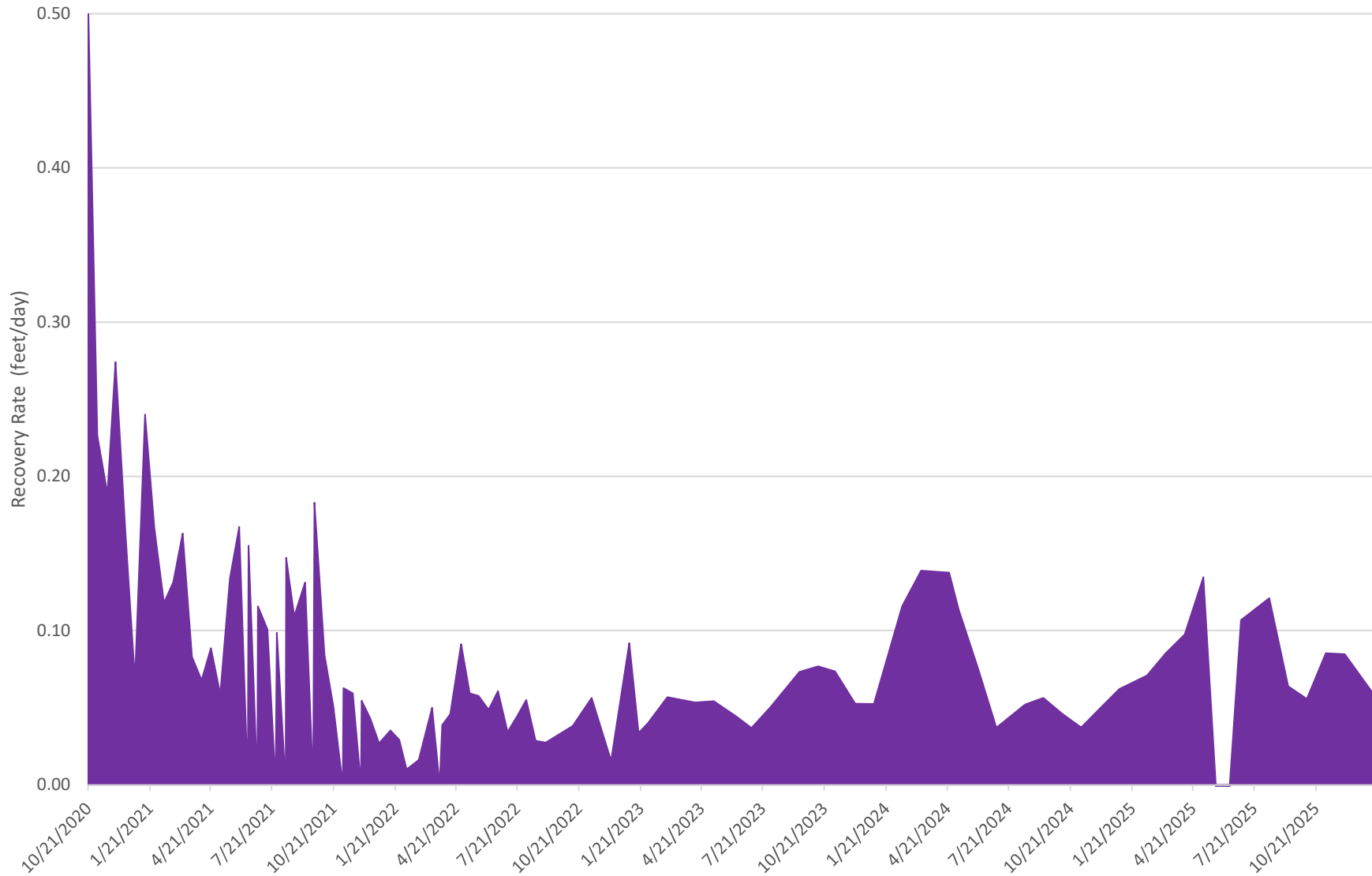
UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 8606088717	4. Manifest Tracking Number 020050108 FL		
5. Generator's Name and Mailing Address 212-580-8383 Consolidated Edison of NY Inc-Att: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105		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:							
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(B, D018)	6	DM	25	P	B D018	
X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(B, D018)	2	DM	110	G	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 13	Day 14	Year 24
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 C.elli				Signature 	Month 13	Day 14	Year 26
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: 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 03	Day 14	Year 26



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

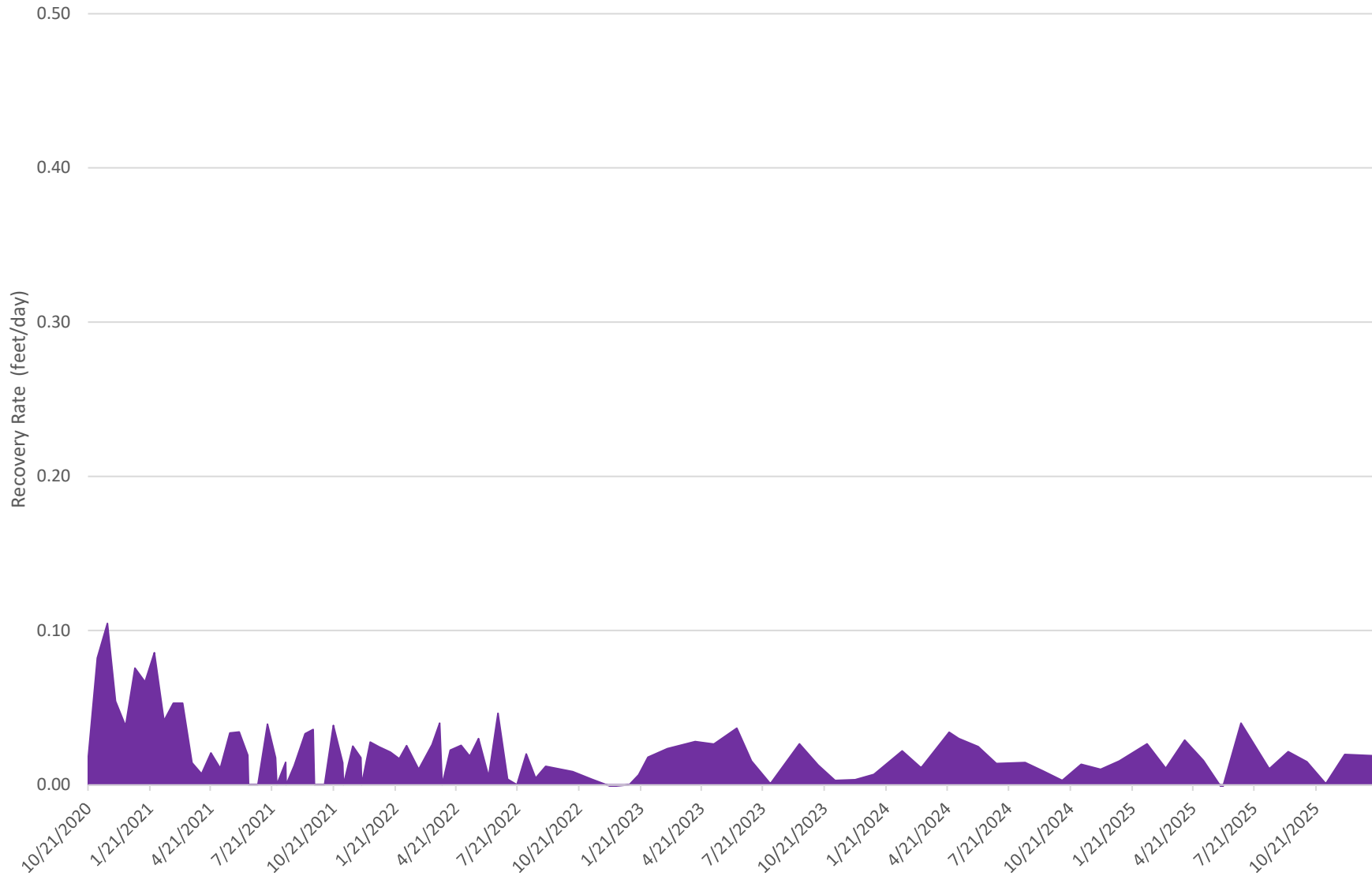
Attachment B Recovery Rate Graphs

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.

