

May 13, 2025  
Project No. 2201010

VIA EMAIL: [justin.starr@dec.ny.gov](mailto: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 2025  
Polychrome West Site  
City of Yonkers, Westchester County  
NYSDEC BCP Site No. C360099**

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 West site [Brownfield Cleanup Program (BCP) Site No. C360099] located at 137-145 Alexander Street, Yonkers, New York (the Site) during the first quarter of 2025.

## Site Activities

During the first quarter of 2025, DNAPL gauging was conducted at NW-5, NW-6, NW-8, NW-10, and NW-11. DNAPL recovery wells are equipped with 3-foot sumps. DNAPL was detected during the Q1 monitoring events in NW-5, NW-6, NW-8, NW-10, and NW-11 as summarized in Table 1. DNAPL measurements from 2024 are provided in Table 2.

DNAPL was removed from recovery wells NW-8, NW-10, and NW-11 using a 2-inch submersible pump and dedicated tubing and from recovery wells NW-5 and NW-6 using submersible gas displacement pumps and dedicated tubing. DNAPL gauging and recovery amounts for the Q4 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 January 15 and February 26, 2025, the recovered DNAPL was picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q4 are provided in Attachment A. DNAPL recovery rates are shown in Attachment B.

A total of approximately 117.0 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 117.0 gallons of DNAPL have been removed. DNAPL recovery totals for 2025 are summarized in Table 3.

The current monitoring program was approved by NYSEC on March 3, 2023. DNAPL measurements at NW-1, NW-3, NW-4, NW-7, NW-9, NW-10S, and NW-12 remained below 6-inches for more than one year, therefore gauging at these locations was reduced to annually.

The following work is planned for Q2 2025:

- Complete DNAPL gauging and removal in Q2 2025 using the same methods as described above at a frequency of once every two weeks for NW-5, NW-6, and NW-10, monthly for NW-8 and NW-11, while long-term trends and alternate recovery methods are evaluated.
- Disposal, as needed, of recovered DNAPL and used personal protective equipment and field supplies.
- The next progress report will summarize work performed in Q2 2025.

If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 646.385.1691 or via electronic mail at [levinsonm@coned.com](mailto:levinsonm@coned.com).

Sincerely,

**GEI CONSULTANTS, INC., P.C.**



Matt O'Neil, P.E.  
Vice President, Program Manager



Melissa Felter, P.G.  
Project Manager

MO/MF:bdp

B:\Working\CON ED\1901167 PolyChrome East West Sites\01\_ADMIN\Data\_Sent\Monthly Reports\2025\Q1\PCW\report.C360099.PCW-QuarterlyReport\_Q1.2025.docx

#### 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

## Tables

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**Table 1. Q1 2025 DNAPL Summary**

**Table 2. 2025 Well Gauging Measurements**

**Table 3. 2025 DNAPL Recovery Totals**

**Table 1. Q1 2025 DNAPL Summary**  
**Polychrome West Site**  
Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)							Total DNAPL Removed (Gallons)
	1/2/2025	1/16/2025	1/29/2025	2/12/2025	2/26/2025	3/12/2025	3/26/2025	Q1 2025
NW-5	6.15	6.00	7.00	6.75	7.70	6.50	7.50	38.0
NW-6	4.50	6.00	6.00	4.64	4.10	5.90	6.13	70.0
NW-8	1.10	NA	NA	NA	NA	0.45	NA	2.5
NW-10	0.40	1.00	0.20	0.48	0.35	0.90	0.20	4.5
NW-11	0.47	NA	NA	0.33	NA	0.85	NA	2.0

Notes: Measured DNAPL thicknesses are estimated  
NA - Not Applicable

**Table 2. 2025 Well Gauging Measurements**  
**Polychrome West Site**  
Yonkers, New York

Well ID	Date	Time	Depth to Water (feet)	Depth to DNAPL (feet)	Total Depth (feet)	DNAPL Thickness (feet)	Comments
NW-1							
NW-3							
NW-4							
NW-5	1/2/2025	8:30 AM	8.94	31.05	37.20	6.15	Pre-pumping measurement ~8 gallons removed (PVC airlift pump)
	1/16/2025	10:35 AM	9.25	31.80	37.80	6.00	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
	1/29/2025	10:25 AM	NA	30.80	37.80	7.00	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
	2/12/2025	11:00 AM	7.50	30.80	37.55	6.75	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	2/26/2025	10:30 AM	6.60	29.85	37.55	7.70	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
	3/12/2025	11:00 AM	9.80	31.00	37.50	6.50	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
	3/26/2025	10:00 AM	8.25	29.83	37.33	7.50	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
NW-6	1/2/2025	9:40 AM	9.65	32.30	36.80	4.50	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	1/16/2025	9:45 AM	11.05	30.80	36.80	6.00	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	1/29/2025	9:50 AM	NA	31.80	36.80	6.00	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	2/12/2025	12:00 PM	9.50	32.16	36.80	4.64	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	2/26/2025	9:30 AM	10.00	32.70	36.80	4.10	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	3/12/2025	10:30 AM	9.70	30.90	36.80	5.90	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	3/26/2025	9:15 AM	8.85	30.67	36.80	6.13	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
NW-7							
NW-8	1/2/2025	11:00 AM	11.05	35.11	36.21	1.10	Pre-pumping measurement ~2.5 gallons removed
	2/12/2025	NA	NA	NA	NA	NA	Well obstructed
	3/12/2025	9:15 AM	8.60	35.80	36.25	0.45	
NW-9							
NW-10	1/2/2025	10:40 AM	11.20	33.15	33.55	0.40	
	1/16/2025	11:30 AM	11.19	32.50	33.50	1.00	Pre-pumping measurement ~2.5 gallons removed
	1/29/2025	9:35 AM	11.13	33.25	33.77	0.20	
	2/12/2025	10:00 AM	10.37	32.96	33.44	0.48	
	2/26/2025	8:30 AM	10.70	33.54	33.89	0.35	
	3/12/2025	8:45 AM	6.78	32.40	33.30	0.90	Pre-pumping measurement ~2 gallons removed
	3/26/2025	8:55 AM	10.48	33.38	33.58	0.20	
NW-10S							
NW-11	1/2/2025	10:20 AM	4.50	22.38	22.85	0.47	
	2/12/2025	10:30 AM	4.02	22.49	22.82	0.33	
	3/12/2025	9:25 AM	5.00	21.90	22.75	0.85	Pre-pumping measurement ~2 gallons removed
NW-12							

