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July 30, 2020

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

Re: Progress Report – June 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 June 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 June 2020.
- On June 24 and 25, 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 gauging and 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 June 2020, no on-Site excavation activities below the final cover system occurred. Building construction.
- On June 12, 2020, Brookside Environmental of Copiague, New York (Brookside), removed one drum of decontamination fluids and one drum of used personal protective equipment (PPE) and oily debris generated during previous DNAPL recovery events. The drum of decontamination fluid was documented as solid due to the presence of significant sediment. The drums were disposed of at Clean Waters of New York in Staten Island, New York. The manifest is included in Attachment A and will be included in the Periodic Review Report (PRR) for 2020.
- On June 12 and 29, 2020, DNAPL gauging was conducted at NW-5, NW-6, NW-8, NW-10, and NW-11. On June 24, 2020, AKRF completed the monthly gauging of the following groundwater monitoring and DNAPL 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 recovery wells are equipped with 3-foot sumps. DNAPL was detected during the June 2020 monitoring events in NW-5, NW-6, NW-8, NW-10, and NW-11 as summarized below and detailed in the attached Table 1.

Recovery Well ID	DNAPL Thickness 6/12/20 (feet)	DNAPL Thickness 6/24/20 (feet)	DNAPL Thickness 6/29/20 (feet)
NW-5	6.82	7.02	6.00
NW-6	ND	7.10	3.89
NW-8	2.48	3.08	0.25
NW-10	6.48	6.32	4.35
NW-11	2.72	2.83	0.94

Note: Measured DNAPL thicknesses are estimated.

- On June 24, 2020, AKRF performed DNAPL removal activities with a 2-inch submersible pump and dedicated tubing at recovery wells NW-8 (~3 gallons) and NW-10 (~5 gallons). The recovered DNAPL was containerized in a Department of Transportation (DOT)-approved 55-gallon drum, labeled as hazardous waste, and staged on the PW Site in Grid Cell B1 (see Figure 2).
- On June 25, 2020, AKRF performed oversight during additional DNAPL removal, which was completed by Eastern Environmental of Manorville, New York (Eastern). Measurable DNAPL was removed from recovery wells NW-5 (~8 gallons), NW-6 (~8 gallons), and NW-11 (~4 gallons) utilizing a vacuum truck to apply vacuum on an internal 1-inch pipe within the respective recovery well. Due to the depth and high viscosity of the DNAPL, recovery rates were poor in NW-5. The measurable post-pumping measurable thickness was greater than 6 inches (~2 feet). AKRF, in consultation with NYSDEC, are continuing to evaluate alternative long-term recovery methods that would increase recovery rates and achieve post-pumping measurable thicknesses less than 6 inches. The recovered DNAPL was containerized in a DOT-approved 55-gallon drum, labeled as hazardous waste, and staged on-Site in Grid Cell B1 (see Figure 2) for off-site disposal at an appropriate receiving facility. Following DNAPL removal, the vacuum truck was decontaminated using a steam pressure washer with the decontamination fluids drummed on-Site.
- A total of 28 gallons of DNAPL was recovered during the reporting period, and 188.5 gallons of DNAPL have been recovered in total (year to date). DNAPL recovery totals are summarized in Table 2.
- AKRF anticipates to complete DNAPL gauging and removal in July 2020 using the same methods as described above while long term trends and alternate recovery methods are evaluated.
- During the month of June 2020, top soil was imported to the Site from Anthony Bulfamente Rye Brook Landscaping, a NYSDEC-approved source, and was used for general grading. A total of 20 cubic yards of top soil were imported to the Site and placed in Grid Cells F1 through J1. Approved import material tickets will be included in the PRR for 2020.

The following work is planned for July:

- Grading activities with NYSDEC-approved Category 1 soil, ¾-inch gravel, top soil and/or trap rock screenings;
- SSDS installation (finalizing vertical riser location and chase);
- NAPL recovery well weekly monitoring and monthly NAPL recovery; and
- Disposal, as needed, of recovered DNAPL (i.e., coal tar) and used PPE/field supplies.

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

Sincerely,
AKRF, Inc.