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.

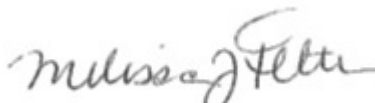
If you have any questions or require any further information, please contact Melissa Abt at Con Edison at 781.204.4331 or via electronic mail at abtm@coned.com.

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
	6/4/2025	9:05:00 AM	7.70	16.90	18.70	1.80	Pre pumping measurement ~3.5 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	

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

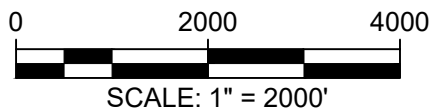
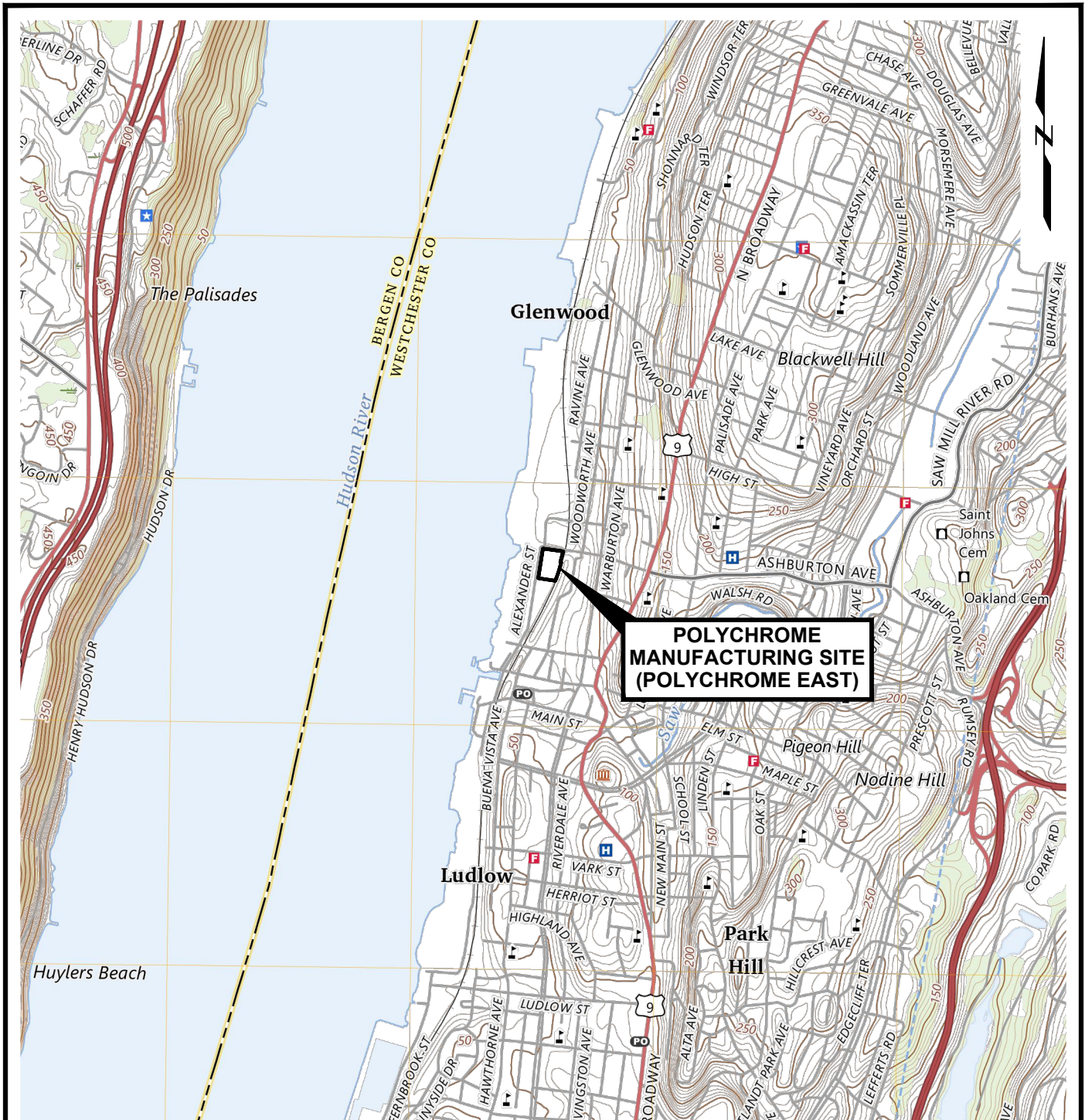
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5	5.0	NA	3.5							21.50
NW-4	1.5	2.0	NA	2.0	NA	NA							5.50
Event Total	5.00	7.00	4.50	7.00	0.00	3.50	0.00	0.00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

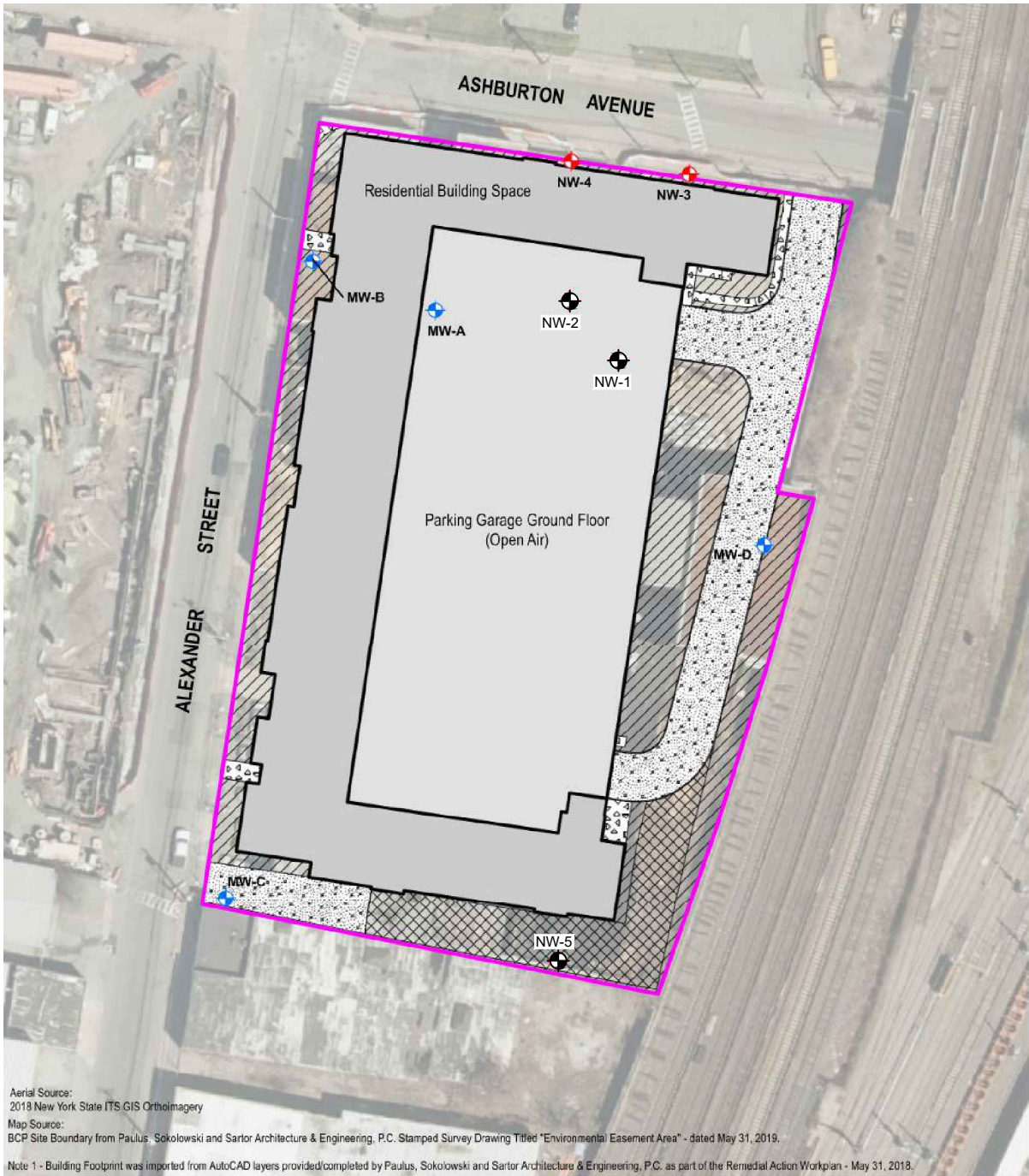
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