Notes:

Pre-pumping event readings are bolded  
DNAPL - Dense Non-Aqueous Phase Liquid  
NA - Not Applicable  
ND - Not Detected  
Recovery Wells NW-5, NW-6 and NW-10 are gauged every 2 weeks.  
Recovery Wells NW-8 and NW-11 are gauged monthly.  
Recovery Well NW-9 is gauged quarterly.  
Recovery Wells NW-1, NW-3, NW-4, NW-7, NW-10S, and NW-12 are gauged annually.

**Table 3. 2025 DNAPL Recovery Totals**  
**Polychrome West Site**  
Yonkers, New York

	DNAPL Recovered Volume (gal)												
Recovery Event	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total DNAPL Recovered (Gallons)
NW-1	NA	NA	NA										0.00
NW-3	NA	NA	NA										0.00
NW-4	NA	NA	NA										0.00
NW-5	20.0	9.0	9.0										38.00
NW-6	30.0	20.0	20.0										70.00
NW-7	NA	NA	NA										0.00
NW-8	2.5	NA	NA										2.50
NW-9	NA	NA	NA										0.00
NW-10	2.5	NA	2.0										4.50
NW-11	NA	NA	2.0										2.00
NW-12	NA	NA	NA										0.00
Event Total	55.00	29.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.00
Date Generated	1/2/2025, 1/16/2025, 1/29/2025	2/12/2025, 2/26/2025	3/12/2025, 3/26/2025										
Off-Site Disposal Date	1/16/2025, 2/26/2025	2/26/2025	4/9/2025										
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	

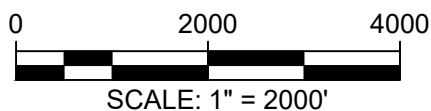
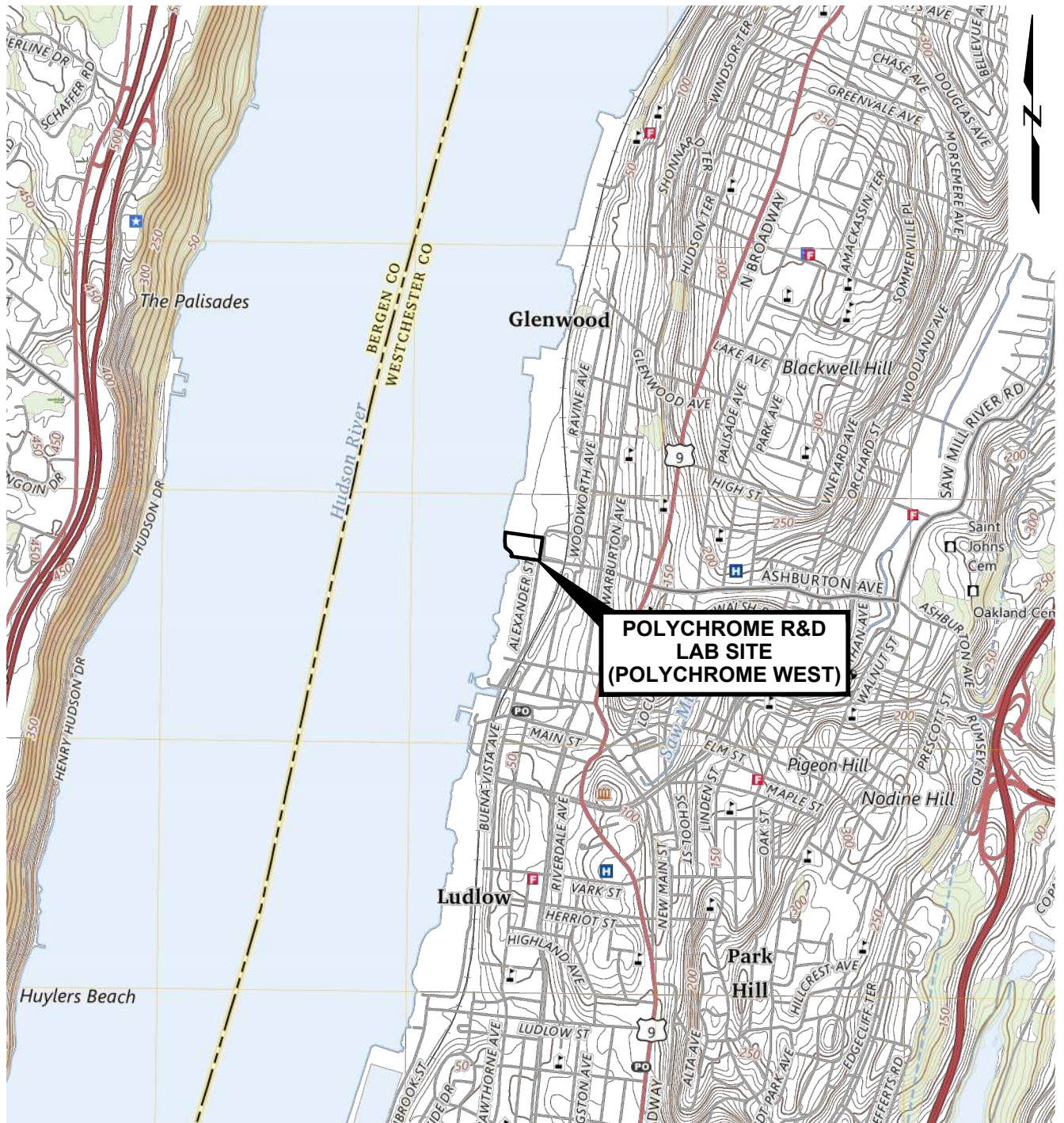
Notes:  
DNAPL - Dense Non-Aqueous Phase Liquid  
NA - Not Applicable

## Figures

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**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

Quarterly Progress Report  
 Polychrome West (PCW)  
 Yonkers, New York

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



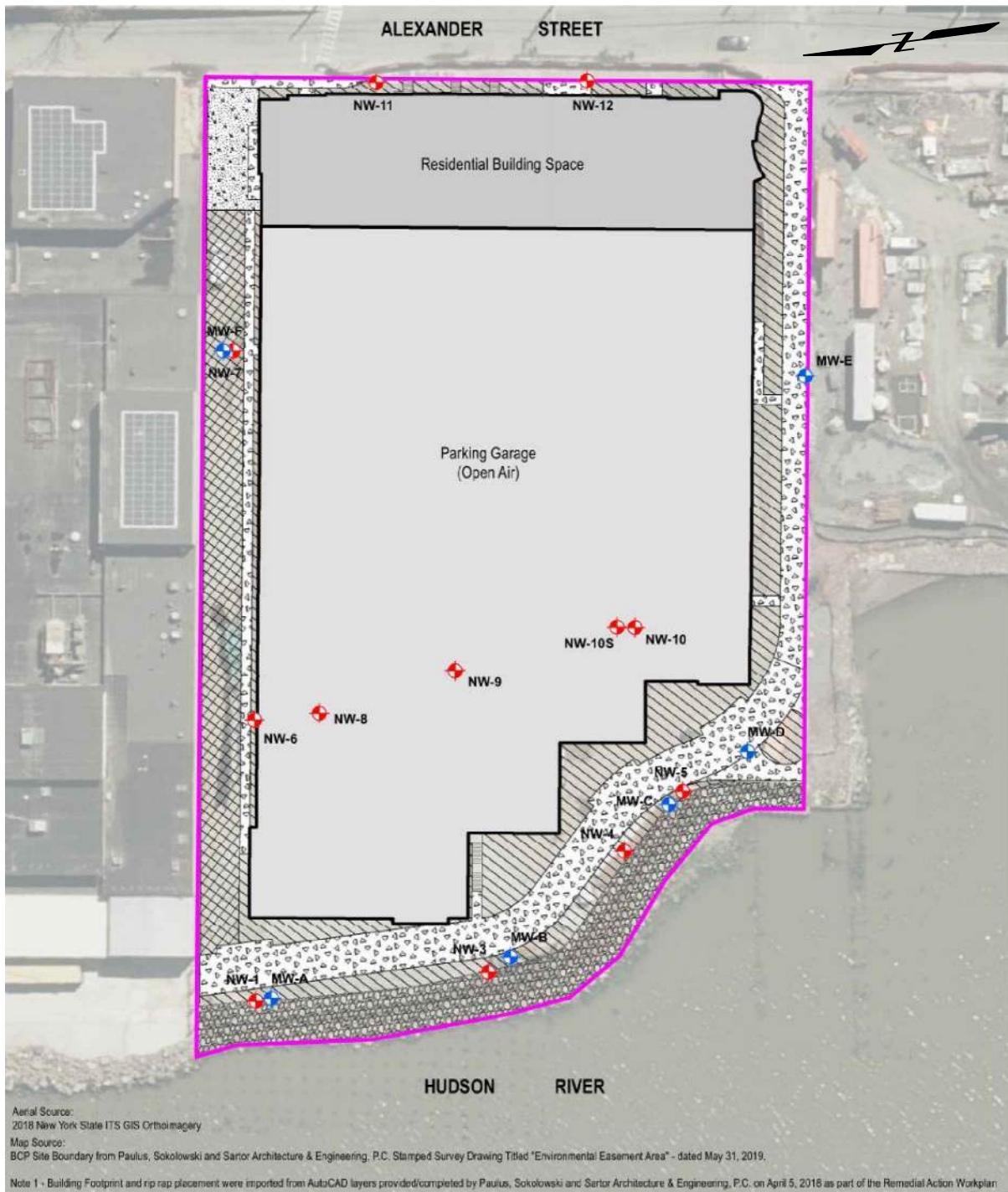
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SITE LOCATION MAP

May 2025

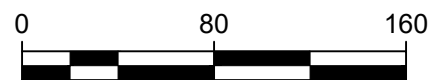
Fig. 1





#### LEGEND

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



SCALE: 1" = 80'

Quarterly Progress Report  
Polychrome West (PCW)  
Yonkers, New York

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



Project 2201010

NAPL RECOVERY AND  
GROUNDWATER  
MONITORING WELLS

May 2025


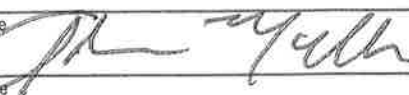

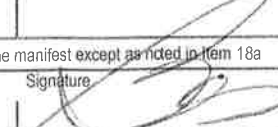
Fig. 2

## **Attachment A      Waste Disposal Manifests**

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Please print or type.

Form Approved, OMB No. 2050-0039

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number <b>NYR000254706</b>	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>8508089747</b>	4. Manifest Tracking Number <b>020044288 FLE</b>		
		5. Generator's Name and Mailing Address <b>212-560-8383</b> <b>Consolidated Edison of NY Inc-Att:</b> <b>31-01 20th Ave- Bldg 136 2nd fl</b> <b>Astoria, NY 11105</b>		Generator's Site Address (if different than mailing address) <b>Consolidated Edison of NY Inc</b> <b>80- 94 Alexander St.</b> <b>Yonkers, NY 10701</b>			
6. Transporter 1 Company Name <b>IWT Transport Inc.</b>		U.S. EPA ID Number <b>NJR986628162</b>					
7. Transporter 2 Company Name		U.S. EPA ID Number					
8. Designated Facility Name and Site Address <b>9733444004</b> <b>Clean Earth of North Jersey, Inc.</b> <b>105 Jacobus Ave.</b> <b>Kearny NJ 07032</b>		U.S. EPA ID Number <b>NJD991291105</b>					
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. <b>NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ (D018)</b>	<b>3</b>	<b>DM</b>	<b>300</b>	<b>P</b>	<b>D018</b>
	X	2. <b>NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)</b>	<b>1</b>	<b>DM</b>	<b>55</b>	<b>G</b>	<b>D018</b>
		3.					
		4.					
14. Special Handling Instructions and Additional Information <b>(1)ERG#171:2230800134</b> <b>(2)ERG#171:2230800135</b> <b>Order#: 2876052 - Note:</b>							
15. <b>GENERATOR'S/OFFEROR'S CERTIFICATION:</b> 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 <b>Mike Holmes</b>		Signature 		Month <b>1</b>		Day <b>16</b>	
				Year <b>25</b>			
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.:				
	Transporter signature (for exports only):						
TRANSPORTER	17. Transporter Acknowledgment of Receipt of Materials						
	Transporter 1 Printed/Typed Name <b>Adam Mella</b>		Signature 		Month <b>1</b>		Day <b>16</b>
				Year <b>25</b>			
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						
	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. <b>H141</b>		2. <b>H141</b>		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 		Signature 		Month <b>1</b>		Day <b>16</b>	
				Year <b>25</b>			



Please print or type.