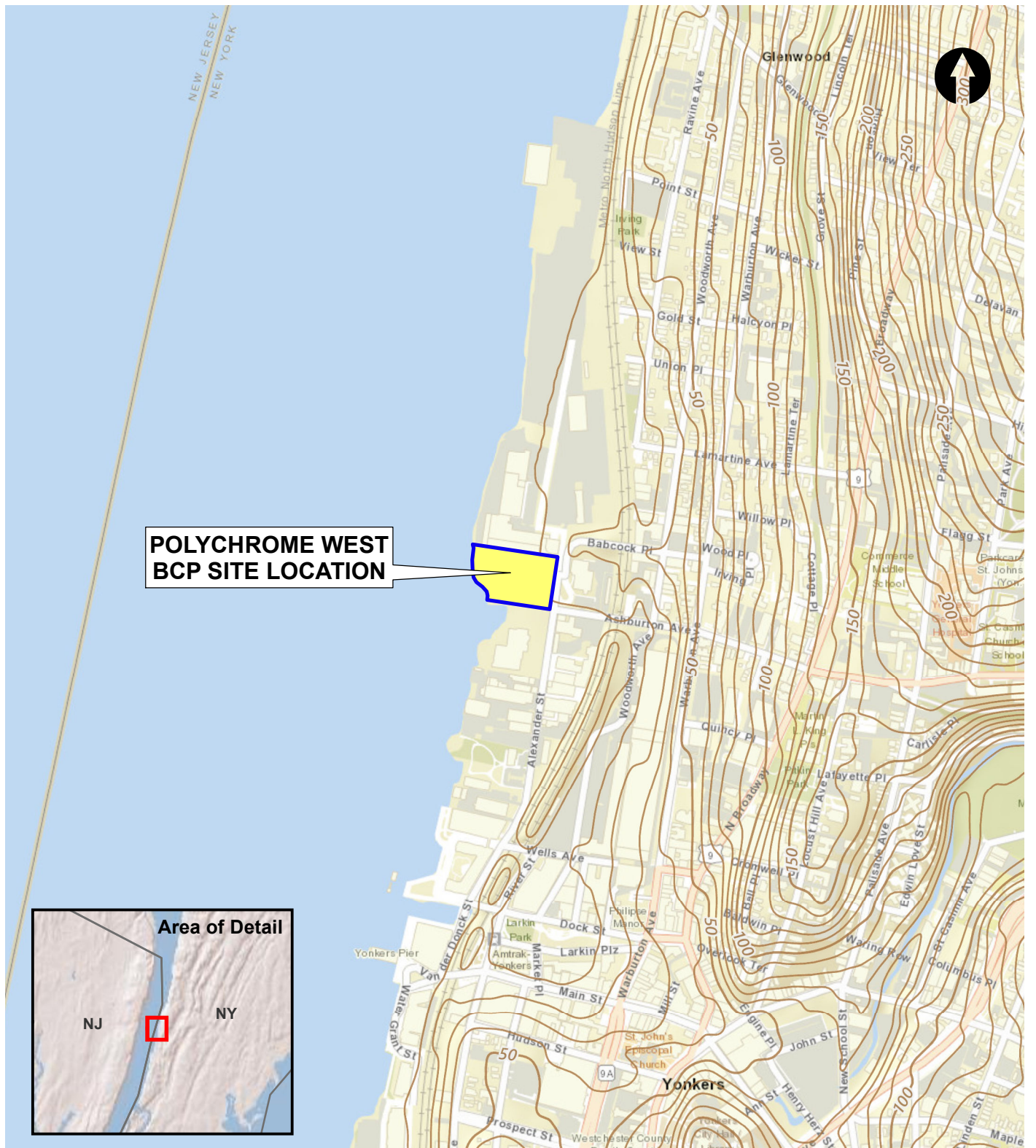
Patrick McHugh, P.E.
Environmental Engineer

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
 Attachment A – Brookside Manifest