SOURCE:

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

<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>August 2025 Fig. 1</p>



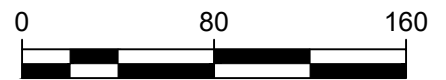
Aerial Source:
2018 New York State ITS GIS Orthoimagery

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

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



Project 2201010

NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

August 2025

Fig. 2

Progress Report – Second Quarter 2025
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360098
August 27, 2025

Attachment A Waste Disposal Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 850899717	4. Manifest Tracking Number 020040308 FLE			
5. Generator's Name and Mailing Address 212-580-8383		Generator's Site Address (if different than 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				
6. Transporter 1 Company Name IWT Transport Inc.		U.S. EPA ID Number NJR98628162						
7. Transporter 2 Company Name		U.S. EPA ID Number						
8. Designated Facility Name and Site Address 9733444004		U.S. EPA ID Number NJD991291105		Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Kearny NJ 07032				
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)	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/Offers Printed/Typed Name Richard H Cosmo		Signature <i>[Signature]</i>		Month Day Year 4 9 25				
TRANSPORTER INTL.	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 <i>[Signature]</i>		Month Day Year 4 9 25			
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			
	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 <i>[Signature]</i>		Signature <i>[Signature]</i>		Month Day Year 4 9 25		

3109039

Please print or type.

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: **Consolidated Edison of NY Melissa Falter**
 212-580-8383
 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: **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: **Clean Earth of North Jersey, Inc.**
 9733444004
 105 Jacobus Ave.
 Kearny NJ 07032 U.S. EPA ID Number: **NJD991291105**

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		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	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: **5** Day: **21** Year: **25**

16. International Shipments: Import to U.S. Export from U.S. Port of entry/exit: Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
 Transporter 1 Printed/Typed Name: **Cherice Hill** Signature: *[Signature]* Month: **5** Day: **21** Year: **25**
 Transporter 2 Printed/Typed Name: Signature: Month: Day: Year:

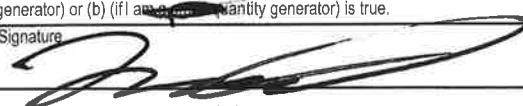
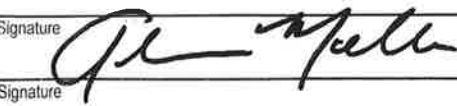

18. Discrepancy
 18a. Discrepancy Indication Space: Quantity Type Residue Partial Rejection Full Rejection

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.

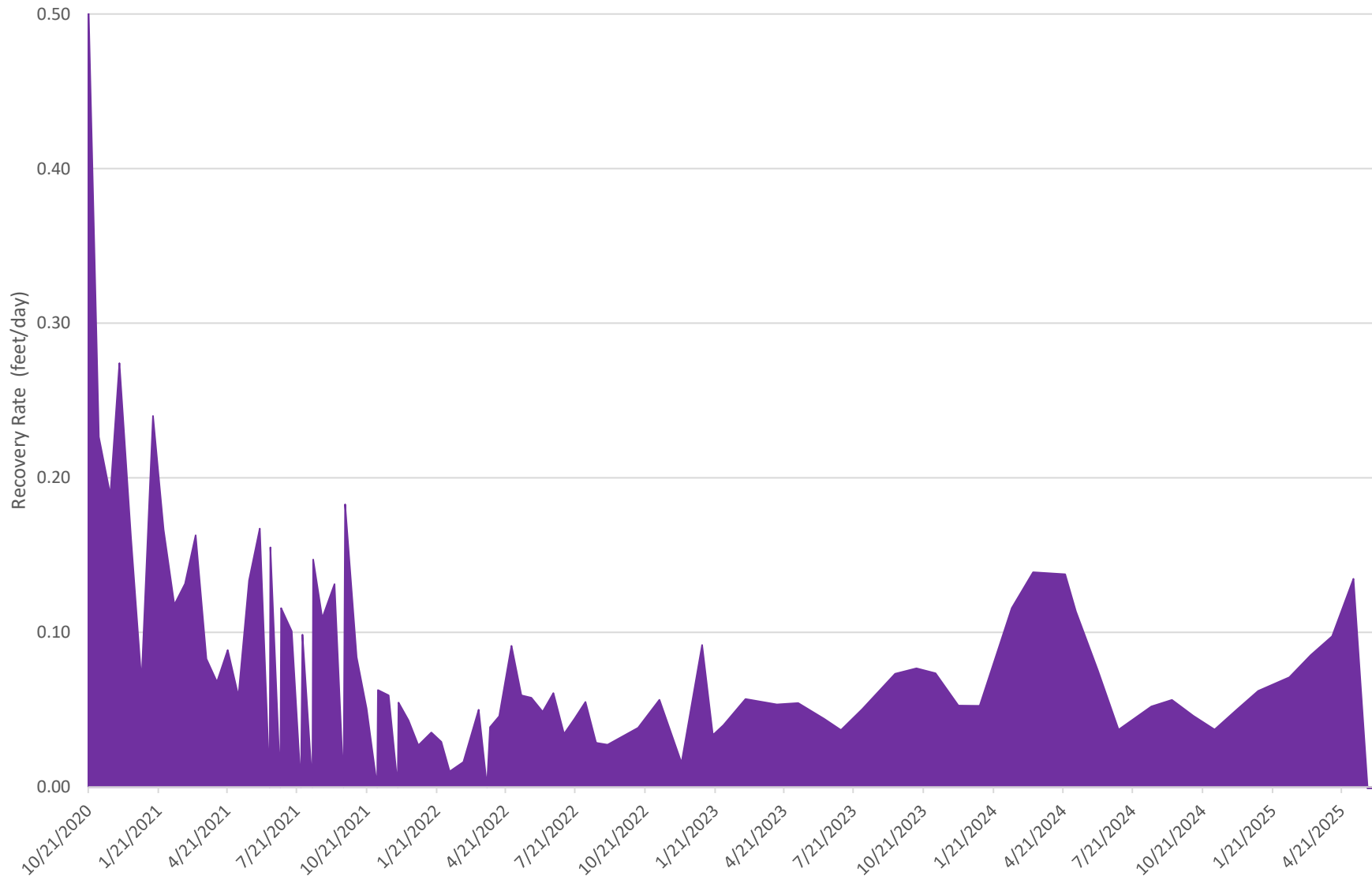
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
 Printed/Typed Name: **Diana Norzasi** Signature: *[Signature]* Month: **5** Day: **21** Year: **25**



UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 860-608-9777	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 11005 Generator's Phone: 212-580-1105				Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 50-04 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			
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, 7Q	2	DM	100	P	D01	B
X	2. NA3082 Hazardous waste, liquid n.o.s., 9, PG-III, 2Q	17	DM	55	86	D01	B
	3.						
	4.						
14. Special Handling Instructions and Additional Information 1) 2230800134 - used ppe & sampling equipment WO# 3154385 2) 2230800135 - purged NAPL & groundwater							
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/Offoror's Printed/Typed Name Michael Menje				Signature 		Month Day Year 7 2 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 Adam Mella				Signature 		Month Day Year 7 2 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. 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 Jorge Martinez				Signature 		Month Day Year 7 2 25	

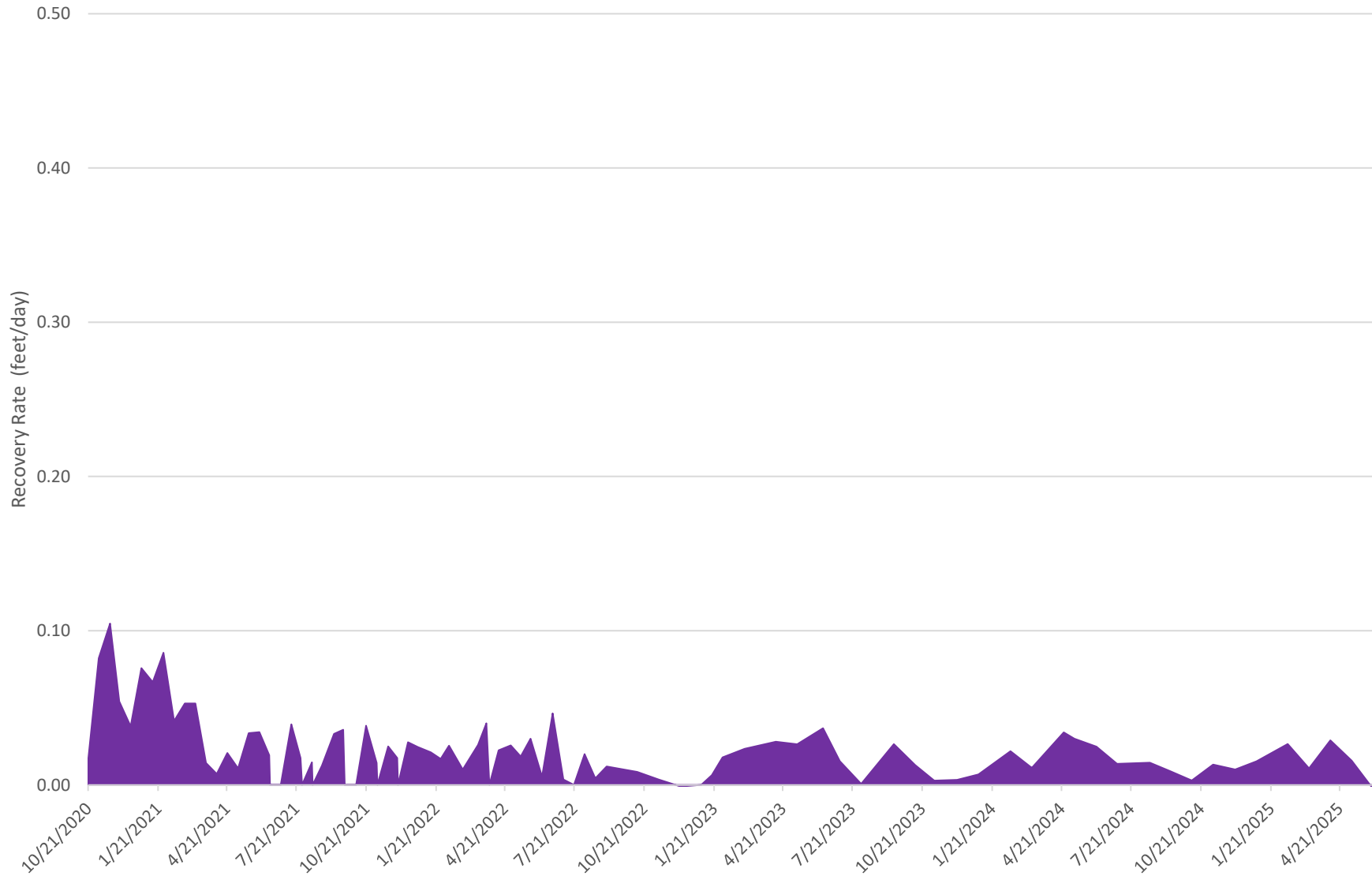
Attachment B Recovery Rate Graphs

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.

October 15, 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 – Third 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 third quarter of 2025.

Site Activities

During the third 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 Q3 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 July 2, August 27, and September 24, 2025, the drums were picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q3 2025 are provided as Attachment A.

A total of approximately 19.0 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 46.0 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 Q4 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 Q4 2025.

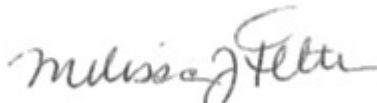
If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 781.204.4331 or via electronic mail at levinsonm@coned.com.

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 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 Q3 2025 DNAPL Summary

Table 2 2025 Well Gauging Measurements

Table 3 2025 DNAPL Recovery Totals

Table 1. Q3 2025 DNAPL Summary
Polychrome East Site
 Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)			Total DNAPL Removed (Gallons)
	7/2/2025	8/13/2025	9/10/2025	Q3 2025
NW-3	3.00	3.40	1.80	14.50
NW-4	1.50	0.30	0.90	4.50

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
NW-4	9/10/2025	9:55:00 AM	7.32	16.83	18.63	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	
	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	

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

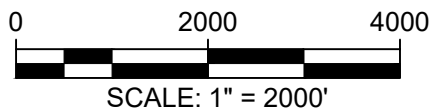
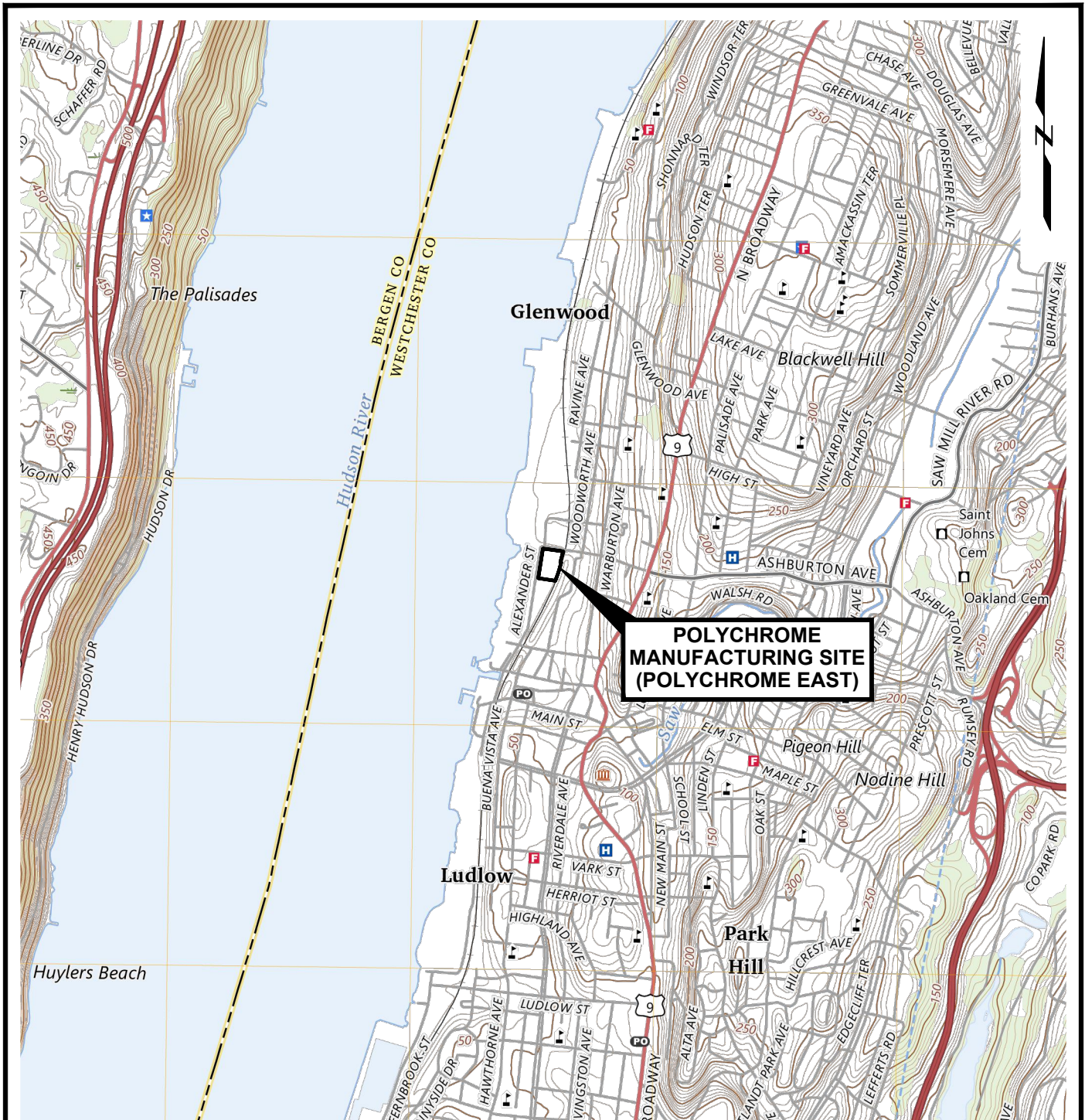
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5	5.0	NA	3.5	5.0	6.0	3.5				36.00
NW-4	1.5	2.0	NA	2.0	NA	NA	2.5	NA	2.0				10.00
Event Total	5.00	7.00	4.50	7.00	0.00	3.50	7.50	6.00	5.50	0.00	0.00	0.00	46.00
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				
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				
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				

Notes:
 DNAPL - Dense Non-Aqueous Phase Liquid

Figures


Figure 1 Site Location Map

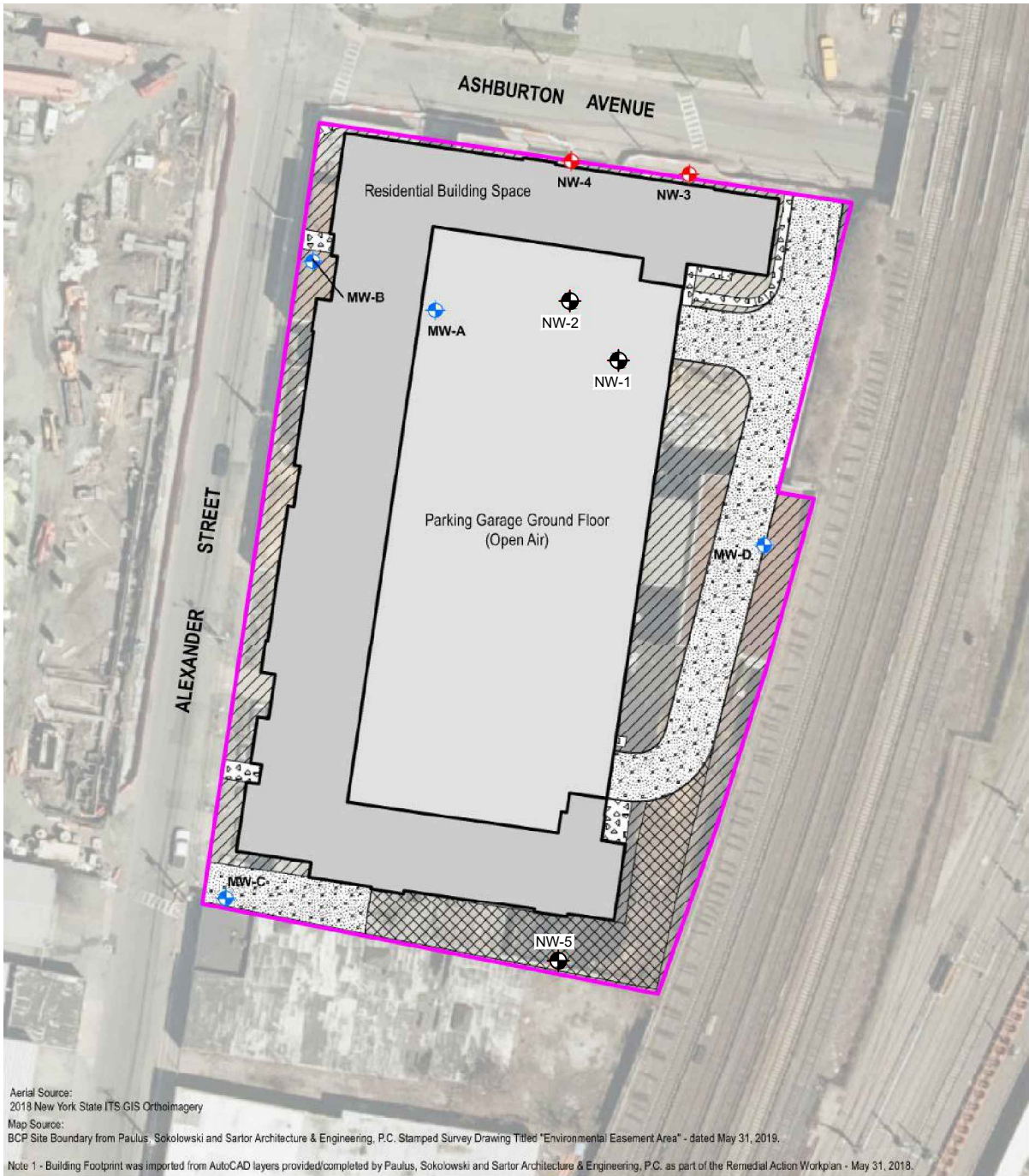
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



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>October 2025 Fig. 1</p>



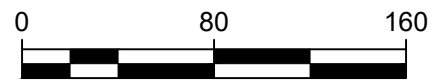
Aerial Source:
2018 New York State ITS GIS Orthoimagery

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

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



Project 2201010

NAPL RECOVERY AND
GROUNDWATER
MONITORING WELLS

October 2025

Fig. 2

Progress Report – Third Quarter 2025
Polychrome East Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360098
October 15, 2025

Attachment A Waste Disposal Manifests

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 860-608-9777	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: 212-580-1105				Generator's Site Address (if different than mailing address) Consolidated Edison of NY Inc 50-04 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			
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, 7Q	2	DM	100	P	D01 B	
X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, 2Q	17	DM	55	86	D01 B	
	3.						
	4.						
14. Special Handling Instructions and Additional Information 1) 2230800134 - used ppe & sampling equipment 2) 2230800135 - purged NAPL & groundwater W0# 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/Offendor's Printed/Typed Name Michael Menje				Signature 		Month Day Year 7 2 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 Adam Mella				Signature 		Month Day Year 7 2 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. 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 Jong Martins				Signature 		Month Day Year 7 2 25	



Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254700	2. Page 1 of	3. Emergency Response Phone 800808747	4. Manifest Tracking Number 020036369 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: 212-580-8383		6. Transporter 1 Company Name IWT Transport Inc			U.S. EPA ID Number NJ098628162		
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 NJD991291105					
Facility's Phone: 9733444000							
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	D018 B	
X	NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)	2	DM	110	GRLB	D018 B	
3.							
4.							
14. Special Handling Instructions and Additional Information TRK LC # AW979K(NJ) (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz. (2) ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz. Order#: 3203916 - 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/Offoror's Printed/Typed Name Richard H Cosme		Signature <i>Richard H Cosme</i>			Month Day Year 8 27 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 Winston Ho-Sang		Signature <i>Winston Ho-Sang</i>			Month Day Year 8 27 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) Received vending manifest Reviewed Quality Control Data							
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.				
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 Dong MORIASI		Signature <i>Dong MORIASI</i>			Month Day Year 8 28 25		