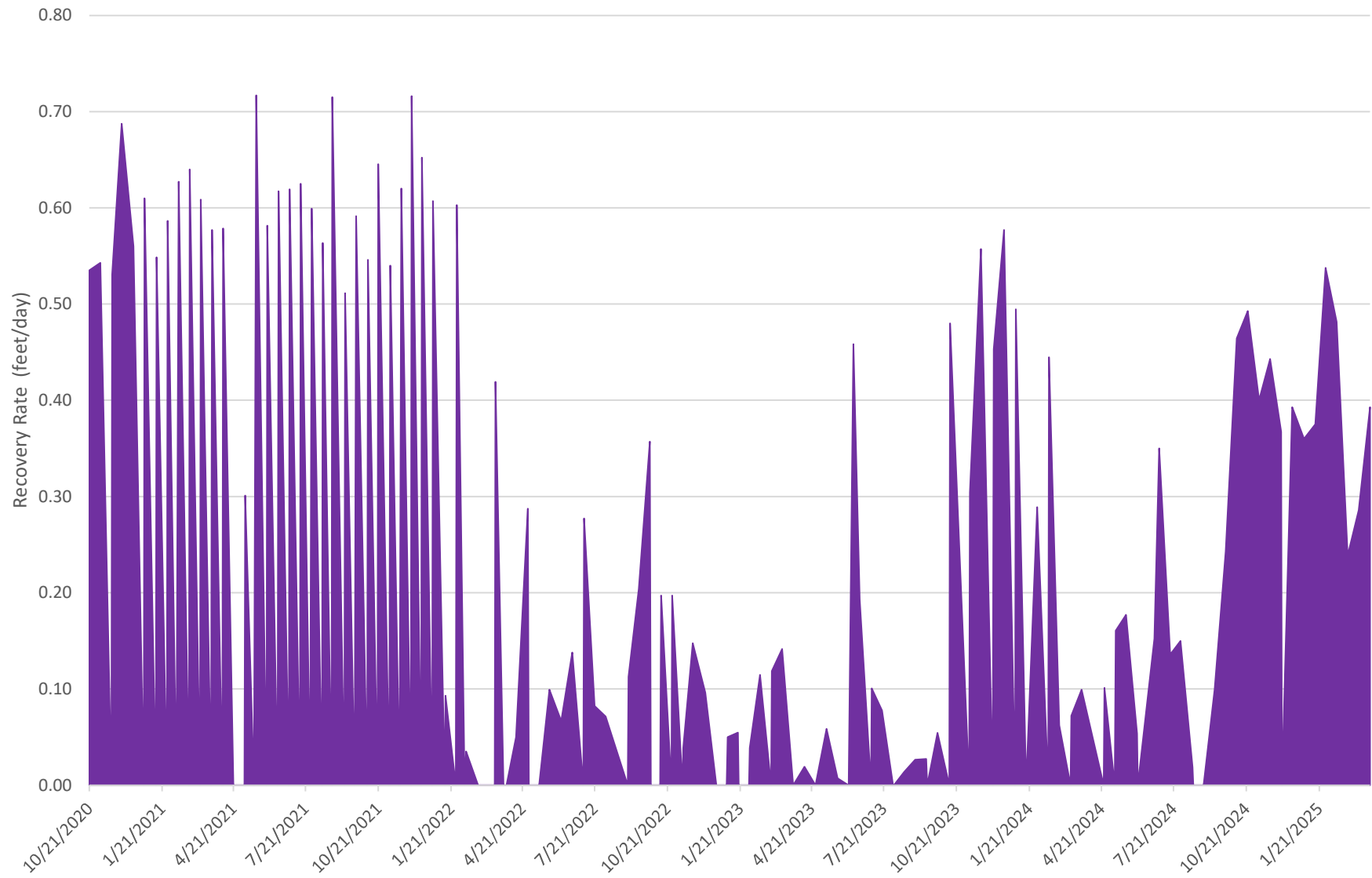
Form Approved. OMB No. 2050-0039

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number <b>NYR000254706</b>	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>8806089717</b>	4. Manifest Tracking Number <b>020056532 FLE</b>	
5. Generator's Name and Mailing Address <b>Consolidated Edison of NY Inc-Alt: 31-01 20th Ave- Bldg 136 2nd fl Astoria, NY 11105</b>			Generator's Site Address (if different than mailing address) <b>Consolidated Edison of NY Inc 80- 94 Alexander St Yonkers, NY 10701</b>			
6. Transporter 1 Company Name <b>IWT Transport Inc.</b>			U.S. EPA ID Number <b>NJR988628162</b>			
7. Transporter 2 Company Name			U.S. EPA ID Number			
8. Designated Facility Name and Site Address <b>Clean Earth of North Jersey, Inc. 105 Jacobus Ave. Keamy NJ 07032</b>			U.S. EPA ID Number <b>NJD991291105</b>			
9a. 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.
			No.	Type		
1. <b>NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ(D018)</b>			<b>2</b>	<b>DM</b>	<b>200</b>	<b>P</b>
2. <b>NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(D018)</b>			<b>2</b>	<b>DM</b>	<b>110</b>	<b>G</b>
3.						
4.						
13. Waste Codes						
14. Special Handling Instructions and Additional Information <b>TRK #107 LIC # AW 977K (NJ)</b> <b>(1) ERG#171: 2230800134 - Used PPE and sampling equipment-Haz.</b> <b>(2) ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz.</b> <b>Order#: 2999846 - Note:</b>						
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 <b>Richard H Cosme</b>			Signature <b>Rel H Cosme</b>		Month <b>2</b>	Day <b>26</b>
					Year <b>25</b>	
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 <b>Adam Mella</b>			Signature <b>Adam Mella</b>		Month <b>2</b>	Day <b>26</b>
Transporter 2 Printed/Typed Name			Signature		Year <b>25</b>	
					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: <b>Received For Manifest Review/Quality Control Date</b>		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. <b>H141</b>		2. <b>H141</b>		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 <b>Smith</b>			Signature <b>Smith</b>		Month <b>2</b>	Day <b>26</b>
					Year <b>25</b>	

## **Attachment B      Recovery Rate Graphs**

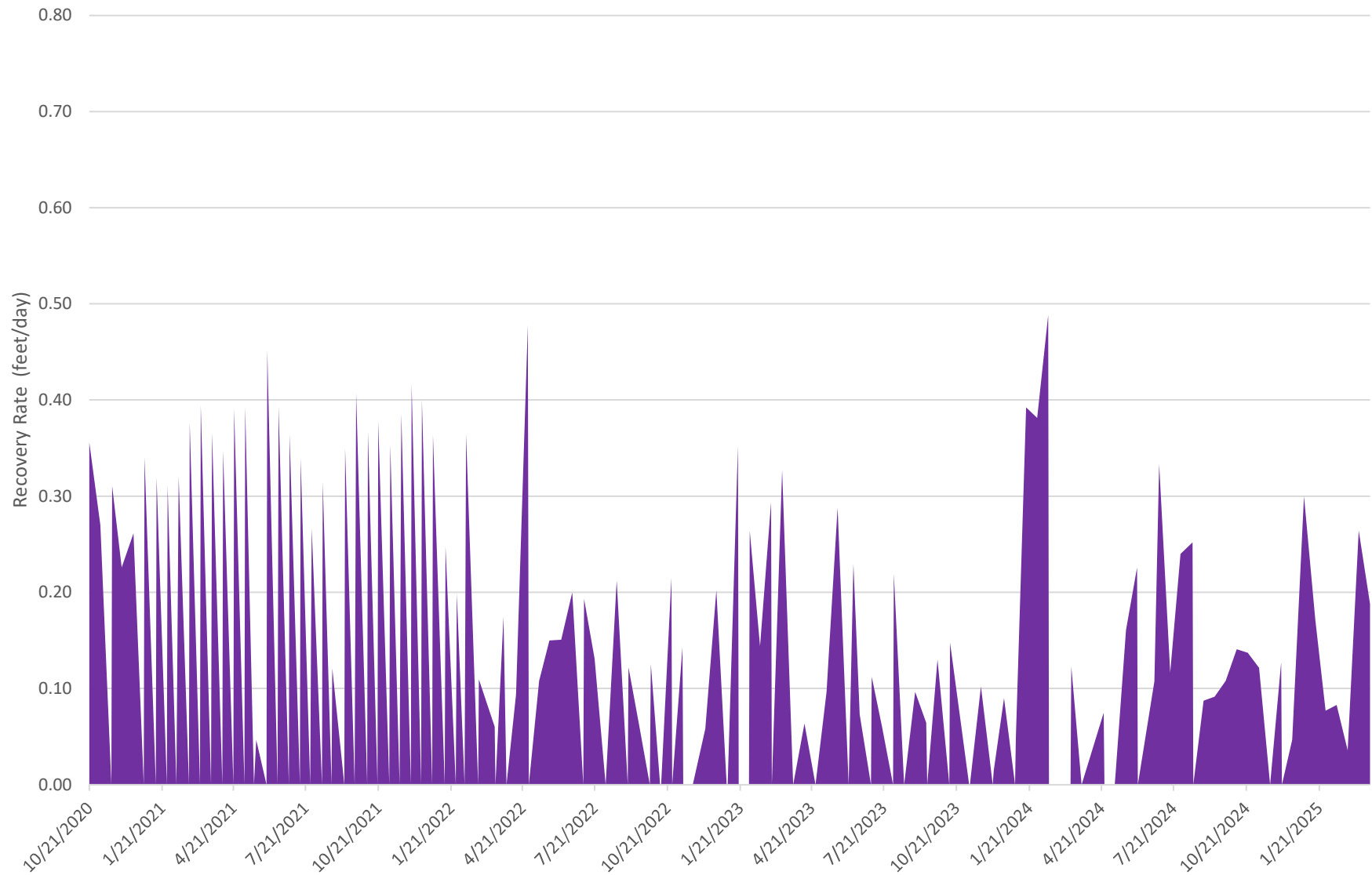
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## NW-5