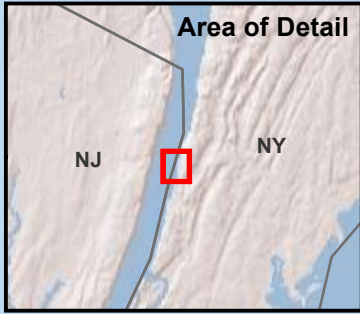
cc (electronic copy only): Kevin Carpenter – NYSDEC
 Scott Deyette – NYSDEC
 Sarita Wagh – NYSDOH
 Glen Moran – AVB
 Christopher Reynolds – AVB
 Jon Vogel – AVB
 Michael Simpson – AVB
 Barry White – AVB
 Scott Caporizzo – AKRF
 Marc Godick – AKRF
 Steve Grens – AKRF
 Rebecca Kinal – AKRF

ATTACHMENTS

©2019 AKRF Q:\Projects\1800.17 - AVALONBAY YONKERS - BLD 2 - PC\Map\Technical\GIS and Graphics\Hazmat\FER180017 Fig. 1 site loc map.mxd/25/2019 3:39:54 PM mveillieux



**POLYCHROME WEST
BCP SITE LOCATION**



Service Layer Credits: ESRI Worldwide Street Map data, 2019.

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.



34 S. Broadway #401, White Plains, NY 10601

**Polychrome West
NYSDEC Site (BCP #C360099)
Yonkers, New York**

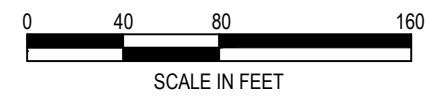
SITE LOCATION MAP

DATE	12/19/2019
PROJECT NO.	180017
FIGURE	1



LEGEND
 PROJECT SITE BOUNDARY

 ALPHANUMERIC GRID



Aerial Source:
2014 New York Statewide Digital Orthoimagery.



440 Park Avenue South, New York, NY 10016

Polychrome West Site
BCP Site C360099
Yonkers, New York

SITE PLAN WITH REFERENCE GRID

DATE

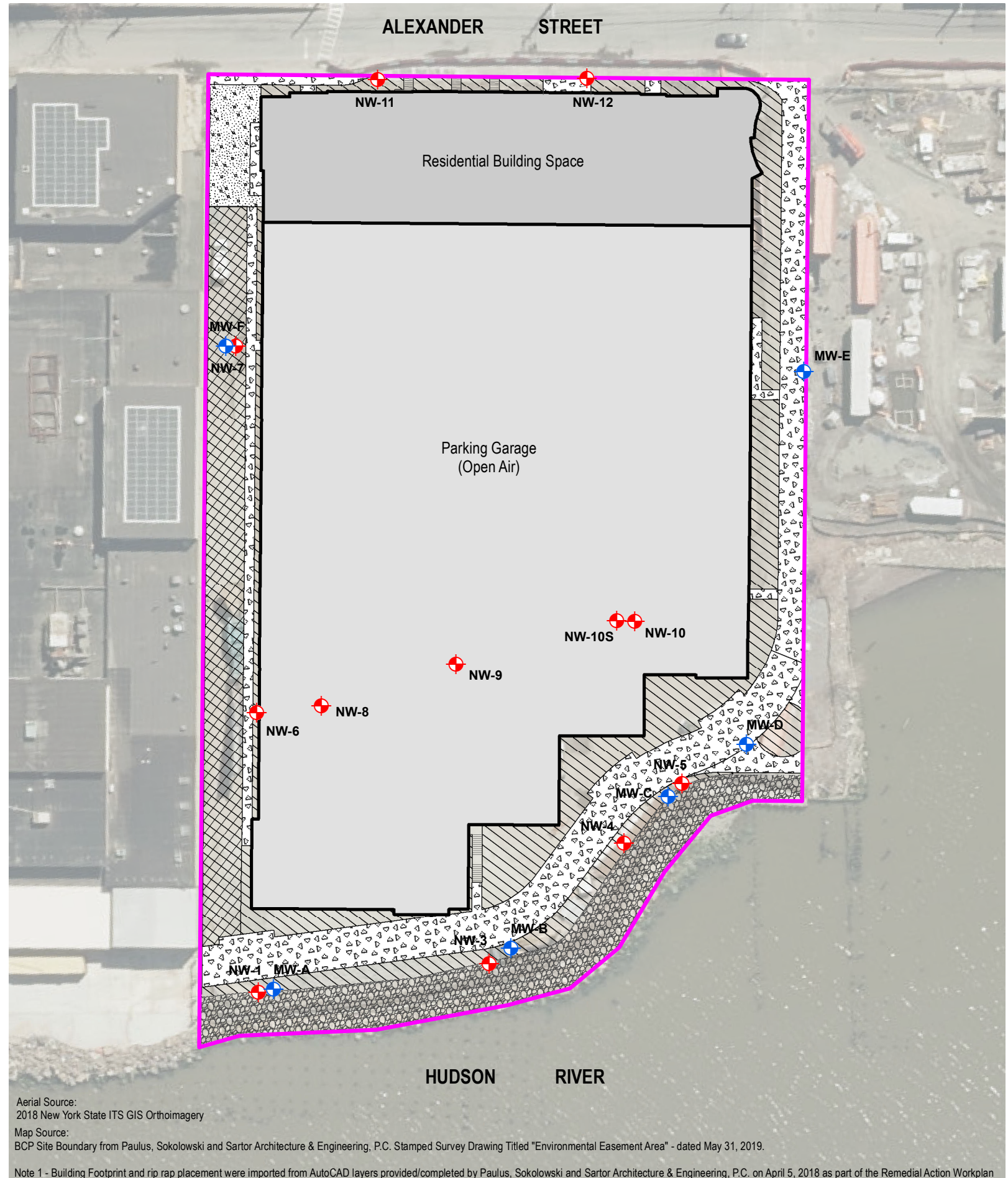
PROJECT NO.

