

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 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 second quarter of 2025.

### **Site Activities**

During the second 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 Q2 monitoring events in NW-5, NW-6, NW-8, NW-10, and NW-11 as summarized in Table 1. DNAPL measurements from 2025 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 Q2 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 recovered DNAPL was picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q2 are provided in Attachment A. DNAPL recovery rates are shown in Attachment B.

A total of approximately 78.5 gallons of DNAPL were recovered during the reporting period. Since the start of 2025, a total of 195.5 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 Q3 2025:

- Complete DNAPL gauging and removal in Q3 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 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 <a href="mailto:abtm@coned.com">abtm@coned.com</a>.

Sincerely,

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

Matt O'Neil, P.E.

Vice President, Program Manager

Melissa Felter, P.G.

**Project Manager** 

Attachments

Table 1. Q2 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 Q2 2025 DNAPL Summary

**Table 2 2025 Well Gauging Measurements** 

**Table 3 2025 DNAPL Recovery Totals** 

# Table 1. Q2 2025 DNAPL Summary Polychrome West Site

Yonkers, New York

Recovery Well ID			DNAPL Thi	ckness (feet)			Total DNAPL Removed (Gallons)
Well ID	4/9/2025	4/23/2025	5/7/2025	5/21/2025	6/4/2025	6/18/2025	Q2 2025
NW-5	7.00	5.00	7.60	5.20	8.10	8.10	30.0
NW-6	5.95	6.50	6.14	6.00	5.00	6.00	39.0
NW-8	0.48	NA	1.10	NA	1.50	NA	5.5
NW-10	0.39	1.00	0.25	0.40	1.20	0.10	4.0
NW-11	0.18	NA	0.40	NA	0.20	NA	NA

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	4/9/2025	1:25 PM	8.21	20.51	20.51	NA	
NW-3	4/9/2025	1:15 PM	8.10	32.70	32.70	NA	
NW-4	4/9/2025	1:00 PM	8.02	43.18	43.18	Trace	
	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 6.60	30.80 29.85	37.55 37.55	6.75 7.70	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	2/26/2025	10:30 AM	9.80	31.00	37.50	6.50	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
NW-5	3/12/2025 3/26/2025	11:00 AM 10:00 AM	8.25	29.83	37.33	7.50	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)  Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	4/9/2025	12:45 PM	9.42	30.35	37.35	7.00	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
	4/23/2025	10:15 AM	NA	29.15	37.15	8.00	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	5/7/2025	11:35 AM	NA NA	29.61	37.21	7.60	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	5/21/2025	10:10 AM	8.52	32.15	37.35	5.20	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
	6/4/2025	11:10 AM	10.30	29.30	37.40	8.10	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
	6/18/2025	9:15 AM	10.10	28.90	37.00	8.10	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
	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)
NW-6	3/26/2025	9:15 AM	8.85	30.67	36.80	6.13	Pre-pumping measurement ~10 gallons removed (PVC airlift pump)
	4/9/2025	9:00 AM	9.20	30.85	36.80	5.95	0.75" Buffalo Pump did not work - NAPL emulsified
	4/23/2025	9:35 AM	9.47 7.90	30.30 30.66	36.80 36.80	6.50 6.14	Pre-pumping measurement ~8 gallons removed (PVC airlift pump)
	5/7/2025	9:45 AM	7.90 8.55	30.66	36.80 36.80	6.14	Pre-pumping measurement ~8 gallons removed (PVC airlift pump)
	5/21/2025 6/4/2025	9:25 AM	8.00	31.70	36.80	5.10	Pre-pumping measurement ~8 gallons removed (PVC airlift pump)
	6/4/2025	10:25 AM 8:45 AM	8.70	30.80	36.80	6.00	Pre-pumping measurement ~7 gallons removed (PVC airlift pump)  Pre-pumping measurement ~8 gallons removed (PVC airlift pump)
NW-7	4/9/2025	10:50 AM	9.50	22.90	22.90	Trace	
1444-1	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	NA	NA	Well obstructed
	3/12/2025	9:15 AM	8.60	35.80	36.25	0.45	
NW-8	4/9/2025	9:55 AM	10.80	35.75	36.23	0.48	
	5/7/2025	10:40 AM	11.20	35.17	36.27	1.10	Pre-pumping measurement ~2.5 gallons removed
	6/4/2025	12:20 PM	11.30	35.00	36.50	1.50	Pre-pumping measurement ~3 gallons removed
NW-9	4/9/2025	10:05 AM	11.11	33.07	33.37	0.30	
	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	
AUA/ 10	3/12/2025	8:45 AM	6.78	32.40	33.30	0.90	Pre-pumping measurement ~2 gallons removed
NW-10	3/26/2025	8:55 AM	10.48	33.38	33.58	0.20	
	4/9/2025	10:30 AM	10.40	32.95	33.34	0.39	D
	<b>4/23/2025</b> 5/7/2025	9:30 AM 10:30 AM	<b>10.96</b> 10.40	<b>32.59</b> 33.35	<b>33.59</b> 33.60	1.00 0.25	Pre-pumping measurement ~2 gallons removed
	5/7/2025	9:10 AM	9.70	33.35	33.60	0.25	
	6/4/2025	12:15 PM	10.50	33.40 32.30	33.50	1.20	Pre-pumping measurement ~2 gallons removed
	6/18/2025	8:35 AM	10.02	33.70	33.80	0.10	rre-pumping measurement ~2 gailons removed
NW-10S	4/9/2025	10:15 AM				NA	
1444-109			11.42 4.50	17.90 22.38	17.90 22.85	0.47	
	1/2/2025	10:20 AM	4.50	22.38	22.85	0.47	
	2/12/2025 3/12/2025	10:30 AM 9:25 AM	4.02 <b>5.00</b>	22.49 21.90	22.82 22.75	0.33	Bro numning magaurement -2 gallens removed
NW-11	4/9/2025	10:40 AM	4.45	22.63	22.75	0.85	Pre-pumping measurement ~2 gallons removed
	5/7/2025	10:40 AM 12:35 PM	4.45	21.78	22.18	0.18	
		IIZ.JJ FIVI	7.14	21.70	22.10	0.40	1
	6/4/2025	12:05 PM	4.2	22.90	23.10	0.20	