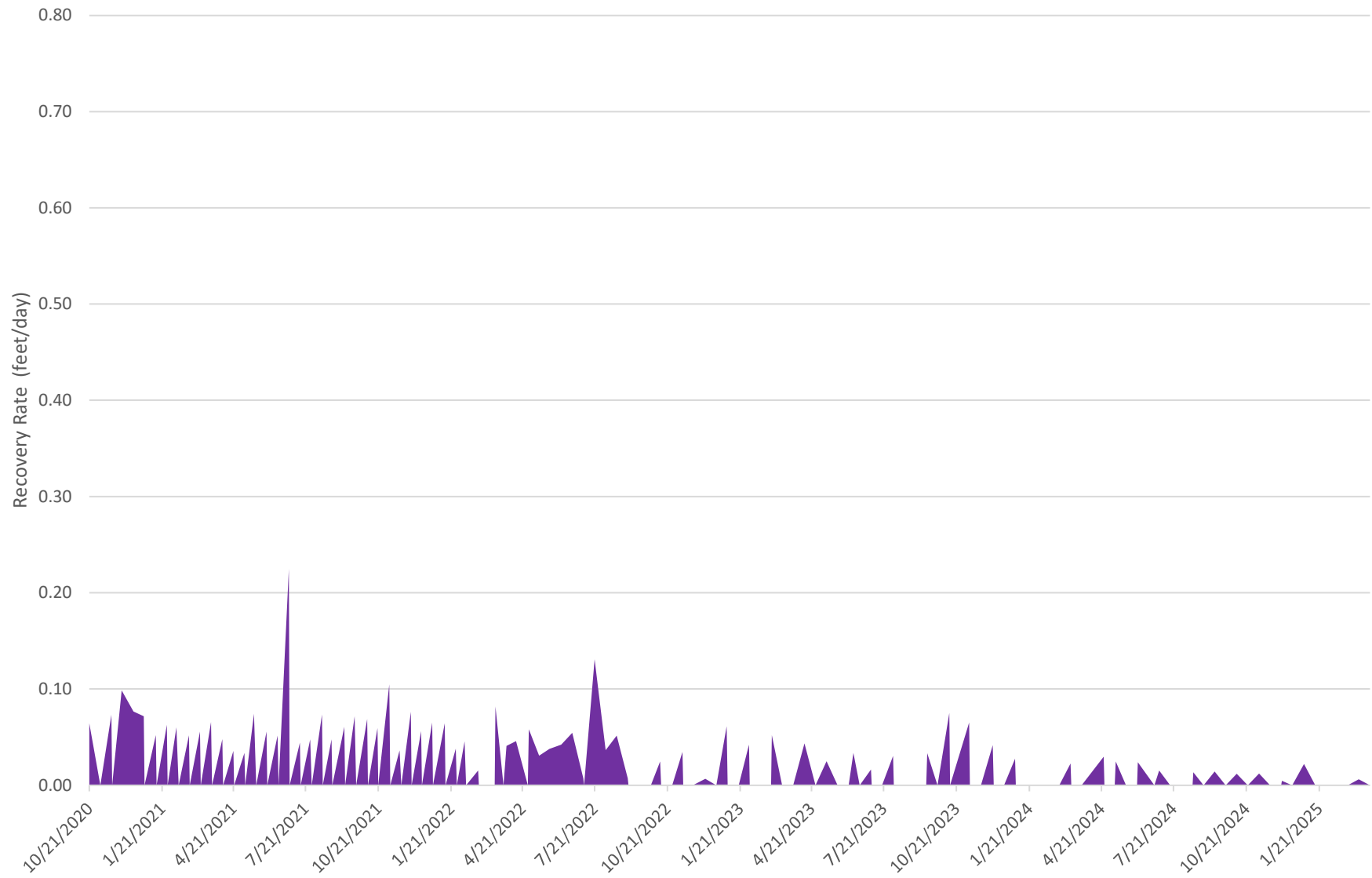
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

## NW-6



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

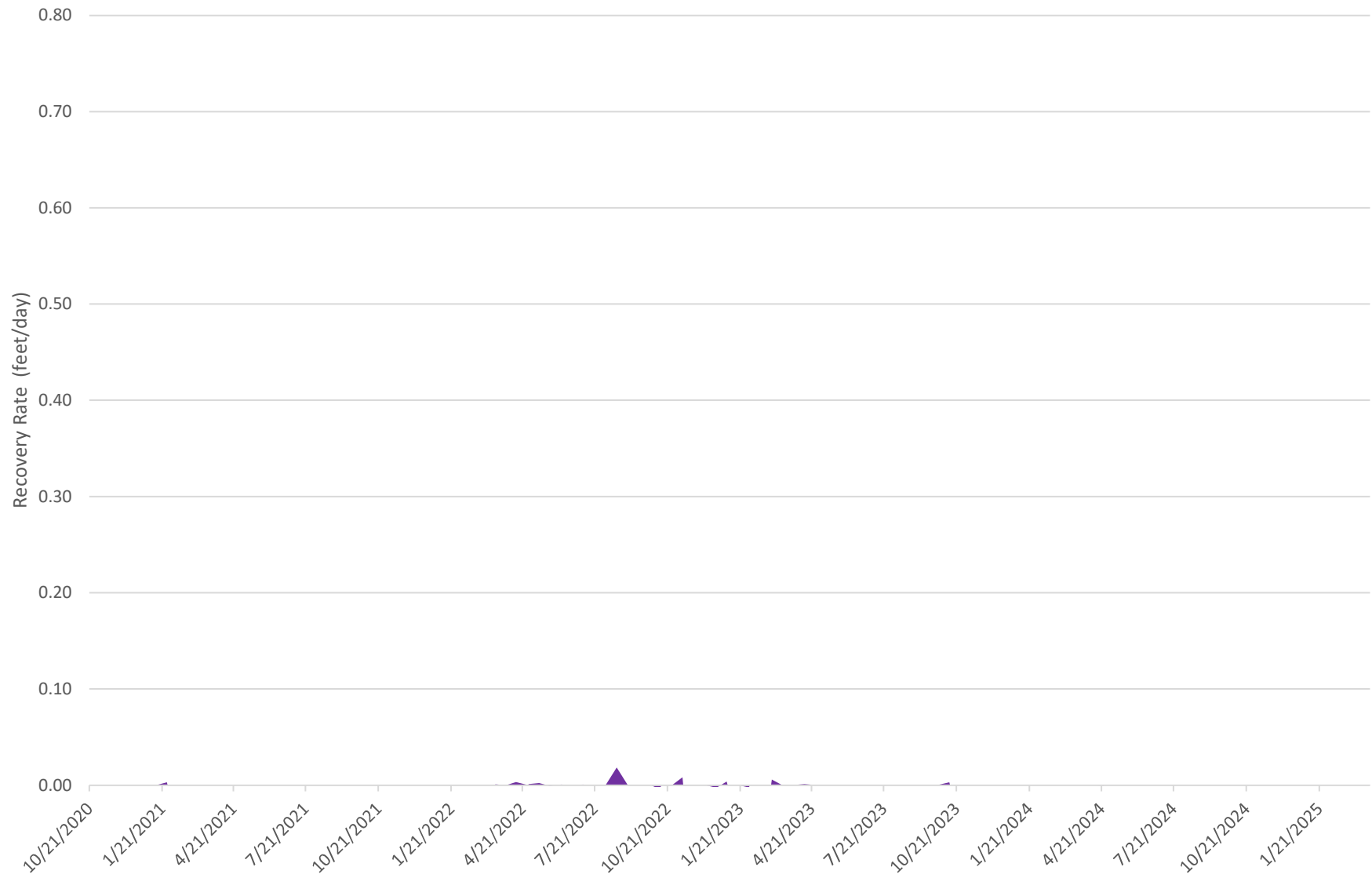
## NW-8



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

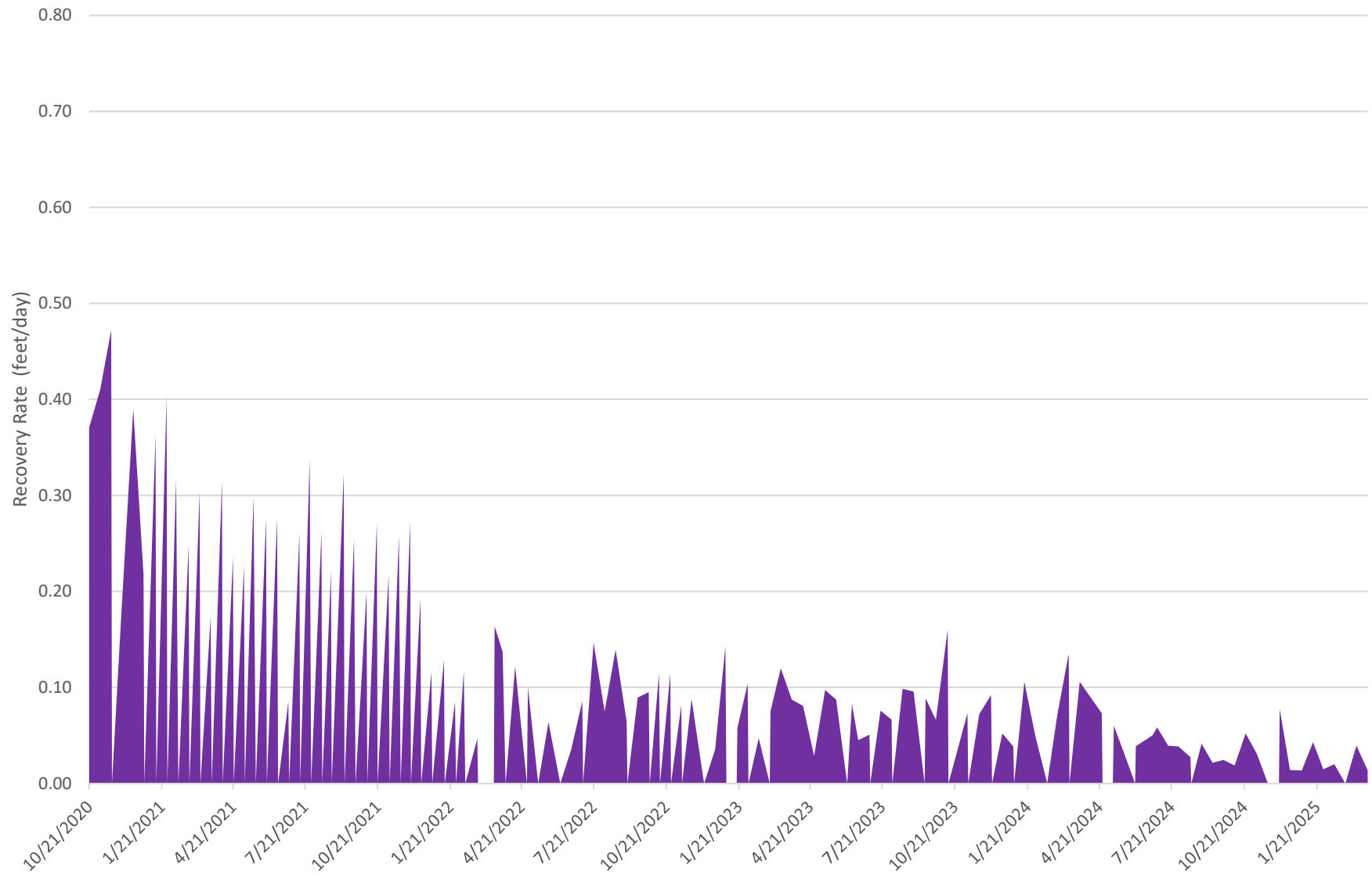