40566

FIGURE

2

©2019 AKRF, C:\Projects\180017 - AVALONBAY YONKERS - BLD 2 - PCW\Technical\GIS and Graphics\Hazmat\FER180017 Fig 7 NAPL Recovery and GW Wells.mxd 12/19/2019 2:26:59 PM mvelieux



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**

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

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	2/21/2020	Veolia ES
Feb-20	NA	NA	NA	7.5	7.5	NA	4.5	NA	4.5	3	NA	27	2/19 and 2/21/20	2/21/2020	Veolia ES
Mar-20	NA	NA	NA	7.5	7.5	NA	4	NA	5	NA	NA	24	3/25 and 3/26/20	5/20/2020	Veolia ES
Apr-20	NA	NA	NA	8	8	NA	3	NA	4	4	NA	27	4/21 and 4/22/20	5/20/2020	Veolia ES
May-20	NA	NA	NA	30	15	NA	3.25	NA	4.75	10	NA	63	5/20 and 5/21/20	Pending	Pending
Jun-20	NA	NA	NA	8	8	NA	3	NA	5	4	NA	28	6/24 and 6/25/20	Pending	Pending
TOTAL TO DATE:												188.5	gallons		

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

ATTACHMENT A - BROOKSIDE MANIFEST

**NON-HAZARDOUS
WASTE MANIFEST**

1. Generator ID Number

Not required

2. Page 1 of

1

3. Emergency Response Phone

4. Waste Tracking Number

52920-2481-W

5. Generator's Name and Mailing Address

Avalon Yorkers Sun Sites LLC
1499 Post Road
Fairfield CT 06824

Generator's Phone: 201 694-3667

Generator's Site Address (if different than mailing address)

Polychrome West
137-146 Alexander Street
Yonkers NY 10701

6. Transporter 1 Company Name

Brookside Environmental, Inc.

U.S. EPA ID Number

NYR000081681

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Clean Water of New York
3249 Richmond Terrace
Staten Island NY 10303

Facility's Phone: 718 981-4800

U.S. EPA ID Number

NYD0000988545

9. Waste Shipping Name and Description

10. Containers

11. Total Quantity

12. Unit Wt./Vol.

No.

Type

1. Non regulated material, solid
Non-RCRA / Non-DOT

007
DM

00400

P

2. ~~Non regulated material, solid
Non-RCRA / Non-DOT~~

DM

~~00400~~

~~P~~
G

3.

4.

13. Special Handling Instructions and Additional Information

14. 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.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

X [Signature] X [Signature] 6 12 20

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Nick Holmner [Signature] 6 12 20

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

Alexian Acevedo [Signature] 6 23 20

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY