

April 20, 2026  
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 2026  
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 2026.

## Site Activities

During the first quarter of 2026, 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. Due to heavy snow cover at the site, the February 2026 monitoring events were canceled. NW-5 was inaccessible during the January 28, 2026 monitoring event, and NW-6 was inaccessible during the March 4, 2026 monitoring event. DNAPL measurements from 2026 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 Q1 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 recovered DNAPL was picked up from the Site for off-site disposal at an appropriate receiving facility. Waste disposal manifests for Q1 are provided in Attachment A. DNAPL recovery rates are shown in Attachment B.

A total of approximately 46.0 gallons of DNAPL were recovered during the reporting period. Since the start of 2026, a total of 46.0 gallons of DNAPL have been removed. DNAPL recovery totals for 2026 are summarized in Table 3.

The current monitoring program was approved by NYSDEC 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 2026:

- Complete DNAPL gauging and removal in Q2 2026 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 2026.

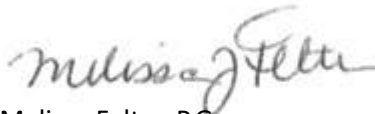
If you have any questions or require any further information, please contact Matthew Levinson at Con Edison at 781.204.4331 or via electronic mail at [levinsonm@coned.com](mailto:levinsonm@coned.com).

Sincerely,

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



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



Melissa Felter, P.G.  
Project Manager

#### 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\PCW\report.C360099.PCW-QuarterlyReport\_Q1.2026.docx

## Tables

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**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 West Site**  
 Yonkers, New York

Recovery Well ID	DNAPL Thickness (feet)				Total DNAPL Removed (Gallons)
	1/14/2026	1/28/2026	3/4/2026	3/18/2026	Q1 2026
NW-5	5.50	NA	8.00	7.70	17.0
NW-6	7.00	6.45	NA	5.80	13.0
NW-8	1.20	NA	1.60	NA	7.0
NW-10	1.00	0.70	1.40	0.45	6.0
NW-11	1.20	NA	0.40	NA	3.0

Notes: Measured DNAPL thicknesses are estimated  
 NA - Not Applicable

**Table 2. 2026 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	1/14/2026	12:00 PM	8.25	31.50	37.00	5.50	Pre-pumping measurement ~5 gallons removed (PVC airlift pump)
	1/28/2026	NA	NA	NA	NA	NA	Snow covering well
	3/4/2026	10:30 AM	6.70	29.30	37.30	8.00	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
	3/18/2026	11:10 AM	7.69	29.30	37.00	7.70	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
NW-6	1/14/2026	11:30 AM	9.30	29.80	36.80	7.00	Pre-pumping measurement ~7 gallons removed (PVC airlift pump)
	1/28/2026	10:55 AM	10.00	30.35	36.80	6.45	Pump supplies inaccessible, no recovery
	3/4/2026	NA	NA	NA	NA	NA	Snow covering well
	3/18/2026	10:25 AM	8.79	31.00	36.80	5.80	Pre-pumping measurement ~6 gallons removed (PVC airlift pump)
NW-7							
NW-8	1/14/2026	10:35 AM	10.60	35.10	36.30	1.20	Pre-pumping measurement ~3 gallons removed (PVC airlift pump)
	3/4/2026	9:00 AM	8.50	34.60	36.20	1.60	Pre-pumping measurement ~4 gallons removed (PVC airlift pump)
NW-9							
NW-10	1/14/2026	11:05 AM	10.80	32.60	33.60	1.00	Pre-pumping measurement ~3 gallons removed (PVC airlift pump)
	1/28/2026	10:20 AM	11.77	32.92	33.62	0.70	Pump supplies inaccessible, no recovery
	3/4/2026	9:30 AM	9.80	32.18	33.58	1.40	Pre-pumping measurement ~3 gallons removed (PVC airlift pump)
	3/18/2026	10:00 AM	10.60	33.15	33.60	0.45	
NW-10S							
NW-11	1/14/2026	10:15 AM	4.50	21.80	23.00	1.20	Pre-pumping measurement ~3 gallons removed (PVC airlift pump)
	3/4/2026	10:00 AM	3.90	22.50	22.90	0.40	
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 Wells NW-1, NW-3, NW-4, NW-7, NW-9, NW-10S, and NW-12 are gauged annually.

**Table 3. 2026 DNAPL Recovery Totals**  
**Polychrome West 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-1	NA	NA	NA										0.00
NW-3	NA	NA	NA										0.00
NW-4	NA	NA	NA										0.00
NW-5	5.0	NA	12.0										17.00
NW-6	7.0	NA	6.0										13.00
NW-7	NA	NA	NA										0.00
NW-8	3.0	NA	4.0										7.00
NW-9	NA	NA	NA										0.00
NW-10	3.0	NA	3.0										6.00
NW-11	3.0	NA	NA										3.00
NW-12	NA	NA	NA										0.00
<b>Event Total</b>	<b>21.00</b>	<b>0.00</b>	<b>25.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46.00</b>
<b>Date Generated</b>	1/14/2026, 1/28/2026	NA	3/4/2026, 3/18/2026										
<b>Off-Site Disposal Date</b>	3/4/2026	NA	3/4/2026, 4/15/2026										
<b>Disposal Location</b>	Clean Earth North Jersey	Clean Earth North Jersey	Clean Earth North Jersey										

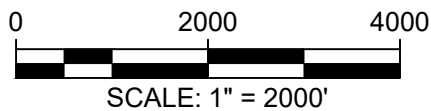
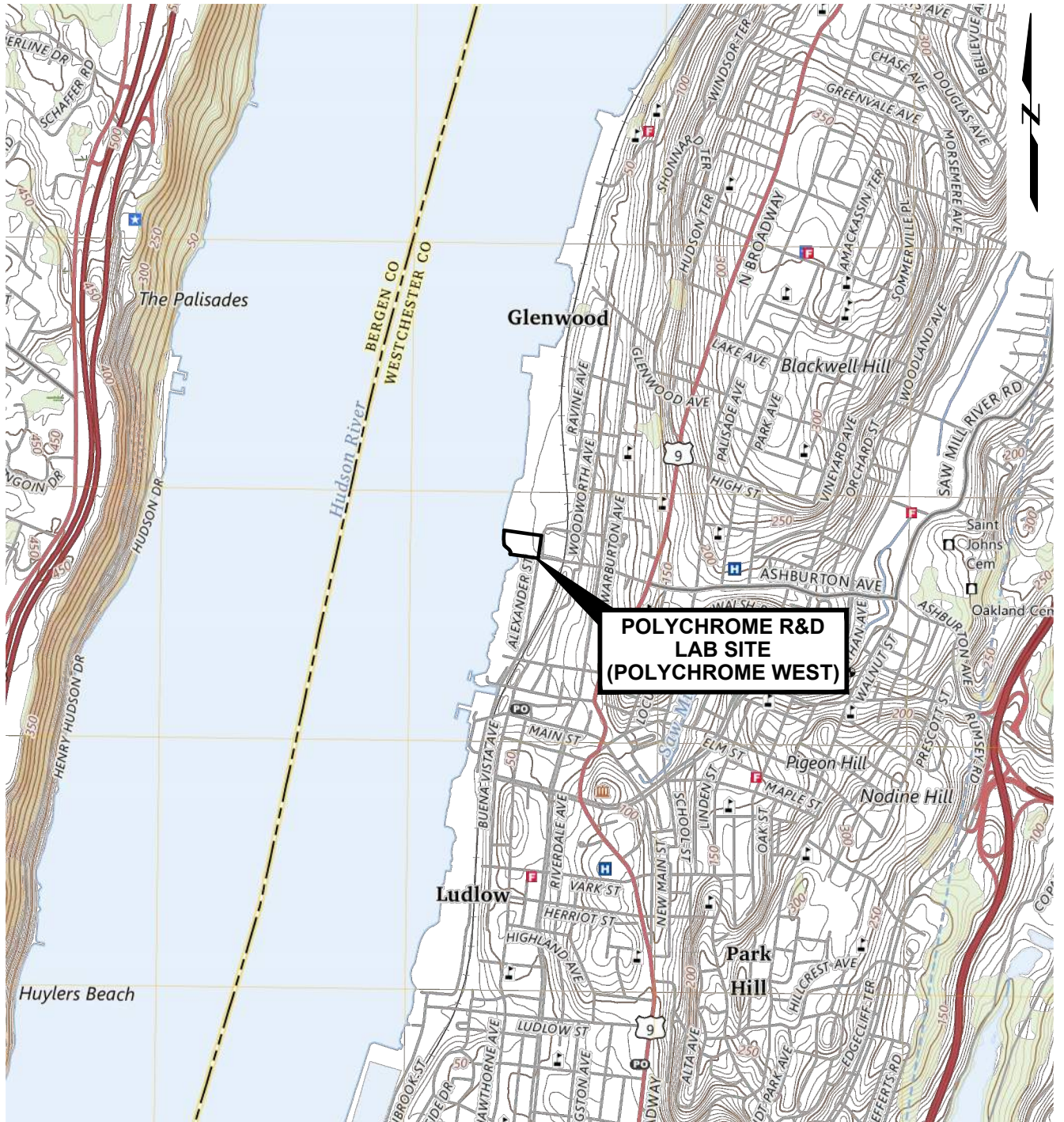
Notes:  
DNAPL - Dense Non-Aqueous Phase Liquid  
NA - Not Applicable

## Figures

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**Figure 1 Site Location Map**

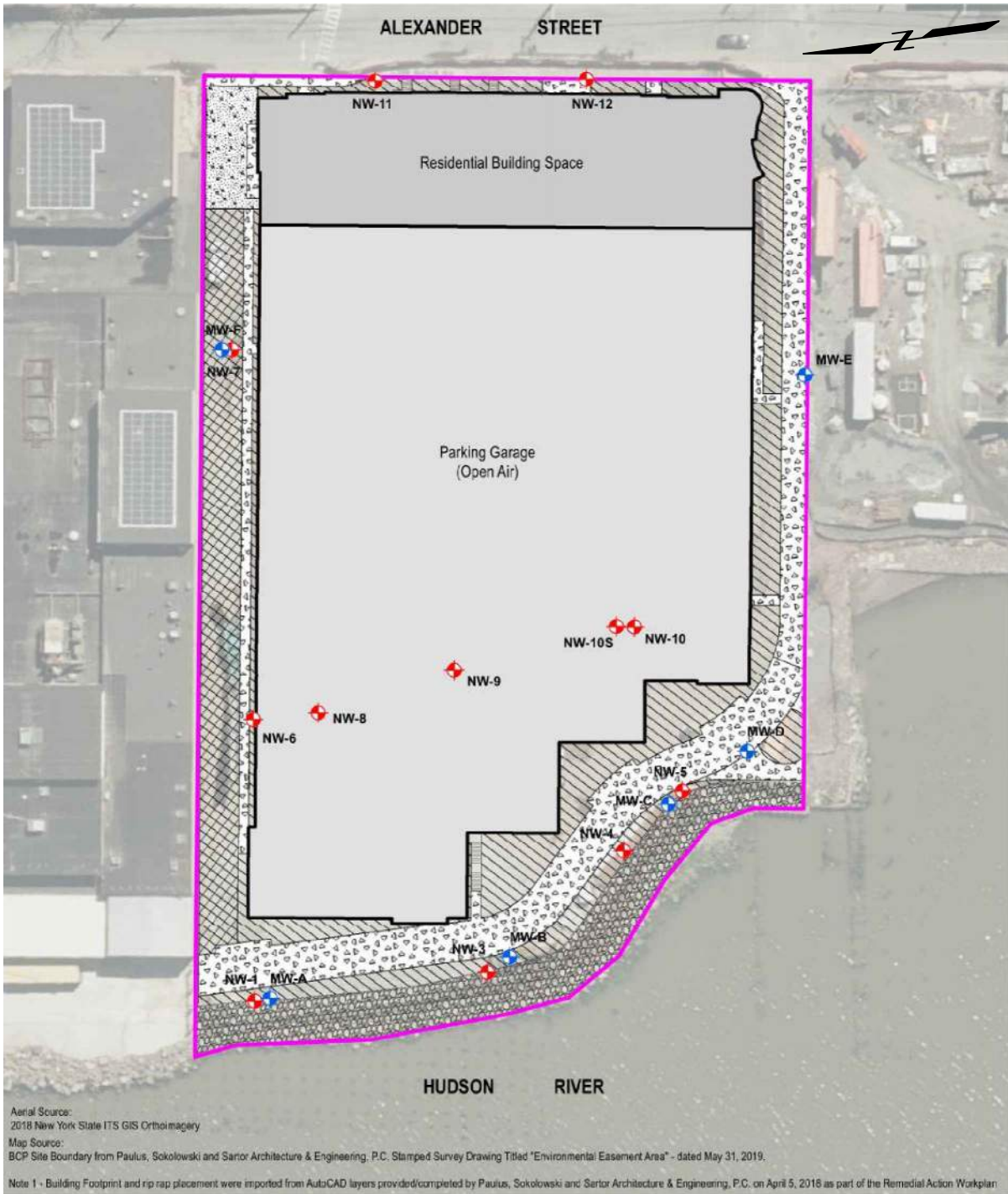
**Figure 2 NAPL Recovery & Groundwater Monitoring Well Location Plan**



**SOURCE:**

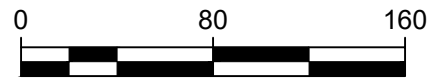
USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: YONKERS, NY, NJ, 2023  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)  
 10-FOOT CONTOUR INTERVAL

<p>Quarterly Progress Report          Polychrome West (PCW)          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 <span style="float: right;">Fig. 1</span></p>



**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)



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



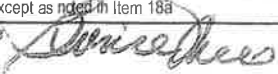
April 2026

Fig. 2

Progress Report – First Quarter 2026  
Polychrome West Site  
City of Yonkers, Westchester County  
NYSDEC BCP Site No. C360099  
April 20, 2026

# **Attachment A      Waste Disposal Manifests**

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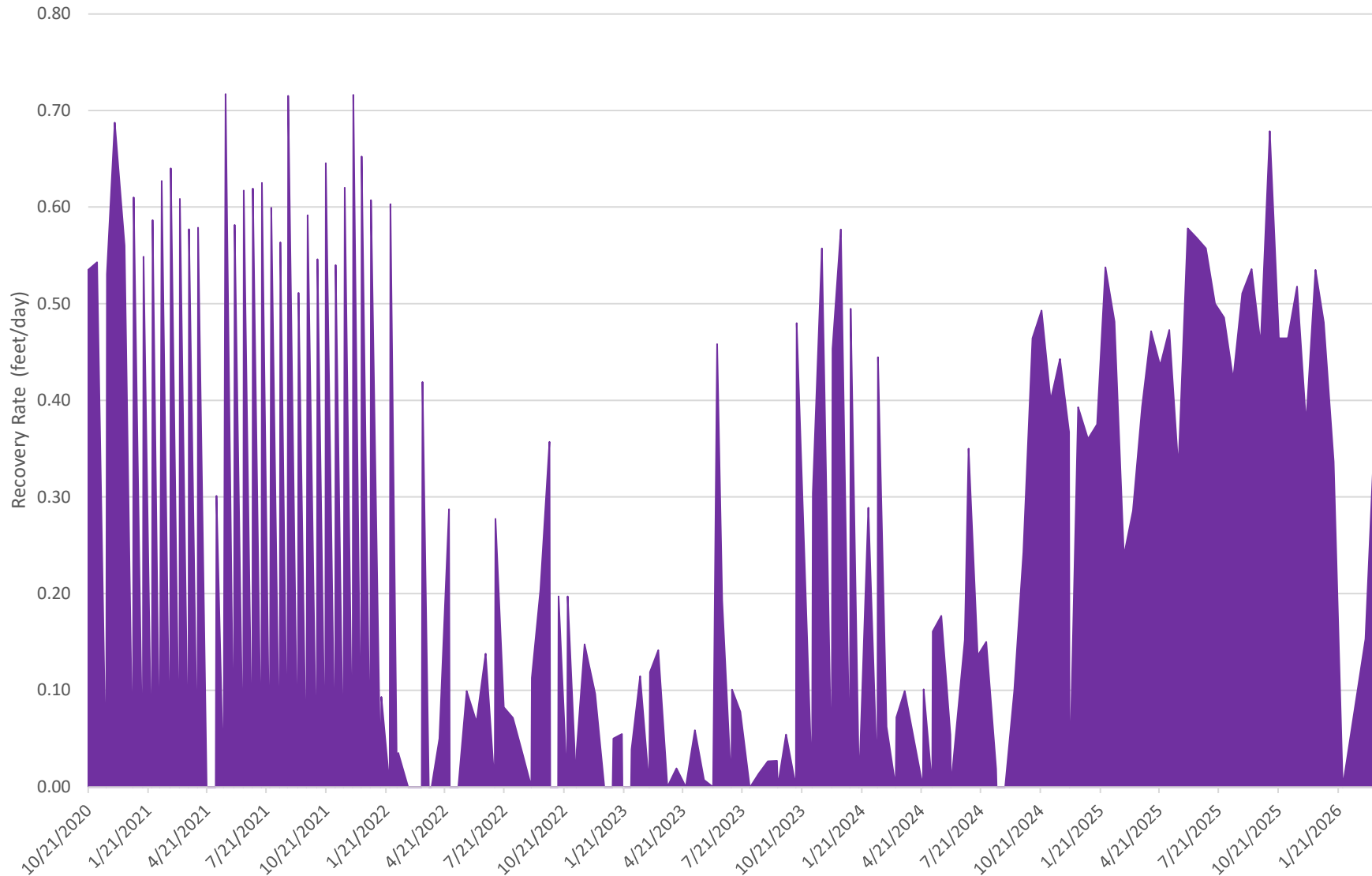
<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number <b>NYR000254706</b>	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>8606088717</b>	4. Manifest Tracking Number <b>020050108</b> <b>FL</b>			
5. Generator's Name and Mailing Address <b>212-580-8383</b> <b>Consolidated Edison of NY Inc-Att:</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 19701</b>						
Generator's Phone: <b>Att: Melissa Felter</b>								
6. Transporter 1 Company Name <b>IWT Transport Inc.</b>				U.S. EPA ID Number <b>NJR986528162</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:								
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. <b>NA3077, Hazardous waste, solid, n.o.s. (Benzene), 9, PG-III, RQ(B, D018)</b>	<b>6</b>	<b>12</b> DM	<b>25</b>	<b>P</b>	<b>B</b>	<b>D018</b>	
X	2. <b>NA3082, Hazardous waste, liquid, n.o.s., 9, PG-III, RQ(B, D018)</b>	<b>12</b>	<b>2</b> DM	<b>110</b>	<b>P</b>	<b>B</b>	<b>D018</b>	
	3.							
	4.							
14. Special Handling Instructions and Additional Information (1) <b>ERG#171: 2230800134 - Used PPE and sampling equipment-Haz.</b> (2) <b>ERG#171: 2230800135 - Purged NAPL and Groundwater-Haz.</b> <b>Order#: 3-428004 - 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/Offorer's Printed/Typed Name <b>Jordan Hernandez</b>				Signature 		Month <b>13</b>	Day <b>14</b>	Year <b>24</b>
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Transporter signature (for exports only): _____ Date leaving U.S.: _____								
17. Transporter Acknowledgment of Receipt of Materials								
Transporter 1 Printed/Typed Name <b>Chris C.elli</b>				Signature 		Month <b>13</b>	Day <b>14</b>	Year <b>26</b>
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: _____ <b>Received Pending Manifest</b> <b>Review/Quality Control Data</b>								
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>Bernice Mills</b>				Signature 		Month <b>03</b>	Day <b>14</b>	Year <b>26</b>



## **Attachment B      Recovery Rate Graphs**

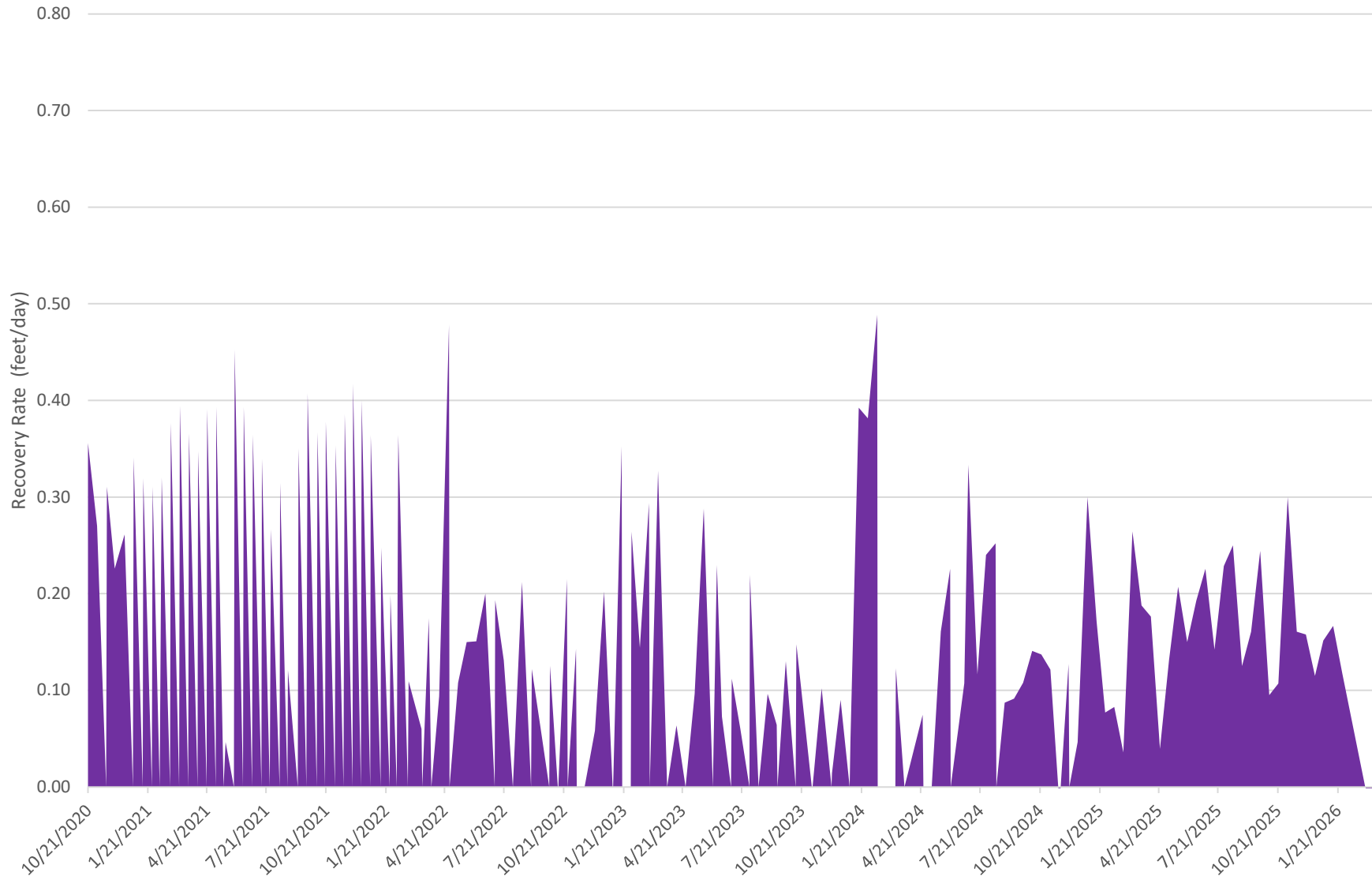
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# NW-5



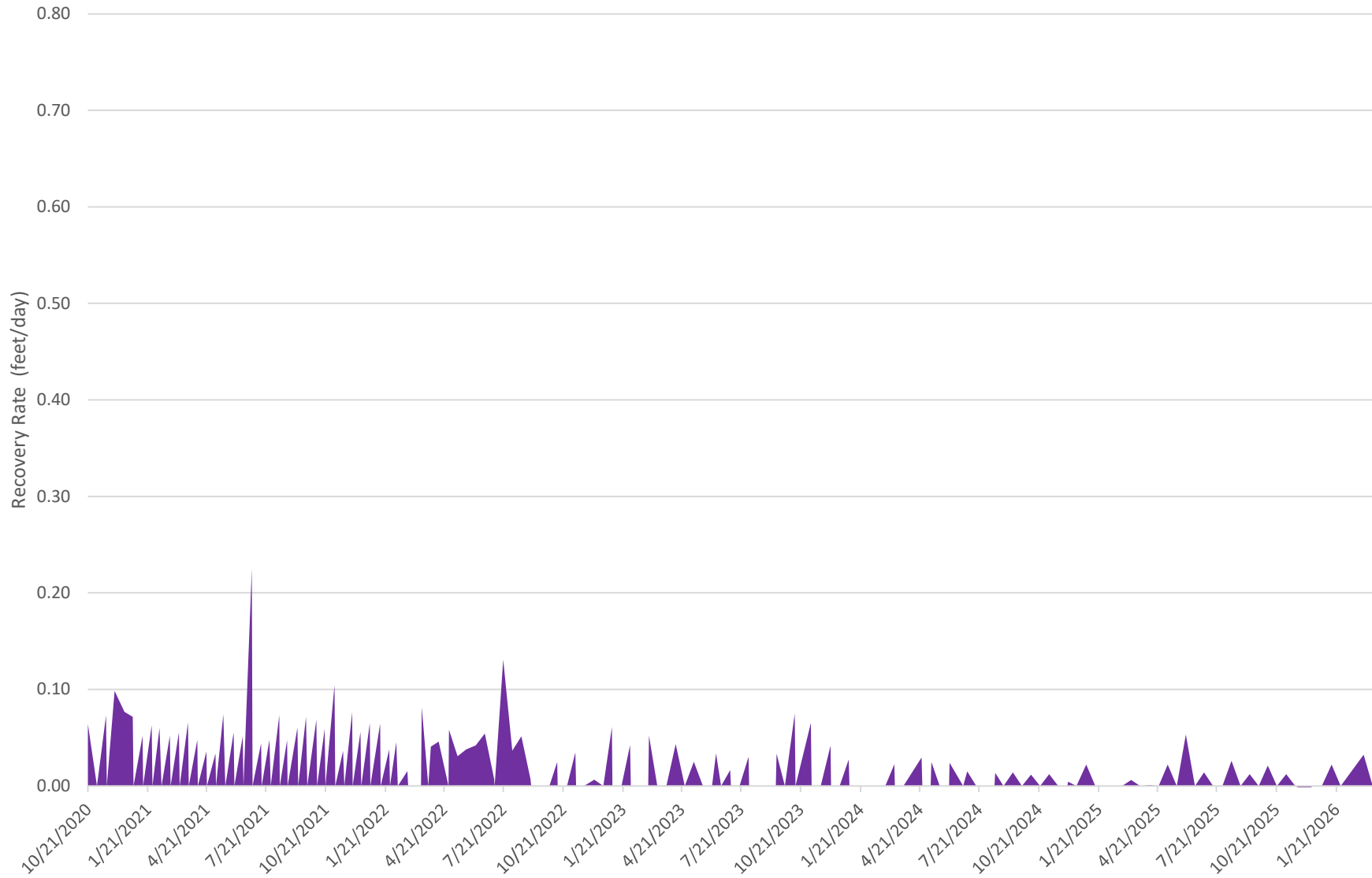
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