Pre-pumping event readings are bolded
DNAPL - Dense Non-Aqueous Phase Liquid

NA - Not Applicable

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

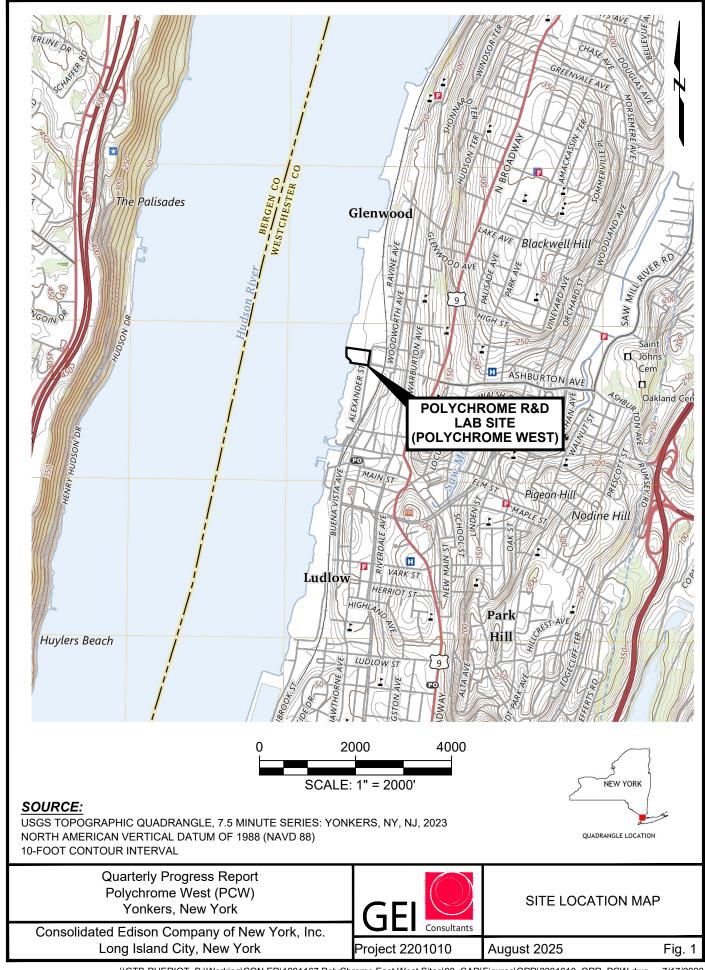
		DNAPL Recovered Volume (gal)											
Recovery Event	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total DNAPL Recovered (Gallons)
NW-1	NA	NA	NA	NA	NA	NA							0.00
NW-3	NA	NA	NA	NA	NA	NA							0.00
NW-4	NA	NA	NA	NA	NA	NA							0.00
NW-5	20.0	9.0	9.0	9.0	9.0	12.0							68.00
NW-6	30.0	20.0	20.0	8.0	16.0	15.0							109.00
NW-7	NA	NA	NA	NA	NA	NA							0.00
NW-8	2.5	NA	NA	NA	2.5	3.0							8.00
NW-9	NA	NA	NA	NA	NA	NA							0.00
NW-10	2.5	NA	2.0	2.0	NA	2.0							8.50
NW-11	NA	NA	2.0	NA	NA	NA							2.00
NW-12	NA	NA	NA	NA	NA	NA							0.00
Event Total	55.00	29.00	33.00	19.00	27.50	32.00	0.00	0.00	0.00	0.00	0.00	0.00	195.50
Date Generated	1/2/2025, 1/16/2025, 1/29/2025	2/12/2025, 2/26/2025	3/12/2025, 3/26/2025	4/9/2025, 4/23/2025	5/7/2025, 5/21/2025	6/4/2025, 6/18/2025							
Off-Site Disposal Date	1/16/2025, 2/26/2025	2/26/2025	4/9/2025	4/9/2025, 5/21/2025	5/21/2025	7/2/2025							
Disposal Location	Clean Earth	Clean Earth	Clean Earth	Clean Earth	Clean Earth North	North	Clean Earth North	Clean Earth	Clean Earth			Clean Earth	
	North Jersey	North Jersey	North Jersey	North Jersey	Jersey	Jersey	Jersey	North Jersey	North Jersey	North Jersey	North Jersey	North Jersey	

