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February 14, 2020

Mr. Matthew Hubicki
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016

Re: Progress Report – January 2020
Polychrome West Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360099

Dear Mr. Hubicki:

This Progress Report has been prepared by AKRF, Inc. (AKRF) on behalf of Avalon Yonkers Sun Sites, LLC (AVB) to summarize the work performed at the Polychrome West site [Brownfield Cleanup Program (BCP) Site No. C360099] located at 137-145 Alexander Street, Yonkers, New York (the Site) during the month of January 2020.

Community Air Monitoring Plan (CAMP) observations were as follows:

- No intrusive soil work occurred below the final cover system at the Site during the reporting period for the month of January 2020. On January 9 and 10, 2020, handheld equipment was used to monitor volatile organic compounds (VOCs), oxygen, and hydrogen sulfide (H₂S) during dense non-aqueous phase liquid (DNAPL) coal tar removal activities, in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP). Air monitoring was performed within the work zone. No VOC or H₂S exceedances were recorded during the DNAPL removal activities.

Site Activities:

- During the month of January 2020, no on-Site excavation activities occurred. Building construction, general site work, and landscaping work were performed throughout this period.
- On January 9, 2020, AKRF completed monthly gauging of the following groundwater monitoring and non-aqueous phase liquid (NAPL) recovery wells: MW-A, MW-B, MW-C, MW-D, MW-E, MW-F, NW-1, NW-3, NW-4, NW-5, NW-6, NW-7, NW-8, NW-9, NW-10, NW-10S, NW-11, and NW-12. DNAPL was detected in NW-5 (~7.11-ft.), NW-6 (~6.66-ft.), NW-8 (~2.39-ft.), NW-10 (~6.1-ft.) and NW-11 (~3.86-ft.). NAPL recovery wells are equipped with 3-foot sumps. Monthly gauging results for the January 2020 reporting period are included in Table 1.
- On January 9, 2020, AKRF performed oversight during DNAPL removal, which was completed by Eastern Environmental of Manorville, New York. Measurable DNAPL was removed from NW-5 (~7 gallons), NW-6 (~2 gallons), and NW-11 (~3 gallons) utilizing a vacuum truck to apply vacuum on an internal 1-inch pipe. Following DNAPL removal, the vacuum truck was decontaminated using a steam pressure washer with the decontamination fluids drummed on-Site.

- On January 10, 2020, AKRF performed additional DNAPL removal activities with a 2-inch submersible pump and dedicated tubing at recovery wells NW-8 (~1.5 gallons) and NW-10 (~6 gallons). The recovered DNAPL and decontamination wash water were labeled as hazardous waste and staged on the PW Site on grid cell F1, pending off-site disposal at an appropriate receiving facility.
- AKRF anticipates to complete DNAPL removal in February 2020 in the same methods as described for January 2020 while long term trends and alternate recovery methods are evaluated. DNAPL recovery totals are included in Table 2.
- During the month of January 2020, a total of 24.88 tons of ¾-inch gravel was imported to the Site from Tilcon West Nyack Quarry, a NYSDEC-approved source, for use as backfill near grid cell J6 in the adjacent street for the installation of a new sanitary sewer catch basin and tie-in connections to the City of Yonkers sewer main. Approved import material tickets will be included in the Periodic Review Report (PRR) for 2020.

The following work is planned for February 2020:

- Grading activities with NYSDEC-approved Category 1 soil, ¾-inch gravel, and/or trap rock screenings;
- SSDS installation (including installation of the inline blower); and
- NAPL recovery well monitoring and DNAPL recovery.

If you have any questions or require additional information, please contact me at (914) 922-2387.

Sincerely,
AKRF, Inc.

Patrick J. Messyl

Patrick McHugh, P.E.
Environmental Engineer

Encl.: Figure 1 – Site Location Map
Figure 2 – Site Plan with Reference Grid
Figure 3 – NAPL Recovery & Groundwater Monitoring Well Location Plan
Table 1 – Polychrome West Well Gauging Table
Table 2 – Polychrome West DNAPL Recovery Totals

cc (electronic copy only):


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Scott Deyette – NYSDEC
Sarita Wagh – NYSDOH
Jeff Perlman – AVB
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ATTACHMENTS

©2018 AKRF, Inc Q:\Projects\40566 - AVALONBAY YONKERSTechnical\Hazmat\CAD\40566 Fig 2 WC Grid (Polychrome West).dwg last save: mvelieux 1/5/2018 2:34 PM




Aerial Source:
2014 New York Statewide Digital Orthoimagery.