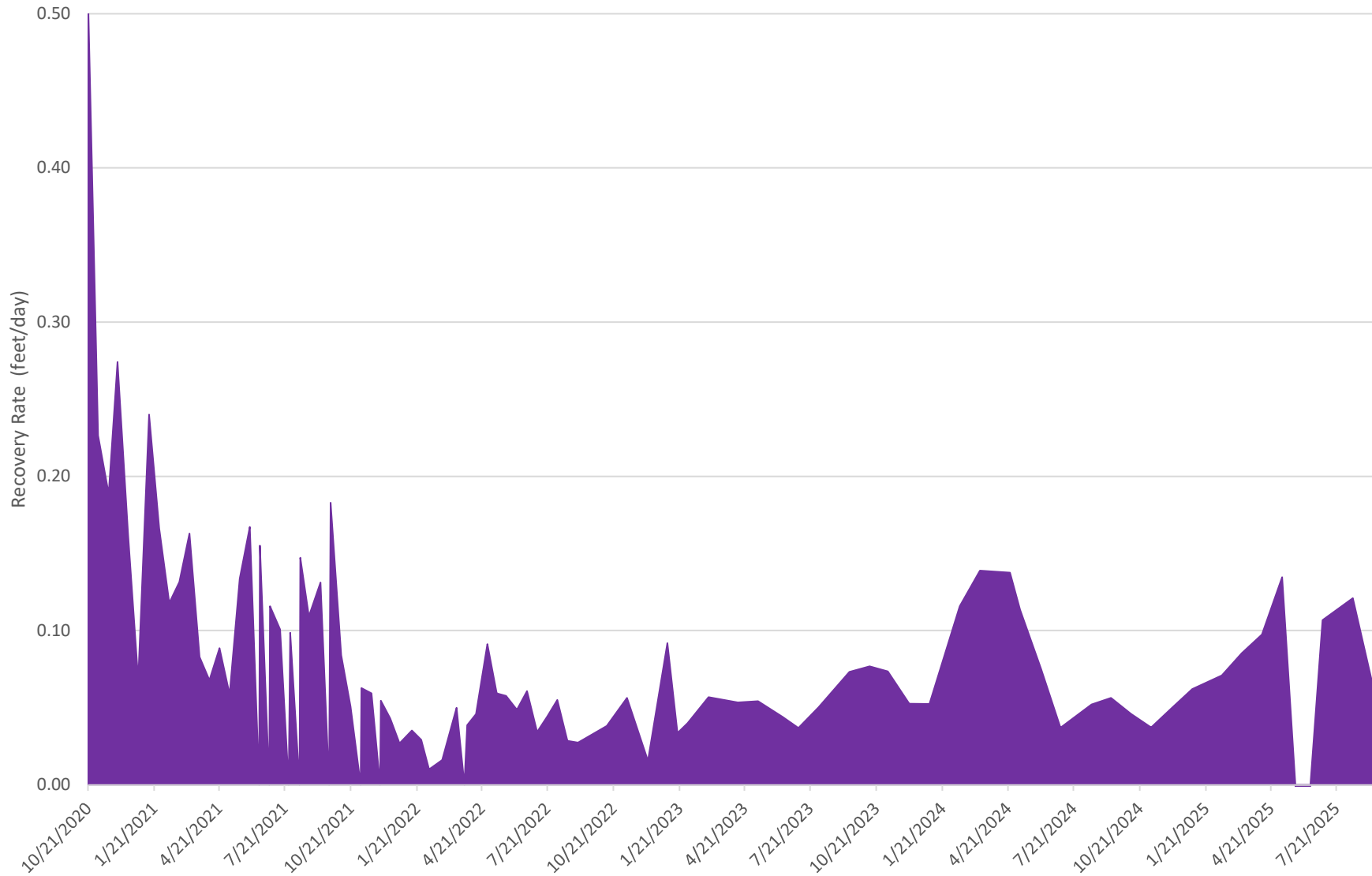
3256571

Please print or type.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number NYR000254706	2. Page 1 of 1	3. Emergency Response Phone 888688747	4. Manifest Tracking Number 020047023 FLE		
5. Generator's Name and Mailing Address 212-560-8383 Generator's Phone: 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 NJR98629162					
7. Transporter 2 Company Name		U.S. EPA ID Number					
8. Designated Facility Name and Site Address 9733444004 Facility's Phone: Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Keamy NJ 07032		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		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)	1	DM	25	P	B D018
	X	2. NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)	2	DM	110	G	B D018
		3.					
		4.					
14. Special Handling Instructions and Additional Information (1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz (1755 PPE drum Order#: 3256571 - 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/Officer's Printed/Typed Name Michael Menje		Signature <i>[Signature]</i>			Month 9	Day 24	Year 05
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 Cifilli		Signature <i>[Signature]</i>			Month 9	Day 24	Year 05
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:		Signature <i>[Signature]</i>			Month 9	Day 24	Year 05
18c. Signature of Alternate Facility (or Generator)							
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)							
1.	2.	3.	4.				
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 Peter Lange		Signature <i>[Signature]</i>			Month 9	Day 24	Year 05

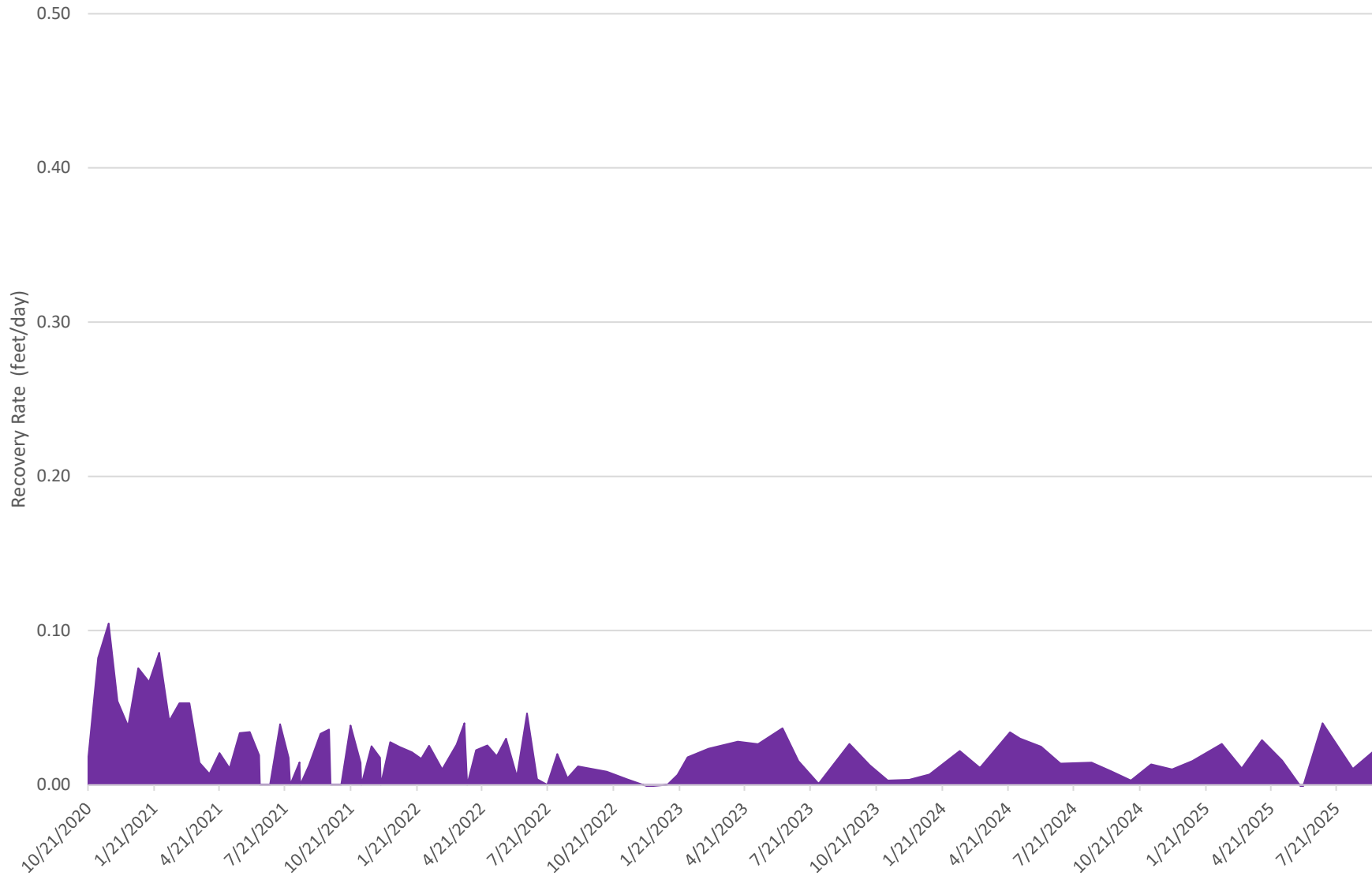
Attachment B Recovery Rate Graphs

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.

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.

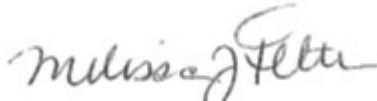
If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 781.204.4331 or via electronic mail at levinsonm@coned.com.