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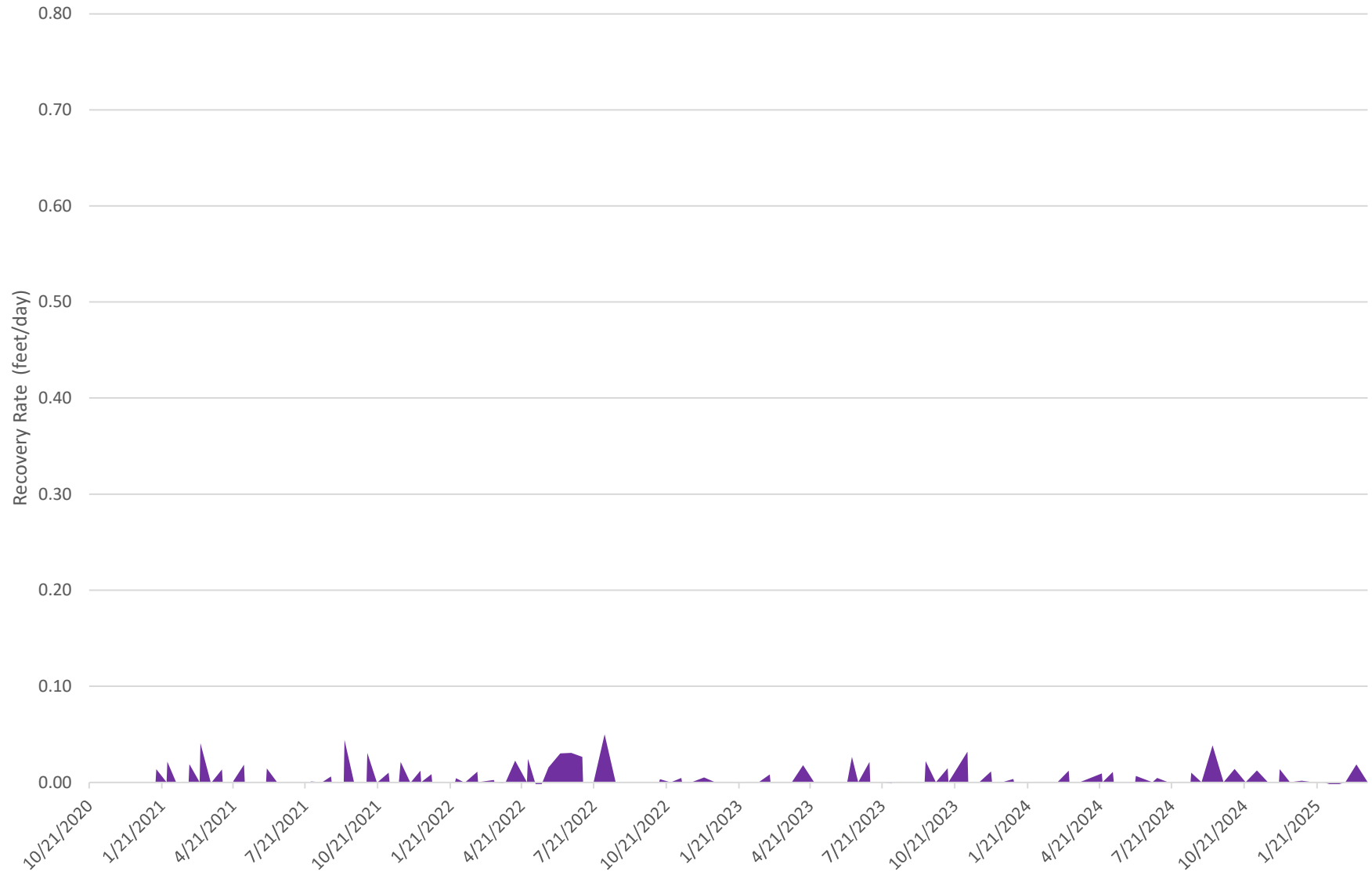
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

## NW-10



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

## NW-11



Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.