LEGEND

PROJECT SITE BOUNDARY

1



ALPHANUMERIC GRID



Polychrome West Site
BCP Site C360099
Yonkers, New York



440 Park Avenue South, New York, NY 10016

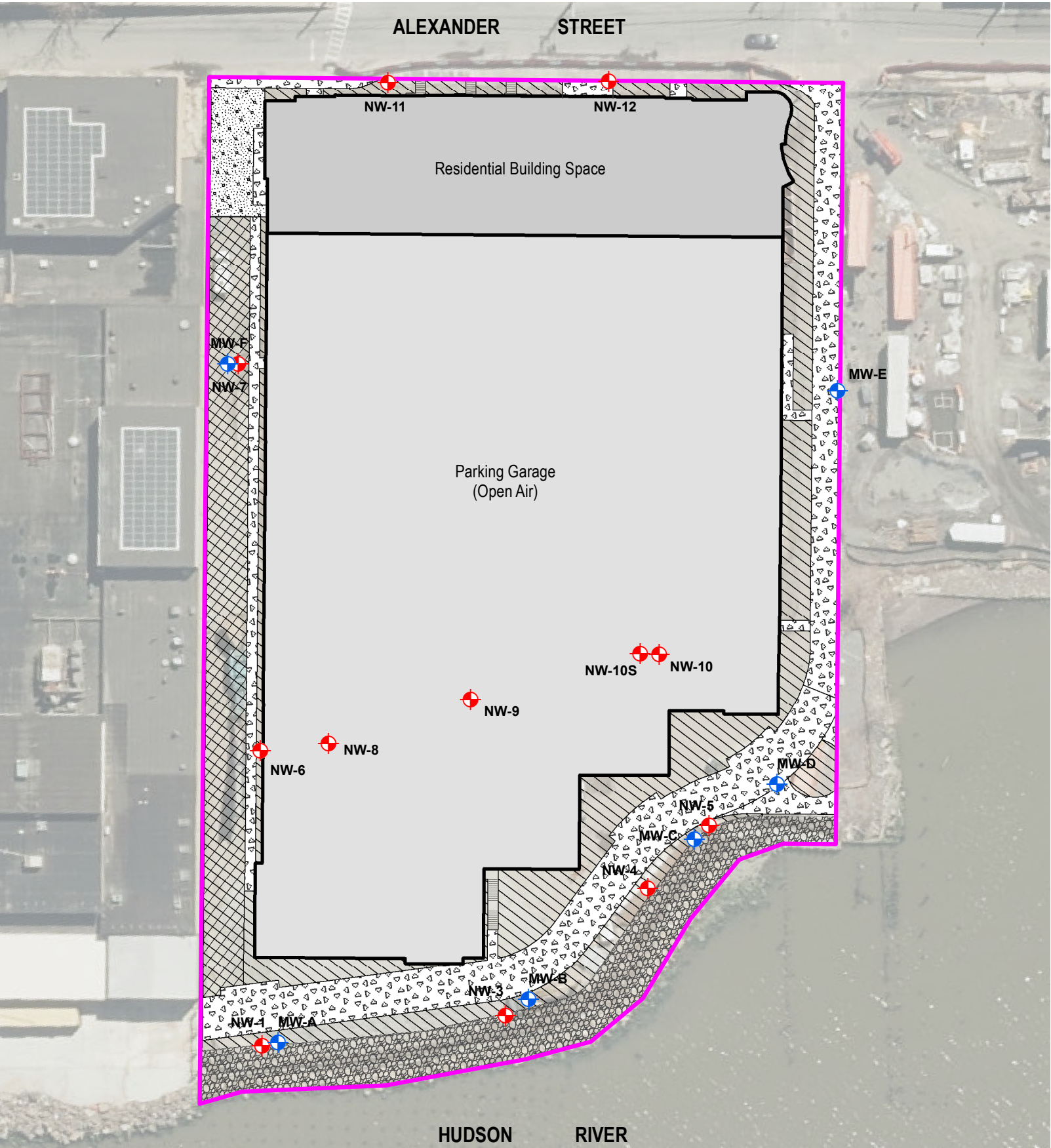
SITE PLAN WITH REFERENCE GRID

DATE

PROJECT NO.
40566

FIGURE
2

©2019 AKRF C:\Projects\180017 - AVALONBAY YONKERS - BLD 2 - PCW\Technical\GIS and Graphics\Hazmat\FER\180017 Fig 7 NAPL Recovery and GW Wells.mxd 12/19/2019 2:26:59 PM mveilleux



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 and rip rap placement were imported from AutoCAD layers provided/completed by Paulus, Sokolowski and Sartor Architecture & Engineering, P.C. on April 5, 2018 as part of the Remedial Action Workplan

LEGEND

- BCP SITE
- RESIDENTIAL BUILDING
- PARKING GARAGE (OPEN)
- ESPLANADE
- GRASS PAVER
- ASPHALT
- LANDSCAPED
- RIP RAP
- NAPL RECOVERY WELL
- GROUNDWATER MONITORING WELL LOCATION (SHALLOW NAPL RECOVERY)



Polychrome West
NYSDEC Site (BCP #C360099)
Yonkers, New York
NAPL RECOVERY & GROUNDWATER
MONITORING WELL LOCATION PLAN

AKRF
440 Park Avenue South, New York, NY 10016

DATE
12/19/2019
PROJECT NO.
180017
FIGURE
3

Table 1
Polychrome West
Yonkers, NY
Well Gauging Measurements

Well ID	Date:	Time:	Depth to LNAPL (Ft.)	Depth to Water (Ft.)	Depth to DNAPL (Ft.)	Total Depth (Ft.)	LNAPL Thickness (Ft.)	DNAPL Thickness (Ft.)	Comments
MW-A	1/9/2020	12:09	ND	8.35	ND	13.1	NA	NA	
MW-B	1/9/2020	13:34	ND	11.39	ND	14.73	NA	NA	
MW-C	1/9/2020	12:08	ND	12.38	ND	18.52	NA	NA	
MW-D	1/9/2020	16:06	ND	11.16	ND	17.83	NA	NA	
MW-E	1/9/2020	16:03	ND	12.22	ND	15.39	NA	NA	
MW-F	1/9/2020	15:55	ND	12.09	ND	20.04	NA	NA	
NW-1	1/9/2020	12:47	ND	8.4	ND	20.55	NA	NA	
NW-3	1/9/2020	12:52	ND	10.84	ND	35.31	NA	NA	
NW-4	1/9/2020	13:44	ND	11.82	ND	45.89	NA	NA	
NW-5	1/9/2020	10:00	ND	12.04	32.86	39.97	NA	7.11	Pre-pumping measurement. ~ 7 gallons removed
	1/9/2020	13:36	ND	12.84	ND	38.45	NA	NA	Post-pumping measurement.
	1/10/2020	10:30	ND	11.29	ND	38.39	NA	NA	
	1/10/2020	12:53	ND	12.53	ND	40.38	NA	NA	
NW-6	1/9/2020	10:05	ND	10.82	32.21	38.87	NA	6.66	Pre-pumping measurement. ~2 gallons removed
	1/9/2020	10:41	ND	10.83	ND	38.89	NA	NA	Post-pumping measurement.
	1/10/2020	12:50	ND	10.26	ND	39.23	NA	NA	
	1/10/2020	15:00	ND	10.46	ND	39.55	NA	NA	
NW-7	1/9/2020	14:50	ND	9.59	ND	22.08	NA	NA	
NW-8	1/9/2020	14:36	ND	11.41	33.81	36.2	NA	2.39	
	1/10/2020	12:50	ND	10.43	35.7	36.2	NA	0.5	Pre-pumping measurement. ~1.5 gallons removed.
	1/10/2020	14:10	ND	10.61	ND	36.25	NA	NA	Post-pumping measurement.
	1/10/2020	15:35	ND	10.9	ND	36.34	NA	NA	
NW-9	1/9/2020	14:40	ND	11.6	ND	33.78	NA	NA	
NW-10	1/9/2020	15:02	ND	11.67	28.12	33.58	NA	5.46	
	1/10/2020	11:00	ND	10.64	27.8	33.9	NA	6.1	Pre-pumping measurement. ~6 gallons removed.
	1/10/2020	11:25	ND	10.64	ND	33.8	NA	NA	Post-pumping measurement.
	1/10/2020	15:30	ND	10.86	ND	33.8	NA	NA	
NW-10S	1/9/2020	15:00	ND	11.15	ND	18.11	NA	NA	
NW-11	1/9/2020	9:07	ND	6.06	17.51	21.37	NA	3.86	Pre-pumping measurement. ~ 3 gallons removed
	1/9/2020	9:36	ND	9.03	ND	24.81	NA	NA	Post-pumping measurement.
	1/10/2020	9:50	ND	6.07	ND	24.38	NA	NA	
	1/10/2020	14:50	ND	6.04	ND	24.39	NA	NA	
NW-12	1/9/2020	12:01	ND	6.98	ND	24.21	NA	NA	

Notes: Pre/post pumping event readings are bolded.
LNAPL - Light Non-Aqueous Phase Liquid
DNAPL - Dense Non-Aqueous Phase Liquid
NA - Not Applicable

Table 2
Polychrome West
Yonkers, NY
 DNAPL Recovery Totals

Recovery Event	DNAPL Recovered Volume (gal)												Disposal Info		
	NW-1	NW-3	NW-4	NW-5	NW-6	NW-7	NW-8	NW-9	NW-10	NW-11	NW-12	Monthly Total	Date Generated	Off-Site Disposal Date	Disposal Location
Jan-20	NA	NA	NA	7	2	NA	1.5	NA	6	3	NA	19.5	1/9 -1/10/20	NA	NA

Notes: DNAPL - Dense Non-Aqueous Phase Liquid
 NA - Not Applicable