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

B:\Working\CON ED\1901167 PolyChrome East West Sites\01_ADMIN\Data_Sent\Monthly Reports\2025\Q4\PCE\PCE-MonitoringDataTables and Attach.B Q4.docx

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

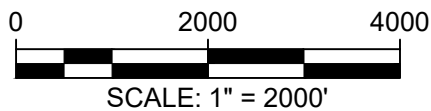
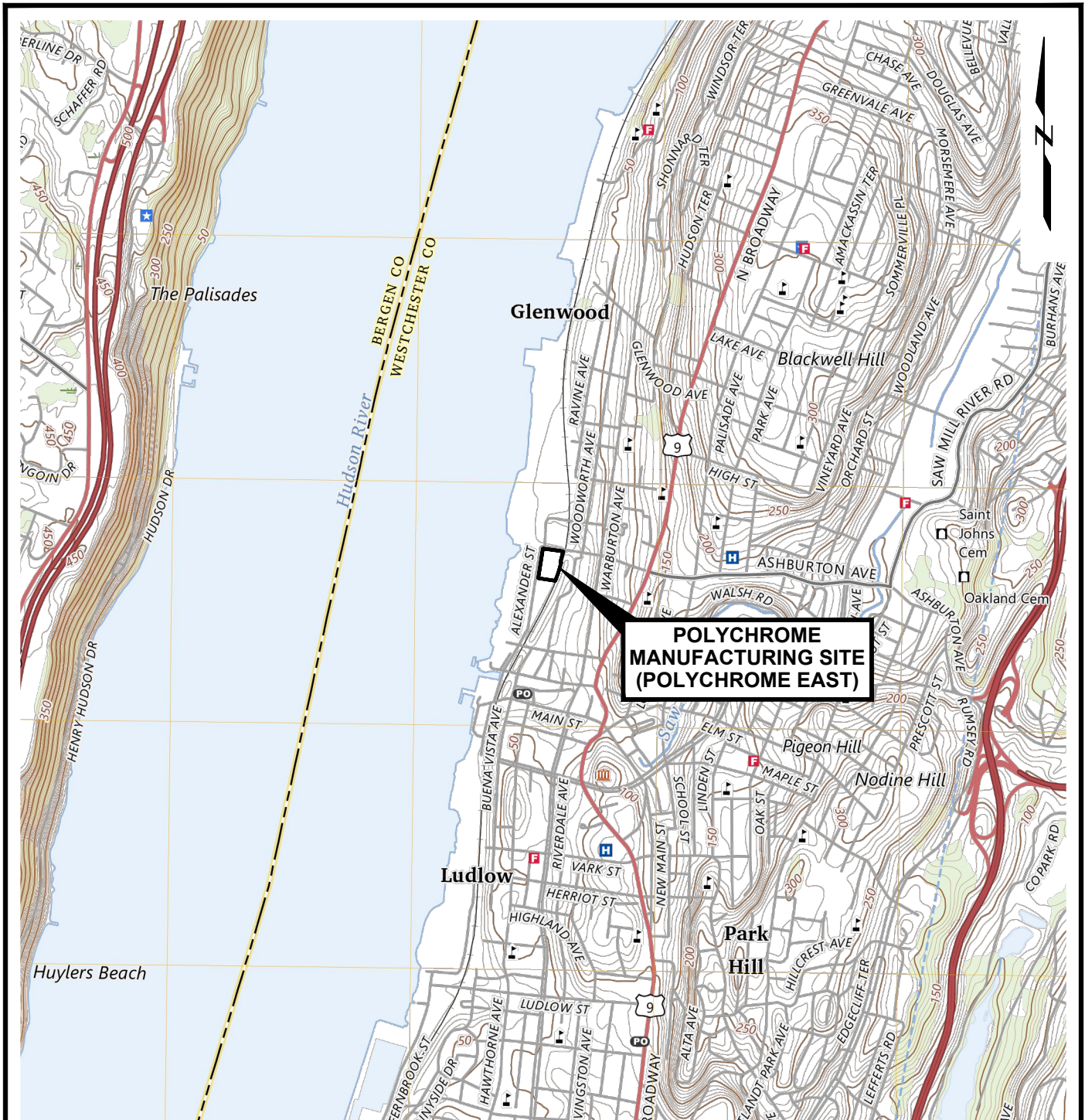
Recovery Event	DNAPL Recovered Volume (gal)												Total DNAPL Recovered (Gallons)
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
NW-3	3.5	5.0	4.5	5.0	NA	3.5	5.0	6.0	3.5	3.0	4.5	4.5	48.00
NW-4	1.5	2.0	NA	2.0	NA	NA	2.5	NA	2.0	NA	NA	2.0	12.00
Event Total	5.00	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

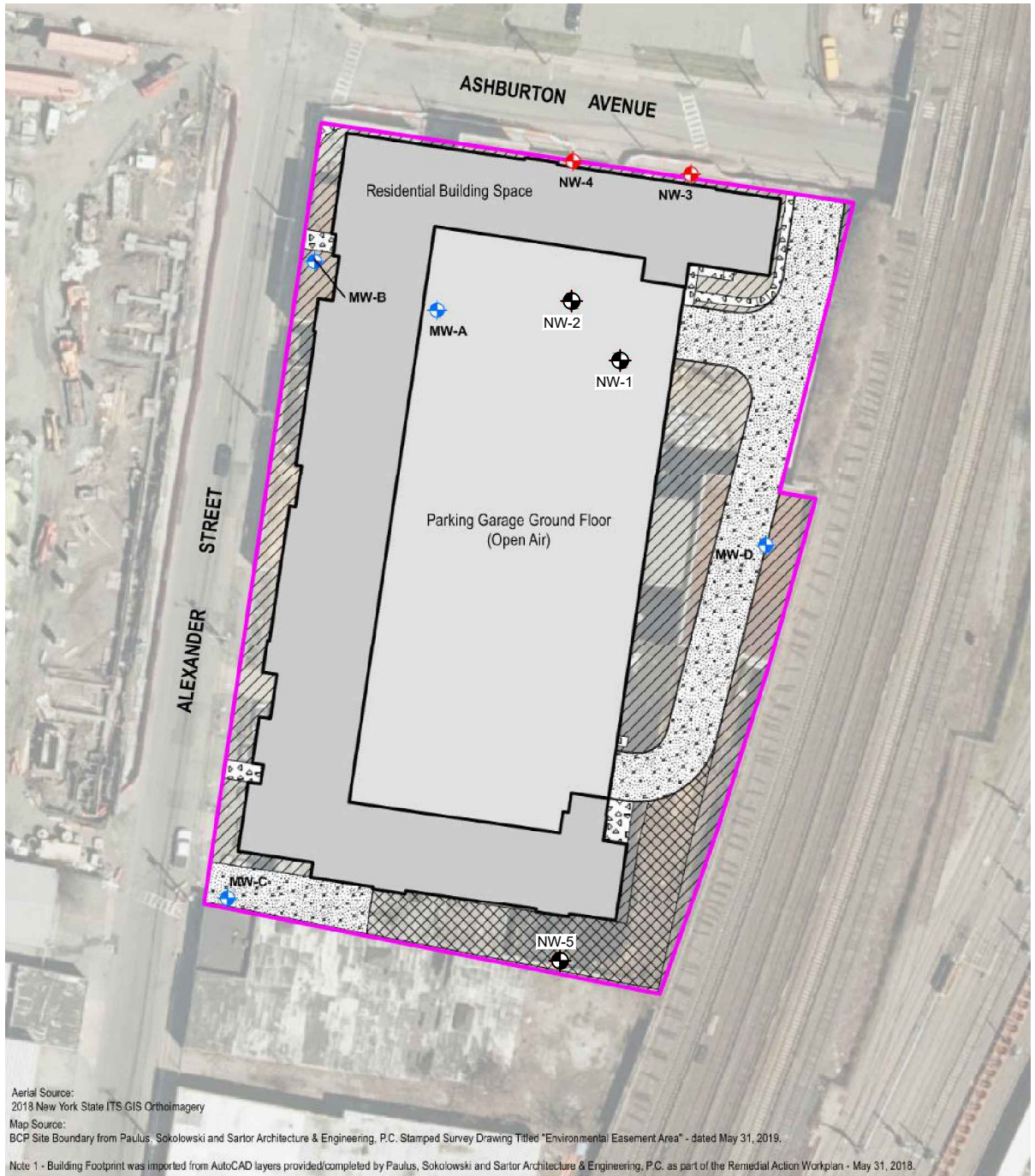
Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan



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					
Generator's Phone: 212-580-8383		6. Transporter 1 Company Name IWT Transport Inc.					
6. Transporter 1 Company Name IWT Transport Inc.		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				
1.	NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)	1	DM	20	P	B D018	
2.	NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ (D018)	2	DM	110	P	B D018	
3.							
4.							
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 11	Day 5	Year 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 CHRISTOPHER		Signature <i>[Signature]</i>			Month 11	Day 5	Year 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.	2.	3.	4.				
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 DAUG MORRIS		Signature <i>[Signature]</i>			Month 11	Day 5	Year 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/Offeor'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 Date: 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							

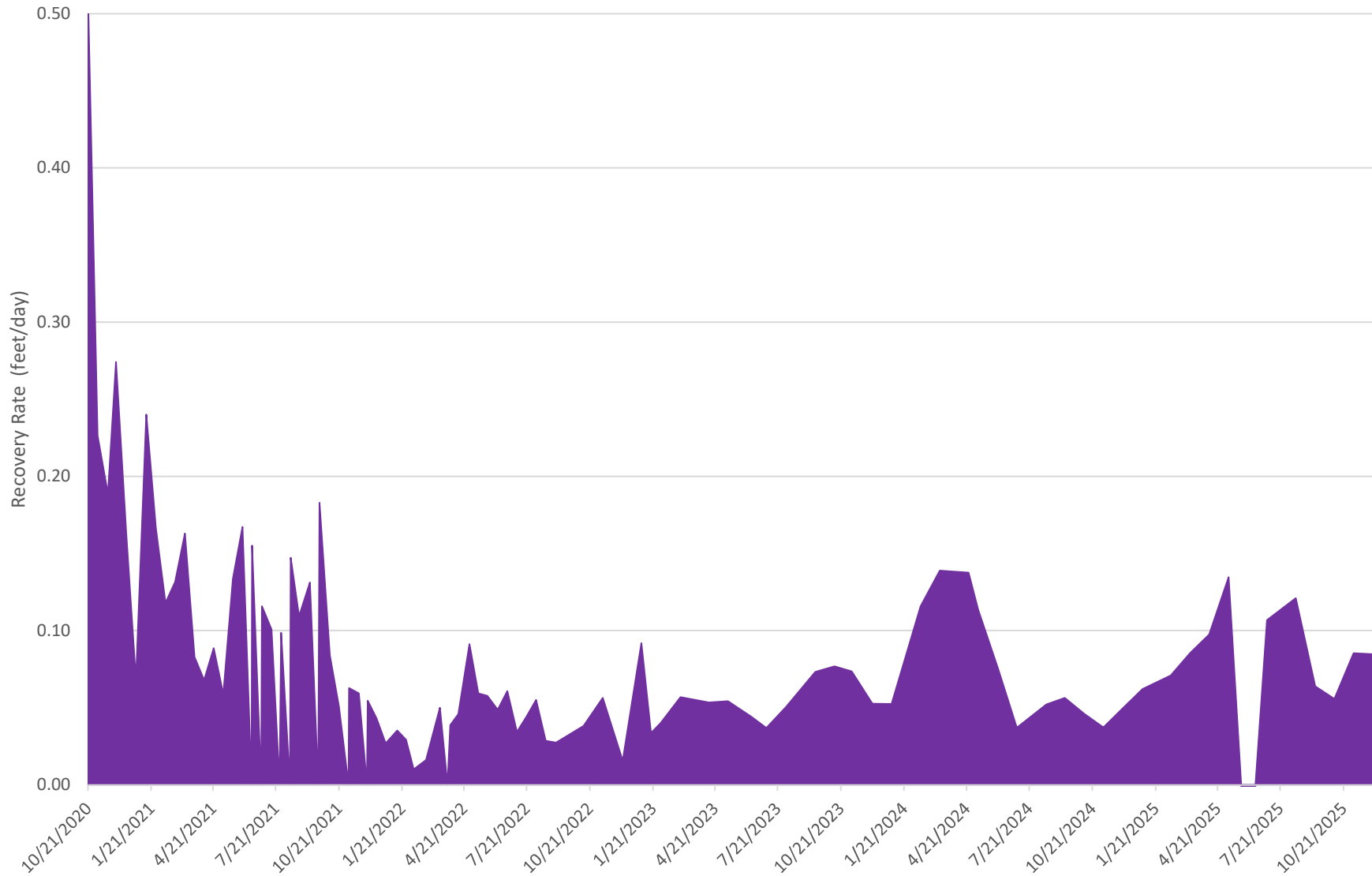
GENERATOR

TRANSPORTER

DESIGNATED FACILITY

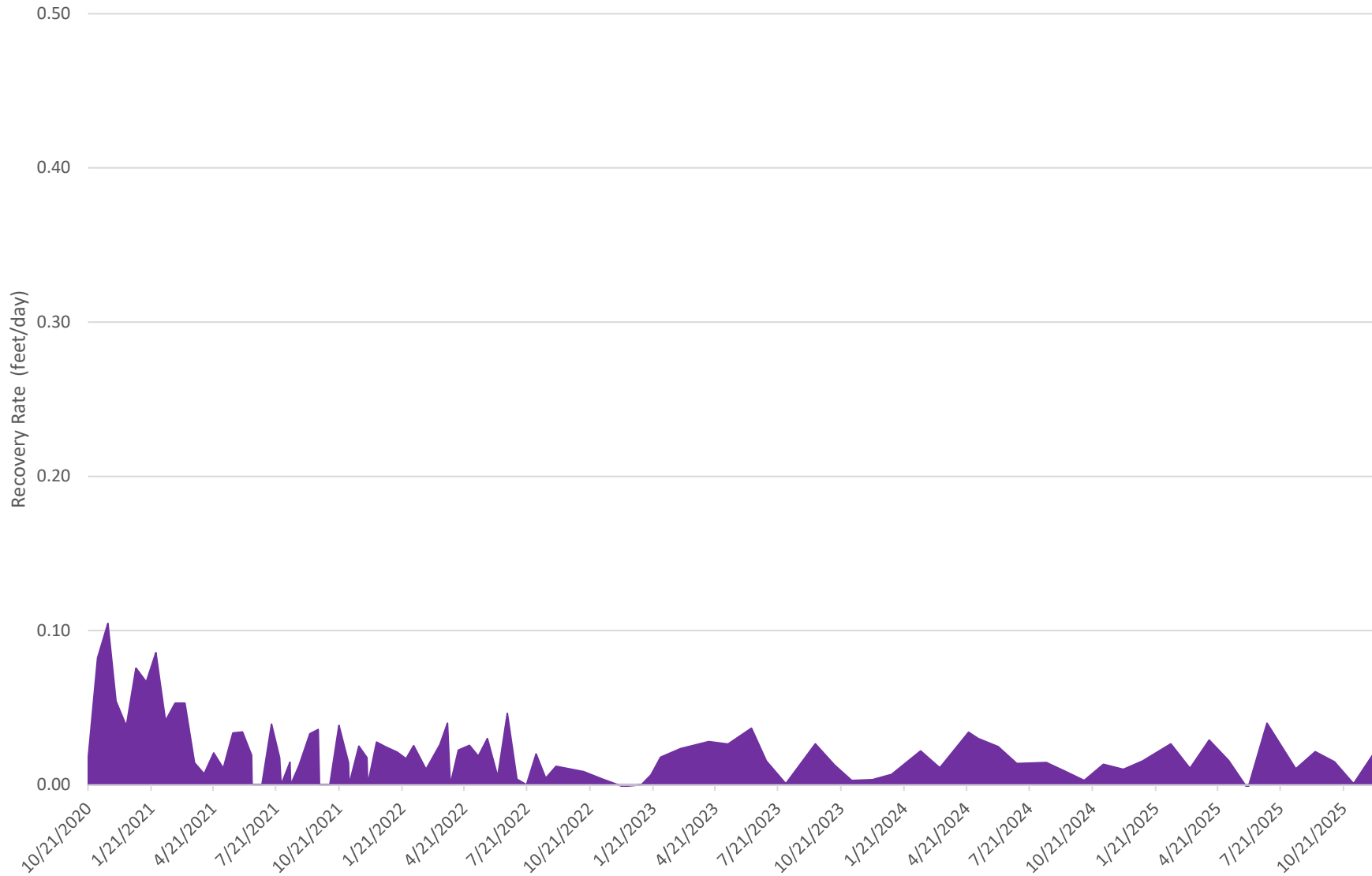
Attachment B Recovery Rate Graphs

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.