# NW-6



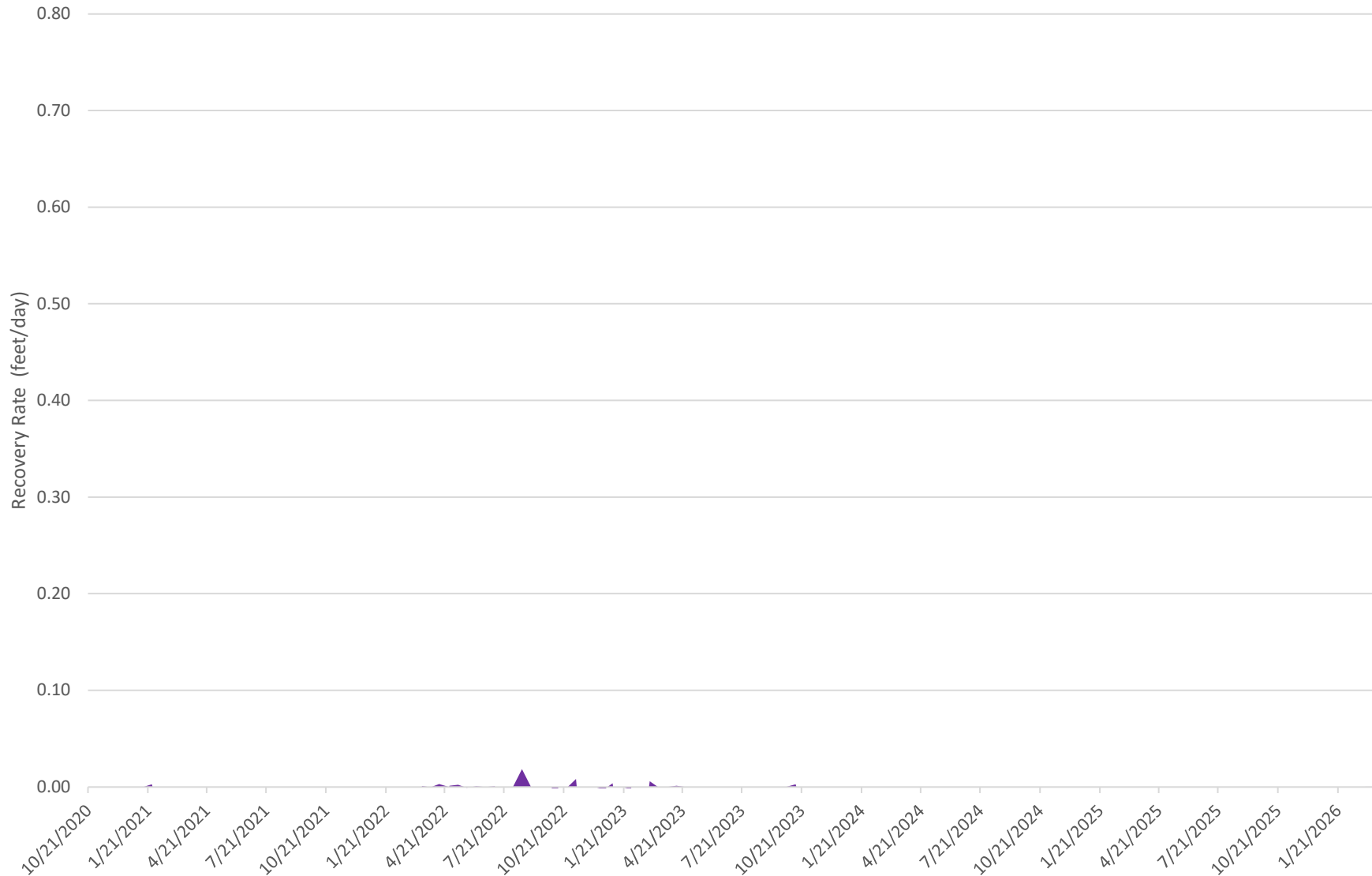
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

# NW-8



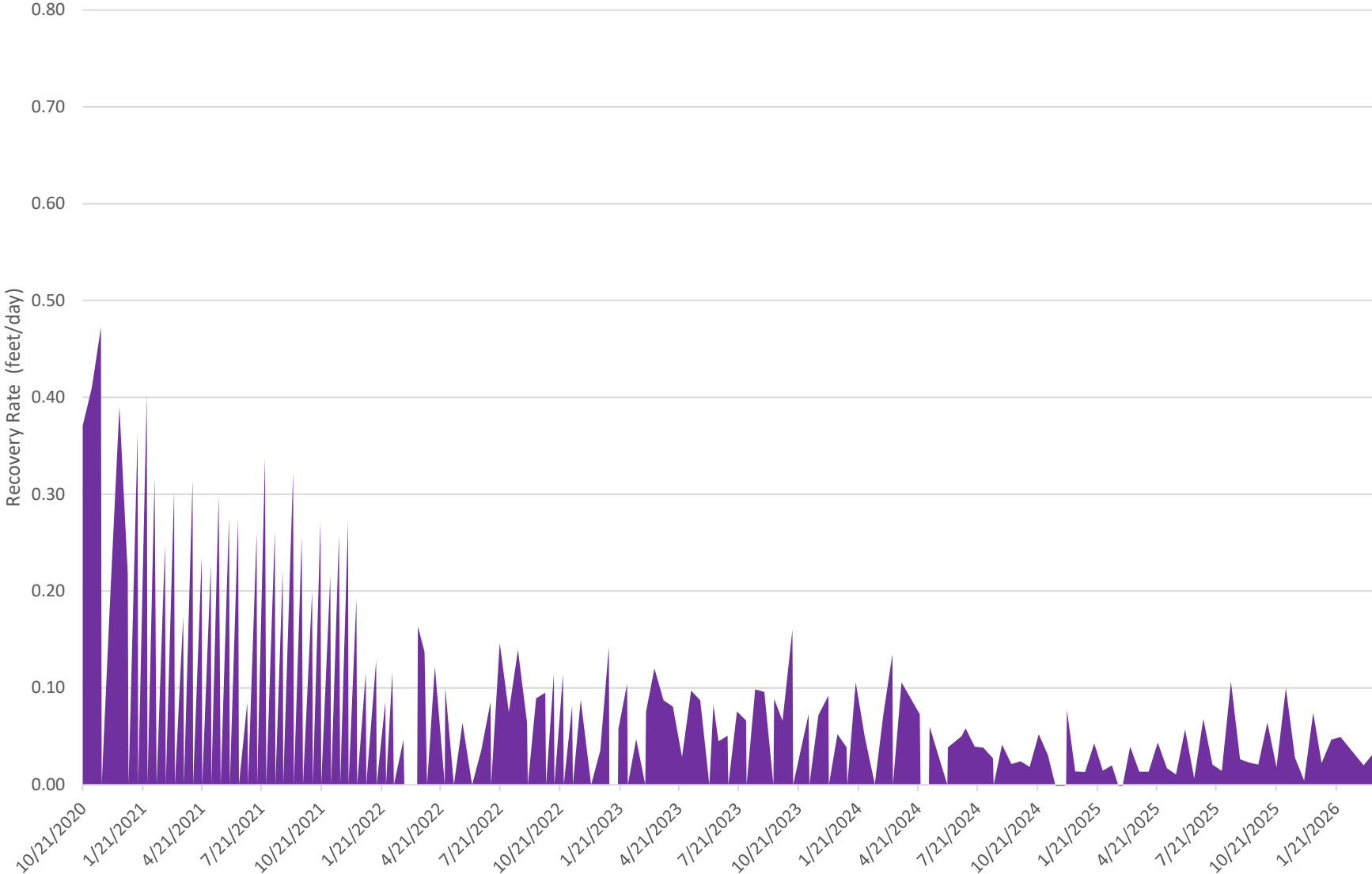
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

# NW-9



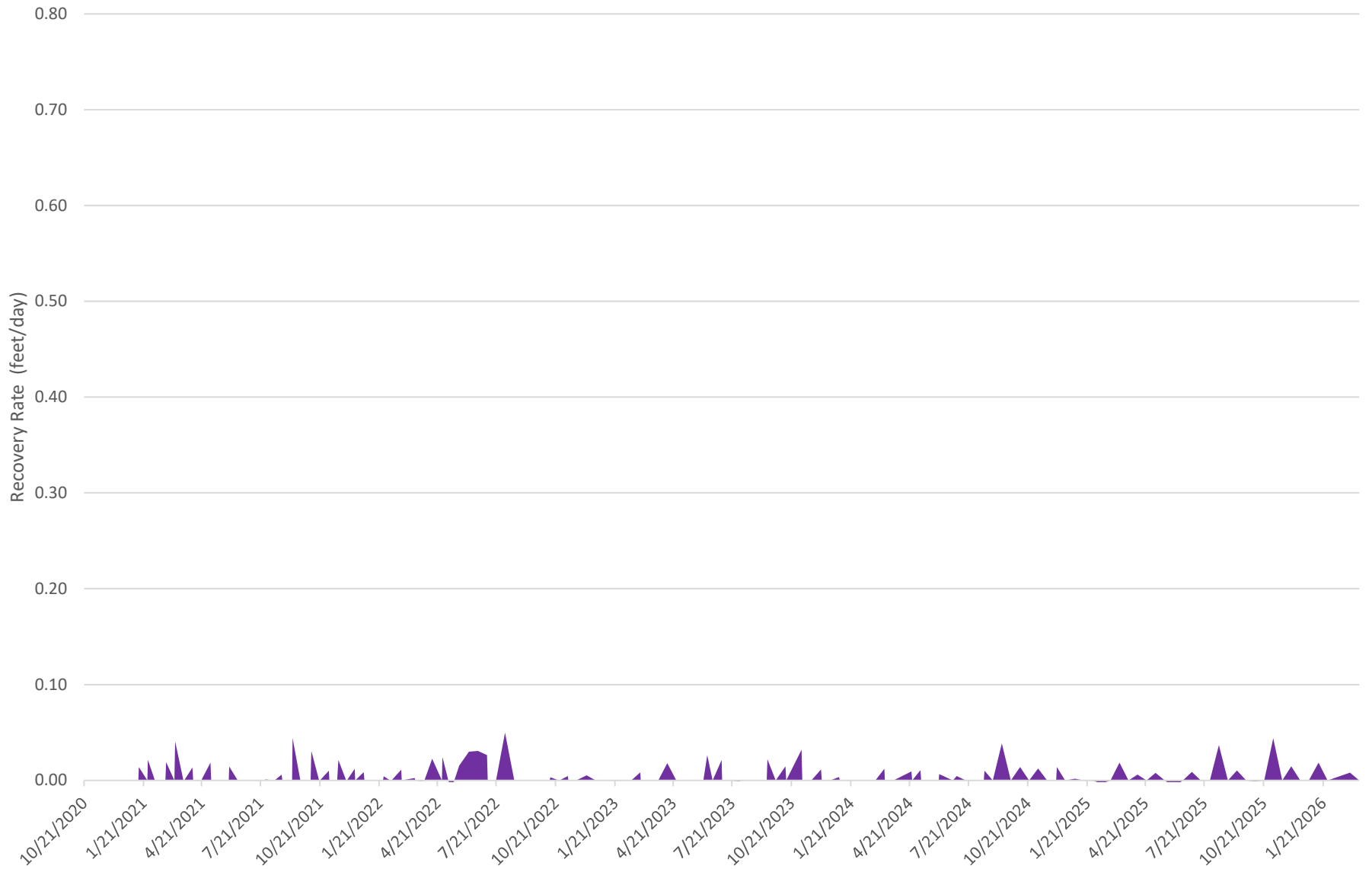
Note: Recovery rates are calculated using the measured thickness of DNAPL and number of days between gauging events.

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.