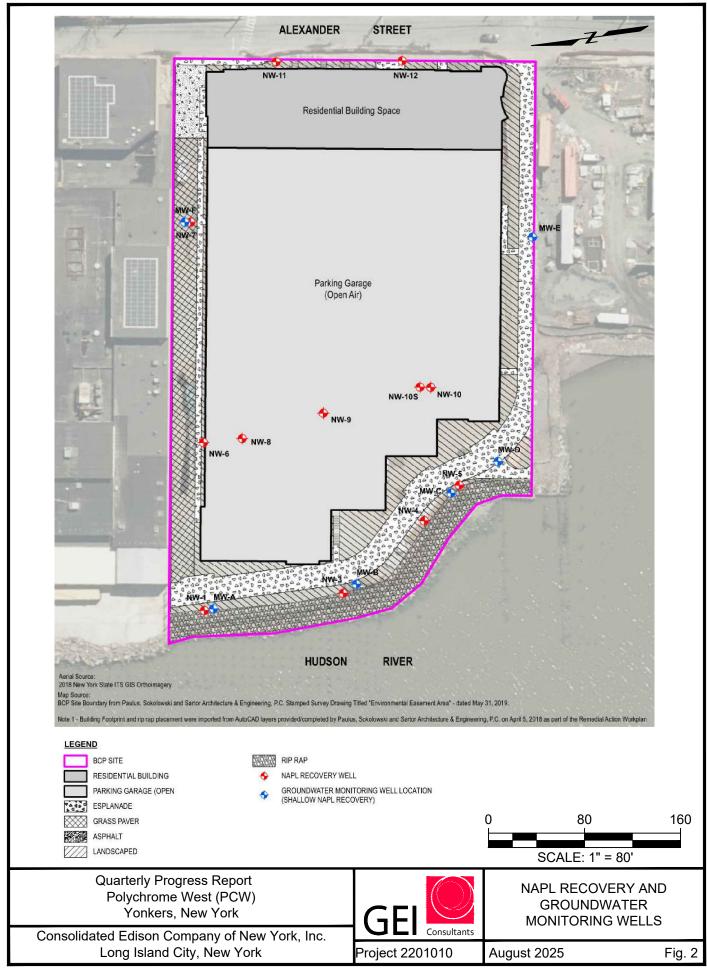
Notes: DNAPL - Dense Non-Aqueous Phase Liquid NA - Not Applicable

## **Figures**

Figure 1 Site Location Map

Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan





# **Attachment A** Waste Disposal Manifests

Ple	eas	se print or type.					Form	n Approved. OMB N	No. 2050-0039	
	`	UNIFORM HAZARDOUS WASTE MANIFEST  1. Generator ID Number NYR0002547Ó6	2. Page 1 of	3. Emergency Response	5 3 1	4. Manifest		10308	FLE	
	Ī	5. Generator's Name and Mailing Address  Consolidated Edison of NY Inc-A	Generator's Site Address (if different than mailing address)							
		31-01 20th Ave- Bldg 136 2nd fl 212-580-8383 Astoria, NY 11105 Generator's Phone:	of NY Inc	:						
		6. Transporter 1 Company Name	Number							
:		Transport Inc. 7. Transporter 2 Company Name				U.S. EPA ID		628162		
	Ŀ	Designated Facility Name and Site Address				ILO EDA/DI	Mount n			
		Clean Earth of North Jersey, In 105 Jacobus Ave. 9733444004 Kearry NJ 07032	ic.			U.S. EPA ID		291105		
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		9a. 9b. U.S. DOT Description (Including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))		10. Containe No.	ers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste C	odes	
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		Exporter, I certify that the contents of this consignment conform to the terms of the attached I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large			quantity gene	erator) is true.				
	G	Generator's/Offerer's Printed/Typed Name	Sigr	nature	101			-	ay Year	
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# **Attachment B Recovery Rate Graphs**

