



February 11, 2020

Mr. Daniel R. Lanners, P.E.  
Project Manager  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233-7014

Subject: Former M. Argueso and Company, Inc.  
441 & 442 Waverly Avenue, Mamaroneck, NY  
Site #C360108  
Periodic Review Report  
STERLING File #28012

Dear Mr. Lanners,

Sterling Environmental Engineering, P.C. (STERLING) provides the enclosed Periodic Review Report for the above referenced site. This report covers the period January 15, 2019 to January 14, 2020. A hard copy of the signed certification forms will follow.

Please note the following recommendations: based on the long history of groundwater monitoring and stabilizing conditions, STERLING recommends the frequency of sampling be reduced to annual. Additionally, upgradient well OSMW-4 is recommended to be removed from the sampling program as this location has consistently reported concentrations below groundwater standards and no longer provides relevant information. The treatment has been successful in reducing volatile compounds in groundwater and groundwater quality improvement over time is expected to continue. Annual sampling will be sufficient for continued monitoring of groundwater quality and determination of trends.

Please contact me should you have any questions.

Very truly yours,  
STERLING ENVIRONMENTAL ENGINEERING, P.C.

Andrew M. Millspaugh, P.E.  
Vice President  
[andrew.millspaugh@sterlingenvironmental.com](mailto:andrew.millspaugh@sterlingenvironmental.com)

AMM/bc  
Email/First Class Mail  
Enclosure

*"Serving our clients and the environment since 1993"*

cc: T.J. Milo, New Waverly Avenue Associates, LLC (Email Only)  
Kevin Young, Young Sommer, LLC (Email Only)

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**PERIODIC REVIEW REPORT  
(January 15, 2019 – January 14, 2020)  
FORMER M. ARGUESO AND CO., INC. SITE**

**TOWN OF MAMARONECK  
WESTCHESTER CO., NEW YORK  
SITE #C360108**

***Prepared for:***

New Waverly Avenue Associates, LLC  
566 Westchester Avenue  
Rye Brook, New York 10573

***Prepared by:***

Sterling Environmental Engineering, P.C.  
24 Wade Road  
Latham, New York 12110

February 11, 2020

*“Serving our clients and the environment since 1993”*

**PERIODIC REVIEW REPORT**  
**(January 15, 2019 – January 14, 2020)**

**FORMER M. ARGUESO AND CO., INC. SITE**

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## CERTIFICATION

I, Andrew M. Millspaugh, P.E., certify that I am a New York State registered professional engineer and that this Periodic Review Report (PRR) was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities will be performed in accordance with the DER-approved work plan dated October 2013 and the modifications approved by DER by letter dated April 29, 2015.



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Andrew M. Millspaugh, P.E.

02/11/2020

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Date

## **1.0 INTRODUCTION**

Sterling Environmental Engineering, P.C. (STERLING) prepared this Periodic Review Report (PRR) on behalf of New Waverly Avenue Associates, LLC for the Former M. Argueso and Co., Inc. (Argueso) Site ("the Site"), Brownfield Cleanup Program (BCP) Site No. C360108, located at 441, 442, 501, and 513 Waverly Avenue, Town and Village of Mamaroneck, Westchester County, New York (Figure 1). The Site has been investigated and remediated under the New York State Department of Environmental Conservation's (NYSDEC's) BCP.

This PRR covers the period January 15, 2019 to January 14, 2020.

A Site Management Plan (SMP), dated October 2013, is in place for ongoing remedial activities. This PRR presents results of monitoring activities outlined in the SMP.

### **1.1 Summary of Site Contamination and Remedial History**

The Site was previously used in the wax manufacturing process. Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOC) have been detected in soil and groundwater at the Site and in offsite monitoring wells.

An Interim Remedial Measure (IRM) was conducted in 2009 and 2010 to remove several underground storage tanks (UST), wastewater tanks and associated piping, and contaminated soil.

The Site was remediated in accordance with the NYSDEC-approved Remedial Action and Interim Remedial Measure Work Plan dated July 29, 2009 and the Remedial Action Work Plan (RAWP) dated October 9, 2012.

Remedial activities were completed at the Site in August and September 2009, October 2010, and June 2013 as detailed in Section 2.2.

### **1.2 Effectiveness of the Remedial Program and Compliance**

The remedial activities completed at the Site have been effective based on results of groundwater monitoring.

No areas of non-compliance with the SMP have been identified.

### **1.3 Recommendations**

The current frequency of groundwater monitoring is semiannually, as approved by NYSDEC's letter dated April 29, 2015.

As described in Section 5.3, overall groundwater quality in the monitoring wells has significantly improved since the injection with the majority of cVOCs below groundwater standards. Based on the long history of groundwater monitoring and stabilizing conditions, STERLING recommends the frequency of sampling be reduced to annual. Additionally, upgradient well OSMW-4 is recommended to be removed from the sampling program as this location has consistently reported concentrations below groundwater standards and no longer provides relevant information. The monitoring well will be preserved for potential future sampling, if needed. The treatment has been successful in reducing volatile compounds in groundwater and groundwater quality improvement over time is expected to continue. Annual sampling will be sufficient for

continued monitoring of groundwater quality and determination of trends.

No additional changes to the primary elements of the SMP or to the frequency for submitting this PRR are recommended at this time. The requirements for discontinuing site management have not been met.

## **2.0 SITE OVERVIEW**

### **2.1 Site Description**

The Site comprises two (2) separate properties located in the Village and Town of Mamaroneck, Westchester County, New York. 441 Waverly Avenue includes the parcels of 441, 501, and 513 Waverly Avenue, which are identified by the Town of Mamaroneck Tax Map 28-37 (Section/Block/Lot) as 8/25/278, 8/25/273, and 8/25/268.2, respectively. 442 Waverly Avenue is identified as 8/25/33. The Site is an approximate 1.04-acre area bounded by commercial and residential properties to the north, Railroad Way to the south and commercial and residential properties to the east and west (see Figure 1).

441 Waverly Avenue was originally a residential property until 1934 when a store was constructed. Argueso purchased the property in the 1960s and constructed the existing two (2) story office building and a former storage/parking garage.

442 Waverly Avenue was a lumber planing mill in 1912. Subsequent uses include Mamaroneck Sash, Trim and Door, followed by the Mamaroneck Chemical Company. The property was purchased by Argueso in the 1930s.

The Site features at 442 Waverly Avenue included a one (1) story manufacturing building (former Argueso facility) and multiple USTs. The building has been demolished and all known USTs have been removed.

A Remedial Investigation (RI) was performed in 2009-2012 to characterize the nature and extent of contamination at the Site. The results of the RI are described in detail in the following report:

- Interim Remedial Measures/Remedial Investigation (IRM/RI) Report prepared by STERLING dated September 7, 2012.

Below is a summary of Site conditions prior to remediation.

#### Soil

Several soil samples reported parameter concentrations that exceed Part 375-6.8(a) Unrestricted Soil Cleanup Objectives (SCO) for VOCs.

#### Site-Related Groundwater

Groundwater samples collected from groundwater monitoring wells onsite and offsite contained several VOCs; specifically, tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected above groundwater standards.

#### Site-Related Soil Vapor Intrusion

A Soil Vapor Intrusion Investigation (SVII) was conducted on March 28 and 29, 2013 for the existing two-story building located at 441 Waverly Avenue. The SVII was performed in accordance with the Soil Vapor Intrusion Investigation Work Plan, submitted by STERLING for the Site on March 18, 2013 and approved by the NYSDEC on March 22, 2013.



The analytical data for samples collected at the Site detected organic vapors in sub-slab vapor, indoor air, and outdoor air.

## **2.2 Remedial History**

The Site was remediated in accordance with the NYSDEC-approved Remedial Action and Interim Remedial Measure Work Plan dated July 29, 2009 and the RAWP dated October 9, 2012.

The following is a summary of the Remedial Actions performed at the Site:

1. Excavation of soil/fill exceeding 6 NYCRR Part 375 Commercial SCOs.
2. Construction and maintenance of an asphalt pavement and soil cover system to prevent human exposure to contaminated soil/fill remaining at the Site.
3. Injection of Hydrogen Release Compound (HRC) into two (2) areas surrounding wells GZ-22D and GZ-23D for treatment of groundwater.
4. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site.
5. Development and implementation of an SMP for long-term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls (IC/EC), (2) monitoring, and (3) reporting.

Remedial activities were completed at the Site in August and September 2009, October 2010, and June 2013.

## **3.0 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS, AND PROTECTIVENESS**

This section provides an evaluation of the extent to which the implemented remedy meets the remedial objective to minimize or eliminate exposure pathways or significant risks to the public or the environment under the conditions of the contemplated use of the Site (i.e., Restricted Commercial). The implemented remedy includes source removal, construction and maintenance of a soil cover system, in-situ remediation by HRC injection, and groundwater monitoring.

### **3.1 Performance**

The results of analysis of soil samples collected during the source removal action indicate that soil impacted with VOCs and petroleum was excavated and disposed thereby removing a potential continuing source of groundwater contamination. Injection of HRC provided a means of continued long-term degradation of residual VOCs in groundwater. The majority of VOCs analyzed in groundwater samples meet applicable groundwater Standards, Criteria, and Guidance (SCG) as described in Section 5.0.

### **3.2 Effectiveness**

The selected remedy (source removal, cover system, in-situ remediation by HRC injection, and groundwater monitoring) is an effective short-term remedial measure. The remedy immediately removed

contaminated soil, oxidized remaining contaminants, and eliminated the potential for human exposure. Groundwater sampling and analysis monitors the effectiveness of the remedy and impacts from residual contaminants. There are no known risks to workers, the community, or the environment from the selected remedy.

The soil removal action, cover system, injection of HRC, and groundwater monitoring are effective long-term remedial measures. The soil removal action permanently removed contaminants from the Site, and the asphalt and soil cover system eliminates the potential for exposure to remaining Site contaminants. The long-term effect of HRC is to facilitate the reduction and elimination of VOCs in the groundwater through ongoing biological processes and natural attenuation. Groundwater monitoring is an accepted method of monitoring the long-term effectiveness of remediation.

### **3.3 Protectiveness**

The implemented remedy achieves the remedial action objective to protect human health and the environment. The impacted soil removed during the source removal action was transported offsite for disposal at a permitted disposal facility. This action of removing the impacted material from the Site effectively removed the source of contamination from the environment and eliminated human exposure.

Groundwater sampling and analysis is performed to monitor the concentration of residual compounds in groundwater at the Site. The results of sampling and analysis indicate the area of contamination is localized to the Site, and the residual compounds in groundwater are not a threat to offsite receptors.

The results further indicate the concentrations of VOCs in groundwater have been substantially reduced compared to historical levels. These conditions indicate it is unlikely that VOCs have migrated or will migrate offsite. Human exposure is not an issue due to the absence of a pathway for human contact with, or use of, impacted groundwater under the conditions of the contemplated Restricted Commercial Use of the Site.

## **4.0 IC/EC COMPLIANCE REPORT**

### **4.1 Institutional Controls**

The Institutional Control (IC) for the Site consists of an Environmental Easement (EE) that includes groundwater use restrictions, land use restrictions, an SMP, and certification reporting. The EE prohibits the use of the property for any means other than the contemplated Restricted Commercial Use of the Site. The EE also restricts groundwater use and requires that any impacted soil encountered during future intrusive activities be managed and disposed according to State regulations. Finally, the EE requires compliance with the SMP, including the periodic reporting covered by this report. The EE for the property that outlines the use restrictions was filed in Westchester County (Document No. 523243327).

The potential for vapor intrusion must be evaluated for any buildings developed on the Site property and prior to the leasing of 441 Waverly Avenue for human occupation (as compared to storage) and any potential impacts that are identified must be monitored or mitigated.

### **4.2 Engineering Controls**

Exposure to remaining contamination in soil/fill at the Site is prevented by an asphalt and soil cover system placed over the Site, including the existing structure located at 441 Waverly Avenue. This cover system comprises a minimum asphalt layer 5 inches thick, underlain by a compacted sub-base 8 to 18 inches thick,

and 12 inches of clean backfill soil. The Excavation Work Plan (EWP) provided in the SMP outlines procedures required in the event the cover system is breached, penetrated, or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection and maintenance of this cover system are provided in the Monitoring Plan included in the SMP.

#### 4.3 Corrective Measures

The IC/EC described above are fully in place and effective. Therefore, no corrective measures are proposed at this time.

#### 4.4 IC/EC Certification

The NYSDEC Institutional and Engineering Controls (IC/EC) Certification Form is provided as Appendix A.

### 5.0 MONITORING PLAN COMPLIANCE REPORT

#### 5.1 Components of the Monitoring Plan

Components of the monitoring plan are summarized below.

Monitoring/Inspection Schedule			
Monitoring Program	Frequency*	Matrix	Analysis
Soil and Asphalt Cover Inspection	Annual	Soil and Asphalt Cover System.	Inspection.
Groundwater Monitoring	Quarterly for the first year; Currently semiannual	Groundwater	VOCs Method 8260C 6 NYCRR Part 375 Parameters.
Site-Wide Inspection	Annual	Monitoring Wells Condition. Stormwater Drainage Catch Basins Condition.	Inspection.

\* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC and NYSDOH. NYSDEC by letter dated April 29, 2015 reduced the frequency of groundwater monitoring to semiannual.

##### 5.1.1 Soil and Asphalt Cover System Monitoring

The asphalt cover will be visually inspected for cracks wider than 1/4-inch and potholes. Soil cover will be visually inspected for signs of erosion and areas of bare soil. Routine asphalt maintenance will be conducted by the property owner.

The condition of the building slab at the existing structure located at 441 Waverly Avenue will be visually inspected for cracks and penetrations.

### 5.1.2 Groundwater Monitoring

Groundwater monitoring was initially performed quarterly to assess remedy performance. NYSDEC reduced the frequency of groundwater monitoring to semiannual by letter dated April 29, 2015.

A network of existing monitoring wells allows monitoring of both upgradient and downgradient groundwater conditions at the Site. The wells are sampled for Part 375 VOCs by Method 8260C.

Monitoring Wells		
Screened Portion of Overburden Aquifer	Monitoring Well ID	Placement Criteria
Deep	B6-OWD	Upgradient well on 441 Waverly Avenue.
Deep	GZ-21D	Downgradient well on 441 Waverly Avenue.
Deep	GZ-22D	In vicinity of oil/water separator tank and dry wells location at 441 Waverly Avenue.
Deep	GZ-23D	Well with the initial highest TCE concentration at 442 Waverly Avenue.
Deep	OSMW-3	Offsite
Deep	OSMW-4	Offsite

The SMP will be modified as needed to reflect any changes in sampling plans approved by the NYSDEC.

### 5.1.3 Site-Wide Inspection

Site-wide inspections are performed on a regular schedule at a minimum of once a year.

## 5.2 Summary of Monitoring Data

### 5.2.1 Summary of Groundwater Monitoring

Groundwater monitoring data for chlorinated VOCs (cVOC) for 2019 and prior sampling events are summarized in Table 1. Four (4) onsite and four (4) offsite monitoring wells were sampled and analyzed for Part 375 VOCs during the first semiannual sampling event. During the second semiannual sampling event, four (4) onsite and (2) offsite monitoring wells were sampled and analyzed for Part 375 VOCs. The results are compared to Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Water Quality Standards and Guidance Values. Figure 2 shows the monitoring well locations.

Initially, wells GZ-22D and GZ-23D contained the highest concentrations of PCE and TCE of the onsite wells and were therefore chosen for treatment.

Since the injections, groundwater quality has significantly improved. Levels of PCE and TCE have significantly decreased and are remaining stable in monitoring wells GZ-21D, GZ-22D, GZ-23D, and OSMW-4. The graphs attached to Table 1 depict the decreasing levels of PCE and TCE in these wells for 2019. Levels of total cVOCs have also decreased in these monitoring wells with the majority of cVOCs below groundwater standards. The treatment has been successful in reducing volatile compounds in groundwater and groundwater quality improvement over time is expected to continue.

### 5.2.2 Inspections

In accordance with the SMP, a comprehensive annual site-wide inspection and an inspection of the asphalt and soil cover system and building slab at 441 Waverly Avenue were conducted on December 4, 2019. The Site-Wide Inspection Form and Asphalt and Soil Cover System Inspection Form are provided as Appendix B. Photographs taken during the inspection are provided in Appendix B, and photograph locations are presented on Figure 2.

The site-wide inspection determined all items to be in acceptable condition. The asphalt and soil cover was found to be in good condition, with some small cracks observed on the southern part of 441 Waverly Avenue. No potholes or penetrations were observed. The building slab at 441 Waverly Avenue was in good condition with no major cracks or penetrations observed. The observed cracks exceeding 1/4-inch in the concrete slab at 441 Waverly Avenue are should continue to be monitored.

### 5.3 Comparison with Remedial Objectives

The following discussion details the trends in each well. A separate groundwater monitoring report for the second semiannual monitoring event was submitted to the NYSDEC on February 11, 2020, which details the results of the December 2019 monitoring event.

Since the injections, groundwater quality has significantly improved. Concentrations of PCE and TCE have significantly decreased and are remaining stable in monitoring wells GZ-21D, GZ-22D, GZ-23D, and OSMW-4. Degradation compounds initially increased following injection and subsequently decreased with the majority of cVOCs below groundwater standards.

The discussion below describes trends in each well over time.

#### B6-OWD

Following an initial increase in cVOC concentrations immediately after treatment, all cVOCs decreased to below standards from November 2014 through June 2017. Since November 2017, PCE, TCE, 1,2-DCA, cis-1,2-DCE, and trans-1,2-DCE concentrations have increased above groundwater standards. Total cVOCs decreased from March 2019.

#### GZ-21D

Since 2014, concentrations of all VOCs steadily decreased through November 2017 to below standards with the exception of 1,2-Dichloroethane (1,2-DCA). Beginning in 2018, concentrations of the following cVOCs have increased to levels above standards: 1,2-DCA, cis-1,2-Dichloroethene (cis-1,2-DCE), and vinyl chloride (VC). Total cVOCs decreased from March 2019 and are lower than the highest levels in 2014. Concentrations of PCE and TCE remain below standards.

#### GZ-22D

PCE and TCE concentrations have decreased to below standards for the last ten (10) sampling events. All other cVOCs have decreased to levels below standards with the exception of 1,2-DCA, cis-1,2-DCE, trans-1,2-Dichloroethene (trans-1,2-DCE) and VC. Total cVOCs decreased from March 2019 and are lower than the highest levels in 2014.

## GZ-23D

PCE and TCE concentrations in groundwater decreased significantly in early 2014. TCE concentrations have gradually increased through 2016 and since remained generally stable. PCE concentrations fluctuated through 2016 and have since remained stable. VC, a degradation product of PCE and TCE, increased following the 2013 injections and subsequently decreased through 2016 and have since remained stable. Cis-1,2-DCE concentrations increased following the injections, decreased through 2016, and have since remained stable. Total cVOCs have remained relatively stable and lower than the highest levels prior to treatment.

## **Offsite Wells**

Offsite wells OSMW-3 and OSMW-4 were installed in 2011 upgradient of the site wells to determine upgradient groundwater quality. These well installations are upgradient of the treatment zone and may not reflect the same decreasing levels of VOCs observed onsite.

### **OSMW-3**

PCE and TCE concentrations initially increased following treatment and steadily decreased from 2014 through May 2018. In October 2018, both PCE and TCE concentrations increased and have remained relatively stable. The concentrations of PCE and total cVOCs for December 2019 are the highest recorded for this location.

### **OSMW-4**

All cVOCs have been below groundwater standards since 2014.

## **5.4 Monitoring Deficiencies**

Monitoring activities fully complied with the approved monitoring plan.

## **5.5 Conclusions and Recommendations for Changes**

A review of the groundwater monitoring data since the HRC injection indicates an overall decrease in the total cVOC concentrations. Therefore, the remedy continues to achieve remedial goals at this Site. Overall groundwater quality has improved with the majority of cVOCs below groundwater standards. Based on the long history of groundwater monitoring and stabilizing conditions, STERLING recommends the frequency of sampling be reduced to annual. The treatment has been successful in reducing volatile compounds in groundwater and groundwater quality improvement over time is expected to continue.

## **6.0 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 Compliance with SMP**

All requirements of the SMP (IC/EC, monitoring) have been complied with for the reporting period. The observed cracks at 441 Waverly Avenue wider than ¼-inch should be repaired in order maintain a suitable cover system.

## **6.2 Performance and Effectiveness of the Remedy**

The results of the groundwater monitoring suggest that overall groundwater quality is improving and that concentrations of cVOCs are decreasing with time. The data indicate that concentrations of cVOCs decreased substantially in the source area. Groundwater analytical results further suggest that the remedial objective to minimize or eliminate exposure pathways or significant risks to the public or the environment under the conditions of the contemplated use of the Site (i.e., Restricted Commercial) have been satisfied.

Therefore, the remedy continues to achieve remedial goals established for this Site.

## **6.3 Future PRR Submittals**

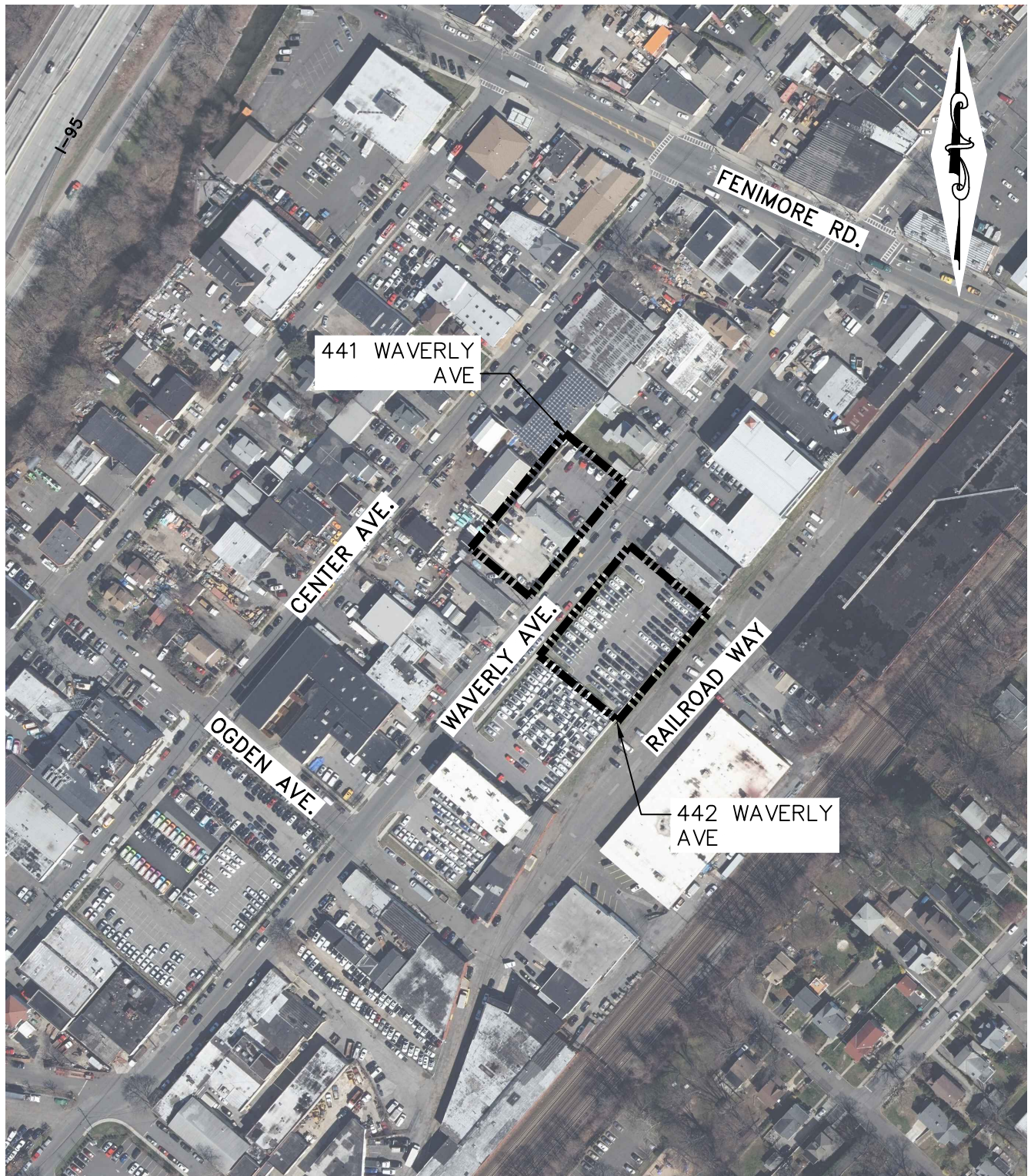
The frequency of submittal of future PRRs will remain on an annual basis.

## **7.0 IC AND EC CERTIFICATION FORM**

The NYSDEC Institutional and Engineering Control Certification Form for the Site is presented in Appendix A.

## FIGURES





**MAP REFERENCE:**

PROPERTY LINE LOCATIONS FOR 441 AND 442 WAVERLY AVENUE ARE BASED ON THE FIGURE PROVIDED BY GEO ENVIRONMENTAL, INC. ENTITLED "FORMER ARGUESO FACILITY" DATED SEPTEMBER 16, 2005.

AERIAL PHOTOGRAPH PROVIDED BY NEW YORK STATE GIS, (2016).

**LEGEND:**

--- APPROXIMATE PROPERTY BOUNDARY

**FIGURE 1**

**STERLING**

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

SITE LOCATION MAP  
441-442 WAVERLY AVENUE  
SITE #C360108

NEW WAVERLY AVENUE ASSOCIATES, LLC

V/T OF MAMARONECK

WESTCHESTER CO., N.Y.

PROJ. No.: 28012 | DATE: 01/29/19 | SCALE: 1"=200' | DWG. NO. 28012105 | FIGURE 1

S:\Drawings\28012 - 441 & 442 Waverly Avenue\28012108\_F-2 - MW & Photo Log 12-2019.dwg CAD 1/3/2020 4:51 PM

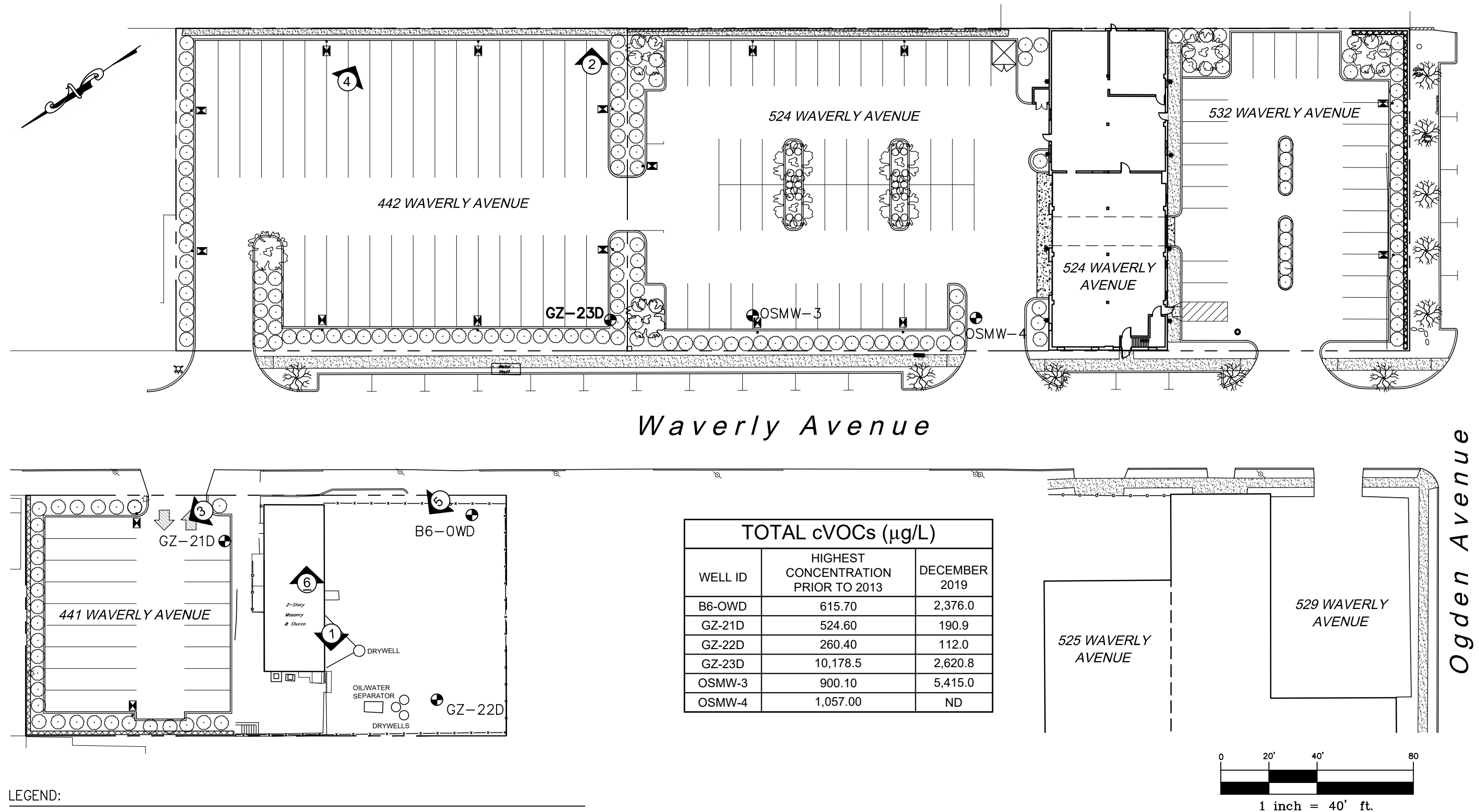


FIGURE 2

**STERLING**

Sterling Environmental Engineering, P.C.  
24 Wade Road • Latham, New York 12110

MONITORING WELL AND  
PHOTO LOG LOCATION MAP DECEMBER 4, 2019  
SITE# C360108  
**NEW WAVERLY AVENUE ASSOCIATES, LLC**  
V/T OF MAMARONECK WESTCHESTER CO., N.Y.

BASE MAP PROVIDED BY SITE DESIGN CONSULTANTS, DATED FEBRUARY 22, 2010.

## **TABLES & GRAPHS**



Table 1  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Sample ID	Water Quality Standard*	GZ-21D																	DUP-1	DUP-1	DUP-1
Unit	µg/L	µg/L																	µg/L	µg/L	µg/L
Sample Date		08/20/09	01/11/12	10/15/13	03/24/14	06/18/14	09/24/14	11/05/14	06/23/15	12/16/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/27/19	12/04/19	06/18/14	10/12/16	12/04/19
Chlorinated Volatile Organic Compounds:																					
1,1,1-Tricholoroethane	5.0	---	---	<5.0	<5.0	<5.0	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	<4.0	<2.5	<2.5
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	<0.5	<1.2	<0.5	---	<0.5	<0.5
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<6.0	<1.5	<3.8	<1.5	---	<1.5	<1.5
1,1-Dichloroethane	5.0	<5.0	<5.0	<5.0	<1.0	<5.0	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	<4.0	<2.5	<2.5
1,1-Dichloroethene	5.0	<5.0	<5.0	<5.0	<1.0	<5.0	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<2.0	<0.5	<1.2	<0.5	<4.0	<0.50	<0.5
1,2-Dichloroethane	0.6	170 D	5.3	<5.0	190 D	190	4.1	0.4 J	54	55	28	48	11	11	140	52	110	74	190	56	74
cis-1,2-Dichloroethene	5.0	270 D	10	7.6	310 D	290	5.6	<1.0	100	<2.5	0.83 J	3.5	<2.5	1.7 J	270	120	230	110	350	2.9	110
trans-1,2-Dichloroethene	5.0	6.6	<5.0	<5.0	3.8	<5.0	<1.0	<1.0	0.99 J	0.86 J	<2.5	0.81 J	<2.5	<2.5	3.4 J	2.4 J	2.6 J	1.9 J	<4.0	0.75 J	1.7 J
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<4.0	<1.0	<2.5	<1.0	---	<1.0	<1.0
Bromochloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	10	<6.2	<2.5	---	<2.5	<2.5
Bromodichloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	<0.5	<1.2	<0.5	---	<0.5	<0.5
Carbon Tetrachloride	5.0	---	---	<5.0	<5.0	<5.0	<1.0	<1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	<0.5	<1.2	<0.5	<4.0	<0.5	<0.5
Chloroethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	---	<2.5	<2.5
Chloroform	7.0	---	---	<5.0	<5.0	<5.0	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	<4.0	<2.5	<2.5
Chloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	---	<2.5	<2.5
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	<0.5	<1.2	<0.5	---	<0.5	<0.5
Dibromochloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	1.7 J	<1.2	<0.5	---	<0.5	<0.5
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<20	<5.0	<12	<5	---	<5.0	<5
Freon-113	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	---	<2.5	<2.5
Methylene Chloride	5.0	---	---	<5.0	<5.0	5.4	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	<4.0	<2.5	<2.5
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<10	<2.5	<6.2	<2.5	---	<2.5	<2.5
Tetrachloroethene	5.0	41	1.7 J	<5.0	9.8	3.4 J	0.89 J	1.0	0.18 J	<0.50	<0.50	<0.50	<0.50	0.19 J	<2.0	<0.5	<1.2	<0.5	2.9 J	<0.50	<0.5
Trichloroethene	5.0	33	0.58 J	<5.0	7.8	15	0.82 J	2.3	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<2.0	<0.5	<1.2	<0.5	13	<0.50	<0.5
Vinyl chloride	2.0	4 J	<5.0	<5.0	4.3	<5.0	<1.0	<1.0	1.7	<1.0	0.43 J	<2.3	<1.0	0.59 J	19	12	16	5	<4.0	2.8	4.8
TOTAL CVOCs		524.6	17.58	7.6	525.7	503.8	11.41	3.7	156.87	55.9	29.26	52.31	11	13.48	432.4	198.1	358.6	190.9	555.9	62.45	190.5

Notes:

- BOLD** Indicates exceedance of groundwater standard
- \*

Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
- <

Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
- NA

Not Analyzed.
- No standard or not applicable.

Laboratory Qualifiers:

- D

Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J

Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j

Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U

Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J-

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ

The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.

Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Sample ID	Water Quality Standard*	GZ-22D																	DUP-1
Unit	µg/L	µg/L																	ug/L
Sample Date		08/19/09	01/11/12	10/15/13	03/24/14	06/18/14	09/24/14	11/05/14	06/23/15	12/16/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/27/19	12/04/19	03/24/14
Chlorinated Volatile Organic Compounds:																			
1,1,1-Trichloroethane	5.0	---	---	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	---
1,1-Dichloroethane	5.0	<5.0	<5.0	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25
1,1-Dichloroethene	5.0	<5.0	<5.0	<5.0	<25	<25	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.5	<0.5	<25
1,2-Dichloroethane	0.6	22	17	16	24 J	<25	1.3	0.64 J	5.4	14	15	18	18	16	21	9.6	20	18	22 J
cis-1,2-Dichloroethene	5.0	8.4	6.5	12	110	<25	1.9	1.7	4.5	6.8	5.2	3.5	4.2	2.4 J	12	7	17	5.7	100
trans-1,2-Dichloroethene	5.0	<5.0	1.3 J	4.2 J	<25	<25	5.8	5.5	9.4	21	28	40	50	54	66	11	75	82	<25
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1	<1	---
Bromochloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---
Bromodichloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---
Carbon Tetrachloride	5.0	---	---	<5.0	<25	<25	<1.0	<1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<25
Chloroethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---
Chloroform	7.0	---	---	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25
Chloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---
Dibromochloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<0.5	<5.0	<5	<5	---
Freon-113	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---
Methylene Chloride	5.0	---	---	<5.0	<25	19 J	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---
Tetrachloroethene	5.0	120	97	62	14 J	<25	2.1	0.88 J	0.69	<0.50	<0.50	<0.50	<0.50	<0.50	0.62 J-	<0.50	0.4 J	<0.5	21 J
Trichloroethene	5.0	110	92	89	29	<25	2.5	5.5	1.2	0.33 J	0.46 J	0.29 J	0.2 J	<0.50	3.7	0.52	3.6	0.5	34
Vinyl chloride	2.0	<5.0	<5.0	<5.0	<25	<25	<1.0	<1.0	1.8	6.5	5.7	3.1	3.8 j	2.9	5.9	<1.0	8.3	5.8	<25
TOTAL CVOCs		260.4	213.8	183.2	177	19	13.6	14.22	22.99	48.6	54.36	64.89	76.2	75.3	109.22	28.12	124.3	112.0	177

Notes:

- BOLD** Indicates exceedance of groundwater standard
- \* Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
- < Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
- NA Not Analyzed.
- No standard or not applicable.

Laboratory Qualifiers:

- D Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+ The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J- The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.

Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Well ID	Water Quality Standard*	GZ-23D																	DUP-1
Unit	µg/L	µg/L																	µg/L
Sample Date		08/20/09	01/11/12	10/15/13	03/25/14	06/19/14	09/25/14	11/05/14	06/24/15	12/17/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/28/19	12/04/19	06/13/17
<i>Chlorinated Volatile Organic Compounds:</i>																			
1,1,1-Trichloroethane	5.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<15	<30	<15	<38	<30	<30	<15	<7.5	<30	<30	<30
1,1-Dichloroethane	5.0	<5.0	<5.0	<100	<1.0	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
1,1-Dichloroethene	5.0	<b>5.5</b>	1.6 J	<100	1.7	<20	<20	<20	1.9 J	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
1,2-Dichloroethane	0.6	<b>13</b>	<b>9</b>	<100	<b>7.8</b>	<b>6.6 J</b>	<b>7.6 J</b>	<20	<b>3.6 J</b>	<10	<b>4.3 J</b>	<b>4.2 J</b>	<b>3.9 J</b>	<b>3.3 D,J</b>	<b>1.8 J</b>	<b>1.6 J</b>	<b>3.8 J</b>	<b>6.8 J</b>	<b>4.1 D,J</b>
cis-1,2-Dichloroethene	5.0	<b>10</b>	<b>780 D</b>	<b>380</b>	<b>2,200 D</b>	<b>930</b>	<b>1,100</b>	<b>1,100</b>	<b>780</b>	<b>1,000 j</b>	<b>400</b>	<b>320</b>	<b>280</b>	<b>220 D</b>	<b>240</b>	<b>660</b>	<b>150</b>	<b>240</b>	<b>290 D</b>
trans-1,2-Dichloroethene	5.0	<5.0	<b>9.1</b>	<100	<b>41</b>	<20	<20	<b>18 J</b>	<b>22 J</b>	<b>37 J,j</b>	<b>32</b>	<b>36 J</b>	<b>22 J</b>	<b>18 D,J</b>	<b>19 J</b>	<b>10 J</b>	<b>15 J</b>	<b>47 J</b>	<b>21 D,J</b>
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<10	<20	<10	<25	<20	<20	<10	<5.0	<20	<20	<20
Bromochloromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Bromodichloromethane	50.0	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
Carbon Tetrachloride	5.0	---	---	<100	<40	<20	<20	<20	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
Chloroethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Chloroform	7.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Chloromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
Dibromochloromethane	50.0	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<50	<100	<50	<120	<100	<100	<50	<25	<100	<100	<100
Freon-113	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Methylene Chloride	5.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50
Tetrachloroethene	5.0	<b>9,700 D</b>	<b>4,300 D</b>	<b>3,100</b>	<b>1,500 D</b>	<b>880</b>	<b>720</b>	<b>94</b>	<b>750</b>	<b>110 j</b>	<b>1,300</b>	<b>1,000</b>	<b>1,600</b>	<b>1,200 D</b>	<b>1,600</b>	<b>7.6</b>	<b>1,800</b>	<b>1,700</b>	<b>1,500 D</b>
Trichloroethene	5.0	<b>450 DJ</b>	<b>1,600 D</b>	<b>1,000</b>	<b>240 D</b>	<b>310</b>	<b>350</b>	<b>160</b>	<b>420</b>	<b>600 j</b>	<b>960</b>	<b>1,000</b>	<b>980</b>	<b>890 D</b>	<b>880</b>	<b>16</b>	<b>780</b>	<b>570</b>	<b>950 D</b>
Vinyl chloride	2.0	<5.0	1.2 J	<b>28 J</b>	<b>200 D</b>	<b>250</b>	<b>390</b>	<b>320</b>	<b>230 j</b>	<20	<b>200</b>	<b>82</b>	<b>72</b>	<b>58 D</b>	<b>40</b>	<b>96</b>	<b>32</b>	<b>57</b>	<b>71 D</b>
TOTAL CVOCs		10,178.5	6,700.9	4,508	4,191	2,376.6	2,567.6	1,692	2,207.5	1,747	2,896.3	2,442.2	2,957.9	2,389.3	2,780.8	791.2	2,780.8	2,620.8	2,836.1

Notes:

- BOLD** Indicates exceedance of groundwater standard
- \*

Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
- <

Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
- NA

Not Analyzed.
- No standard or not applicable.

Laboratory Qualifiers:

- D

Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J

Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j

Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U

Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J-

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ

The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.

Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Well ID	Water Quality Standard*	B6-OWD																	DUP-1	DUP-1	DUP-1
Unit	µg/L	µg/L																	µg/L	µg/L	µg/L
Sample Date		08/21/09	01/11/12	10/15/13	03/24/14	06/18/14	09/24/14	11/05/14	06/23/15	12/16/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/27/19	12/04/19	12/16/15	05/16/18	10/18/18
Chlorinated Volatile Organic Compounds:																					
1,1,1-Trichloroethane	5.0	---	---	<5.0	---	<20	<4.0	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.5	<10	<5.0
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<1.5	<1.5	<1.5	<1.5	<3.0	<7.5	<30	<15	<30	<15	<1.5	<30	<15
1,1-Dichloroethane	5.0	<5.0	<5.0	<5.0	<1.0	<4.0	<4.0	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
1,1-Dichloroethene	5.0	<5.0	<5.0	<5.0	<1.0	<4.0	<4.0	<8.0	<0.50	<0.50	<0.50	<0.50	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.50	<10	<5.0
1,2-Dichloroethane	0.6	9.7	<5.0	1.9 J	2.8	8.0	9.1	<8.0	0.36 J	<0.50	0.31 J	0.32 J	0.29 J	3.7 D	11	8.5	15	12 J+	<0.50	9.1 J	9.4
cis-1,2-Dichloroethene	5.0	390 D	1.5 J	76	180 D	330	430 D	<8.0	1.3 J	1.1 J	2.4 J	2.1 J	1.8 J	150 D	390	360	700	620	1.2 J	330	380
trans-1,2-Dichloroethene	5.0	150	<5.0	6.8	7.2	8.4	14	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	6.0 J,D	22 J	16 J	41 J	24 J+	<2.5	20 J	17 J
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<2.0	<5.0	<20	<10	<20	<10	<1.0	<20	<10
Bromochloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Bromodichloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.5	<10	<5.0
Carbon Tetrachloride	5.0	---	---	<5.0	---	<20	<4.0	<8.0	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.5	<10	<5.0
Chloroethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Chloroform	7.0	---	---	<5.0	---	<20	4	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Chloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.5	<10	<5.0
Dibromochloromethane	50.0	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<0.5	<10	<5.0
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<10	<25	<100	<50	<100	<50	<5.0	<100	<50
Freon-113	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Methylene Chloride	5.0	---	---	<5.0	---	<20	<4.0	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<2.5	<50	<25
Tetrachloroethene	5.0	23	6.2	18	59	47	110	<8.0	2.4	2.1	2.4	2.6	2.6	190 D	1,200 J-	860	1400	520	2.2	1,100 J-	950
Trichloroethene	5.0	43	2.1 J	41	170 D	180	330	<8.0	1.3	1.4	1.7	1.7	1.4	470 D	1,400	1,300	2000	1,200	1.4	1,400	1,400
Vinyl chloride	2.0	<5.0	<5.0	<5.0	<1.0	<4.0	<4.0	<8.0	<1.0	<1.0	0.27 J	0.28 J	0.2 j	<5.0	1.8 J	<10	3.6 J	<10	<1.0	1.8 J	2.1 J
TOTAL CVOCs		615.7	9.8	143.7	419	573.4	893.1	ND	5.36	4.6	7.08	7	6.29	819.7	3,024.8	2,544.5	4,159.6	2,376.0	4.8	2,860.9	2,758.5

- Notes:
- BOLD** Indicates exceedance of groundwater standard
  - \* Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
  - < Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
  - NA Not Analyzed.
  - No standard or not applicable.

Laboratory Qualifiers:

- D Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+ The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J- The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.

Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Well ID	Water Quality Standard*	OSMW-3																DUP-1	DUP-1
Unit	µg/L	µg/L																µg/L	µg/L
Sample Date		01/10/12	10/16/13	03/24/14	06/19/14	09/24/14	11/05/14	06/24/15	12/17/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/28/19	12/04/19	11/05/14	11/14/17
Chlorinated Volatile Organic Compounds:																			
1,1,1-Tricholoroethane	5.0	---	<80	---	<20	---	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<1.0	---
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	---	---
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	<30	<60	<7.5	<15	<1.5	<15	<3.0	<38	<38	<75	---	---
1,1-Dichloroethane	5.0	<5.0	<80	<1.0	<20	<20	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<1.0	<25
1,1-Dichloroethene	5.0	<5.0	<80	<1.0	<20	<20	<50	<10	<20	<2.5	<5.0	0.46 J	<5.0	<1.0	<12	<12	<25	1.4	<5.0
1,2-Dichloroethane	0.6	4.4 J	<80	4.7	<20	<20	<50	<10	<20	3.8	4.2 J	5.2	4.5 J,D	1.7	<12	3.9 J	<25	3.5	4.3 J,D
cis-1,2-Dichloroethene	5.0	14	31 J	46	100	220	210	180	120 j	92	63	40	39 D	17	200	85	75 J	210 D	39 D
trans-1,2-Dichloroethene	5.0	1.7 J	<80	3.7	<20	28	<50	25 J	<100	21	14 J	7.4	<25	<5.0	<62	<62	<120	26	7.1 J,D
1,2-Dichloropropane	1.0	---	---	---	---	---	---	<20	<40	<5.0	<10	<1.0	<10	<2.0	<25	<25	<50	---	---
Bromochloromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	---	---
Bromodichloromethane	50.0	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	---	---
Carbon Tetrachloride	5.0	---	<80	---	<20	---	<50	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<1.0	---
Chloroethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	---	---
Chloroform	7.0	---	<80	---	<20	---	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<1.0	---
Chloromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	---	---
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	---	---
Dibromochloromethane	50.0	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	---	---
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	<100	<200	<25	<50	<5.0	<50	<10	<120	<120	<250	---	---
Freon-113	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	---	---
Methylene Chloride	5.0	---	<80	---	<20	---	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<1.0	---
Trichlorofluoromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	---	---
Tetrachloroethene	5.0	760 D	1,900	2,400 D	1,300	2,600 D	3,400	1,500	1,200 j	670	470	620 D	750 D	220 J-	3,600	2,900	4,900	2,900 D	760 D
Trichloroethene	5.0	120	280	330 D	440	1,000	1,000	610	480 j	290	230	170 D	220 D	110	500	450	440	900 D	220 D
Vinyl chloride	2.0	<5.0	<80	<1.0	<20	<20	<50	<1.4 j	<40	0.44 J	<10	0.14 J	<10	<2.0	8.1 J	<25	<50	<1.0	<10
TOTAL CVOCs		900.1	2,211	2,784	1,840	3,848	4,610	2,315	1,800	1,077	781.2	843.2	1,014	348.7	4,308.1	3,438.9	5,415.0	4,041	1,030

Notes:

- BOLD** Indicates exceedance of groundwater standard
- \* Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
- < Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
- NA Not Analyzed.
- No standard or not applicable.

Laboratory Qualifiers:

- D Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+ The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J- The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.



Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Well ID	Water Quality Standard*	OSMW-4																DUP-1	DUP-1	DUP-1	DUP-1
Unit	µg/L	µg/L																µg/L	µg/L	µg/L	µg/L
Sample Date		01/10/12	10/16/13	03/25/14	06/18/14	09/24/14	11/05/14	06/24/15	12/17/15	05/12/16	10/12/16	06/13/17	11/14/17	05/16/18	10/18/18	03/27/19	12/04/19	01/10/12	09/24/14	06/24/15	05/12/16
Chlorinated Volatile Organic Compounds:																					
1,1,1-Tricholoroethane	5.0	---	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	<1.0	<2.5	<2.5
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	---	---	<0.5	<0.5
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<3.0	<1.5	<1.5	<1.5	---	---	<1.5	<1.5
1,1-Dichloroethane	5.0	<5.0	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	<5.0	<1.0	<2.5	<2.5
1,1-Dichloroethene	5.0	<5.0	<5.0	<25	<25	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<1.0	<0.5	<0.5	<0.5	<5.0	<1.0	<0.50	<0.50
1,2-Dichloroethane	0.6	1.1 J	<5.0	<25	<25	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<1.0	<0.5	<0.5	<0.5	1.1 J	<1.0	<0.50	<0.50
cis-1,2-Dichloroethene	5.0	29	3.8 J	<25	<25	6.2	6.0	1.2 J	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	4.5	0.72 J	<2.5	29	5.2	1.2 J	<2.5
trans-1,2-Dichloroethene	5.0	6.9	1 J	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	1.3 J	<2.5	<2.5	7.2	<1.0	<2.5	<2.5
1,2-Dichloropropane	1.0	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1	<1	---	---	<1.0	<1.0
Bromochloromethane	5.0	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	---	<2.5	<2.5
Bromodichloromethane	50.0	---	---	---	---	---	---	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	---	---	<0.5	<0.5
Carbon Tetrachloride	5.0	---	<5.0	<25	<25	<1.0	<1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	---	<1.0	<0.5	<0.5
Chloroethane	5.0	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	---	<2.5	<2.5
Chloroform	7.0	---	<5.0	<25	<25	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	<1.0	<2.5	<2.5
Chloromethane	5.0	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	---	<2.5	<2.5
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	---	---	<0.5	<0.5
Dibromochloromethane	50.0	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	---	---	<0.5	<0.5
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<10	<5.0	<5	<5	---	---	<5.0	<5.0
Freon-113	5.0	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	---	<2.5	<2.5
Methylene Chloride	5.0	---	<5.0	<25	33	<1.0	<1.0	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	<1.0	<2.5	<2.5
Trichlorofluoromethane	5.0	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<2.5	<2.5	<2.5	---	---	<2.5	<2.5
Tetrachloroethene	5.0	790 D	11	<25	<25	3.4	3.2	0.44 J	<0.50	0.2 J,j	2.0	1.1	0.25 J	<1.0 J	0.25 J	<0.5	<0.5	730 D	3.4	0.48 J	0.19 J,j
Trichloroethene	5.0	230 D	15	<25	<25	6.0	4.5	1.0	0.56	0.53	1.1	0.57	<0.50	<1.0	0.48 J	<0.5	<0.5	220 D	5.5	1.1	0.58
Vinyl chloride	2.0	<5.0	<5.0	<25	<25	<1.0	<1.0	<0.07 j	<1.0	<1.0	<1.0	<1.0 j	<1.0	<2.0	0.54 J	<1	<1	<5.0	<1.0	<1.0 j	<1.0
TOTAL CVOCs		1,057	30.8	ND	33	15.6	13.7	2.6	0.56	0.73	3.1	1.67	0.25	ND	7.07	0.72	ND	987	14.1	2.78	0.77

Notes:

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- \* Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
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Table 1, Cont.  
Summary of Groundwater Analytical Data Results to Title 6 Part 703.5 Groundwater Standards and NYSDEC TOGS 1.1.1 Guidance Values  
441 and 442 Waverly Avenue  
Chlorinated Volatile Organic Compounds  
Site #C360108

Well ID	Water Quality Standard*	OSMW-1		OSMW-2		DUP-1
Unit	µg/L	µg/L		µg/L		
Sample Date		01/10/12	03/28/19	01/10/12	03/28/19	03/28/19
Chlorinated Volatile Organic Compounds:						
1,1,1-Trichloroethane	5.0	<5	<2.5	<5	<2.5	<2.5
1,1,2,2-Tetrachloroethane	5.0	NA	<0.5	NA	<0.5	<0.5
1,1,2-Trichloroethane	1.0	NA	<1.5	NA	<1.5	<1.5
1,1-Dichloroethane	5.0	<5	<2.5	<5	<2.5	<2.5
1,1-Dichloroethene	5.0	<5	<0.5	<5	<0.5	<0.5
1,2-Dichloroethane	0.6	<5	<0.5	<5	<0.5	<0.5
cis-1,2-Dichloroethene	5.0	<5	<2.5	1.1 J	<2.5	<2.5
trans-1,2-Dichloroethene	5.0	<5	<2.5	<5	<2.5	<2.5
1,2-Dichloropropane	1.0	NA	0.27 J	NA	<1	<1
Bromochloromethane	5.0	NA	<2.5	NA	<2.5	<2.5
Bromodichloromethane	50.0	NA	<0.5	NA	<0.5	<0.5
Carbon Tetrachloride	5.0	<5	<0.5	<5	<0.5	<0.5
Chloroethane	5.0	NA	<2.5	NA	<2.5	<2.5
Chloroform	7.0	<5	<2.5	<5	<2.5	<2.5
Chloromethane	5.0	NA	<2.5	NA	<2.5	<2.5
cis-1,3-Dichloropropene	0.4	NA	<0.5	NA	<0.5	<0.5
Dibromochloromethane	50.0	NA	<0.5	NA	<0.5	<0.5
Dichlorodifluoromethane	5.0	NA	<5	NA	<5	<5
Freon-113	5.0	NA	<2.5	NA	<2.5	<2.5
Methylene Chloride	5.0	<5	<2.5	<5	<2.5	<2.5
Trichlorofluoromethane	5.0	NA	<2.5	NA	<2.5	<2.5
Tetrachloroethene	5.0	<5	<0.5	<5	<0.5	<0.5
Trichloroethene	5.0	<5	<0.5	<5	<0.5	<0.5
Vinyl chloride	2.0	<5	<1	<5	<1	<1
TOTAL CVOCs		0	0.27	1.1 J	0	0

Notes:

- BOLD** Indicates exceedance of groundwater standard
- \*

Groundwater Standards are obtained from Title 6 Part 703.5 and *Guidance Values* (GV) are obtained from NYSDEC TOGS (1.1.1) "Ambient Water Quality Standards and Guidance Values".
- <

Indicates the parameter was not detected at or above laboratory's reporting limit, shown.
- NA

Not Analyzed.
- No standard or not applicable.

Laboratory Qualifiers:

- D

Indicates the undiluted analysis exceeded the equipment calibration range. The concentration shown is obtained from a diluted analysis.
- J

Indicates the concentration shown is an estimated value because the compound was detected below the reporting limit.

Data Usability Summary Report (DUSR) Qualifiers:

- j

Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- U

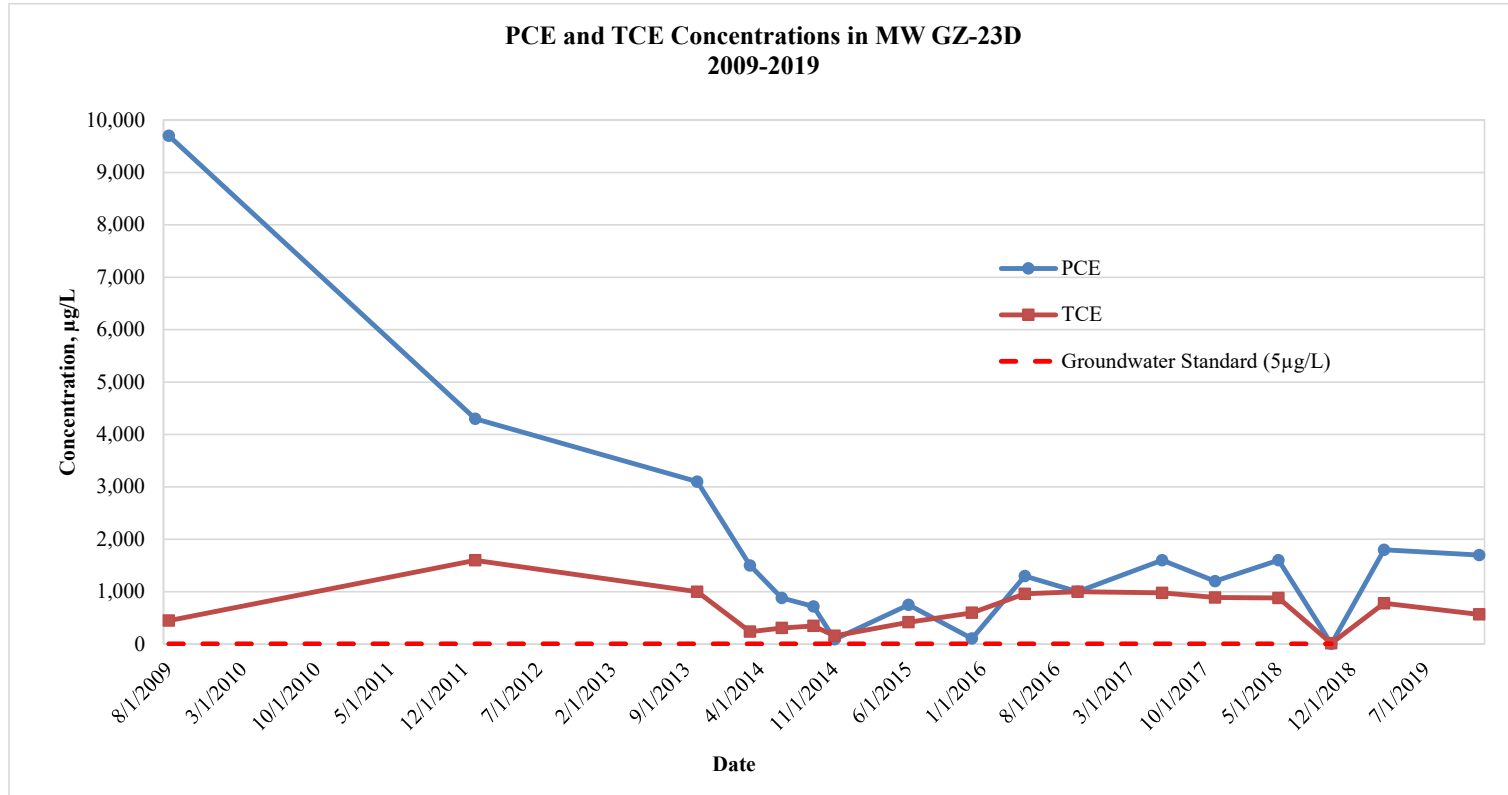
Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- J+

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
- J-

The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
- UJ

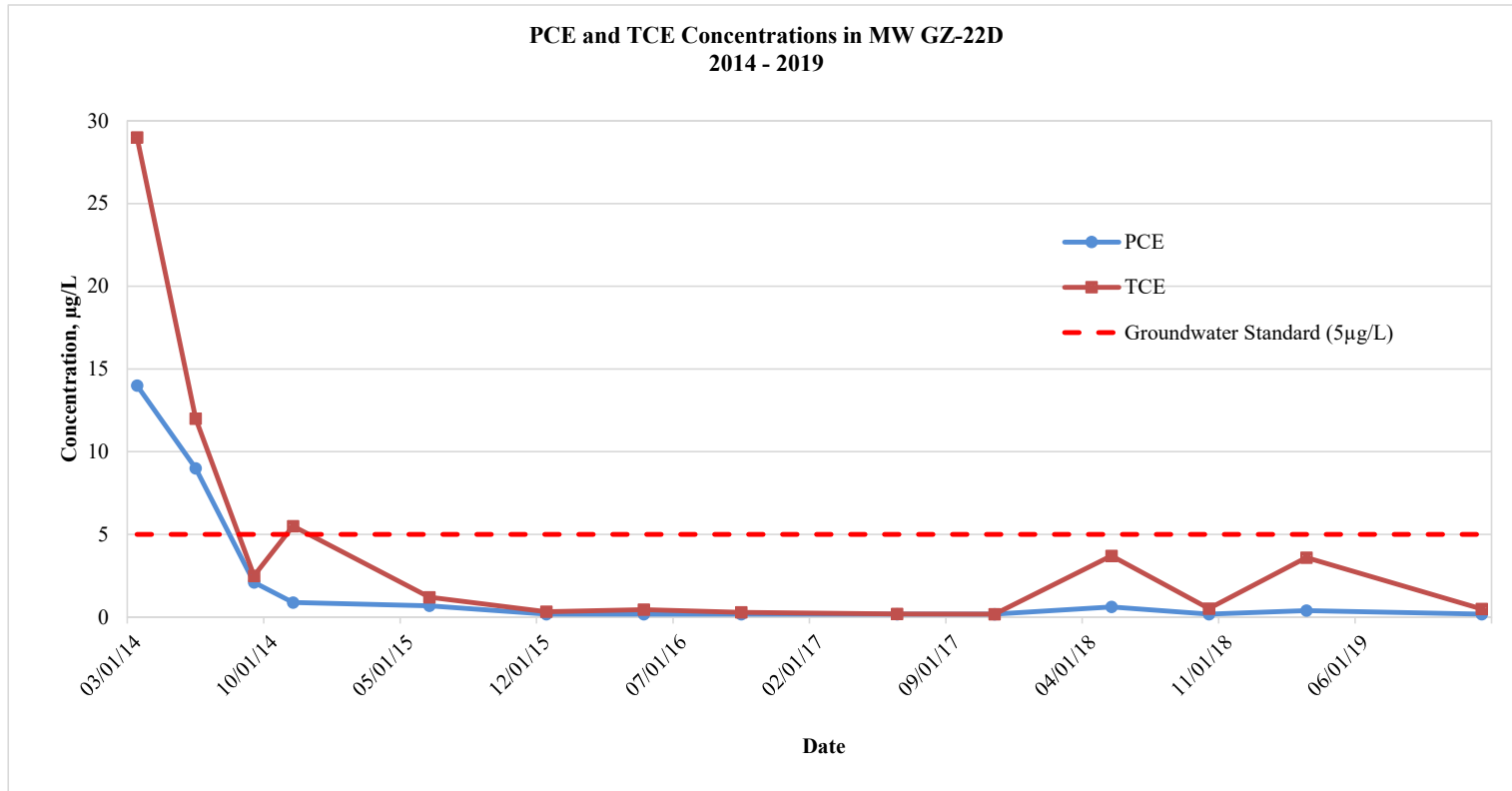
The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.

Summary of Groundwater Analytical Data Results  
PCE and TCE Graphs  
441 and 442 Waverly Avenue  
Site #C360108



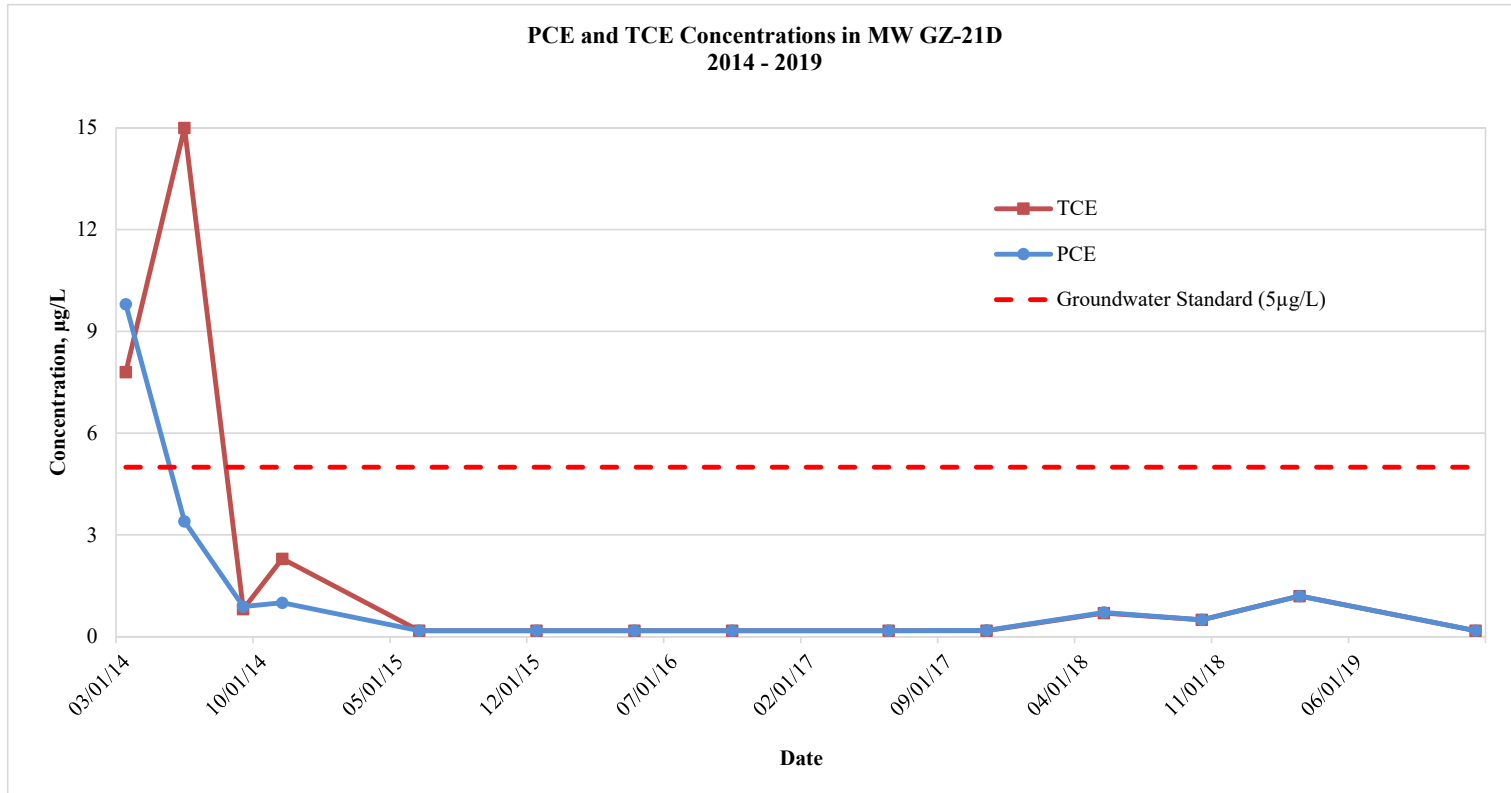
Note: Non Detect results are represented by the laboratory Method Detection Limit.

**Summary of Groundwater Analytical Data Results**  
**PCE and TCE Graphs**  
**441 and 442 Waverly Avenue**  
**Site #C360108**



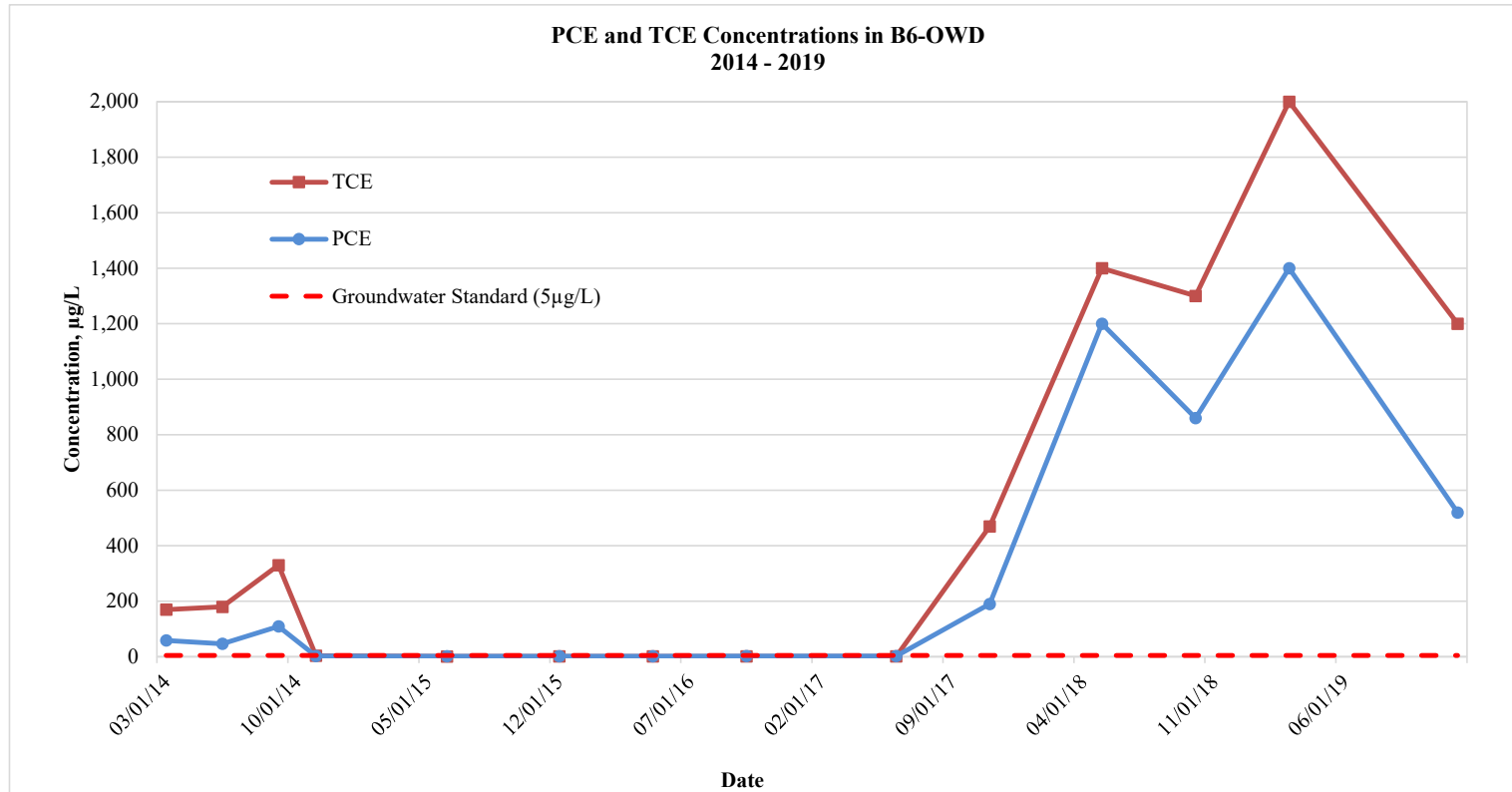
Note: Non Detect results are represented by the laboratory Method Detection Limit.

**Summary of Groundwater Analytical Data Results**  
**PCE and TCE Graphs**  
**441 and 442 Waverly Avenue**  
**Site #C360108**



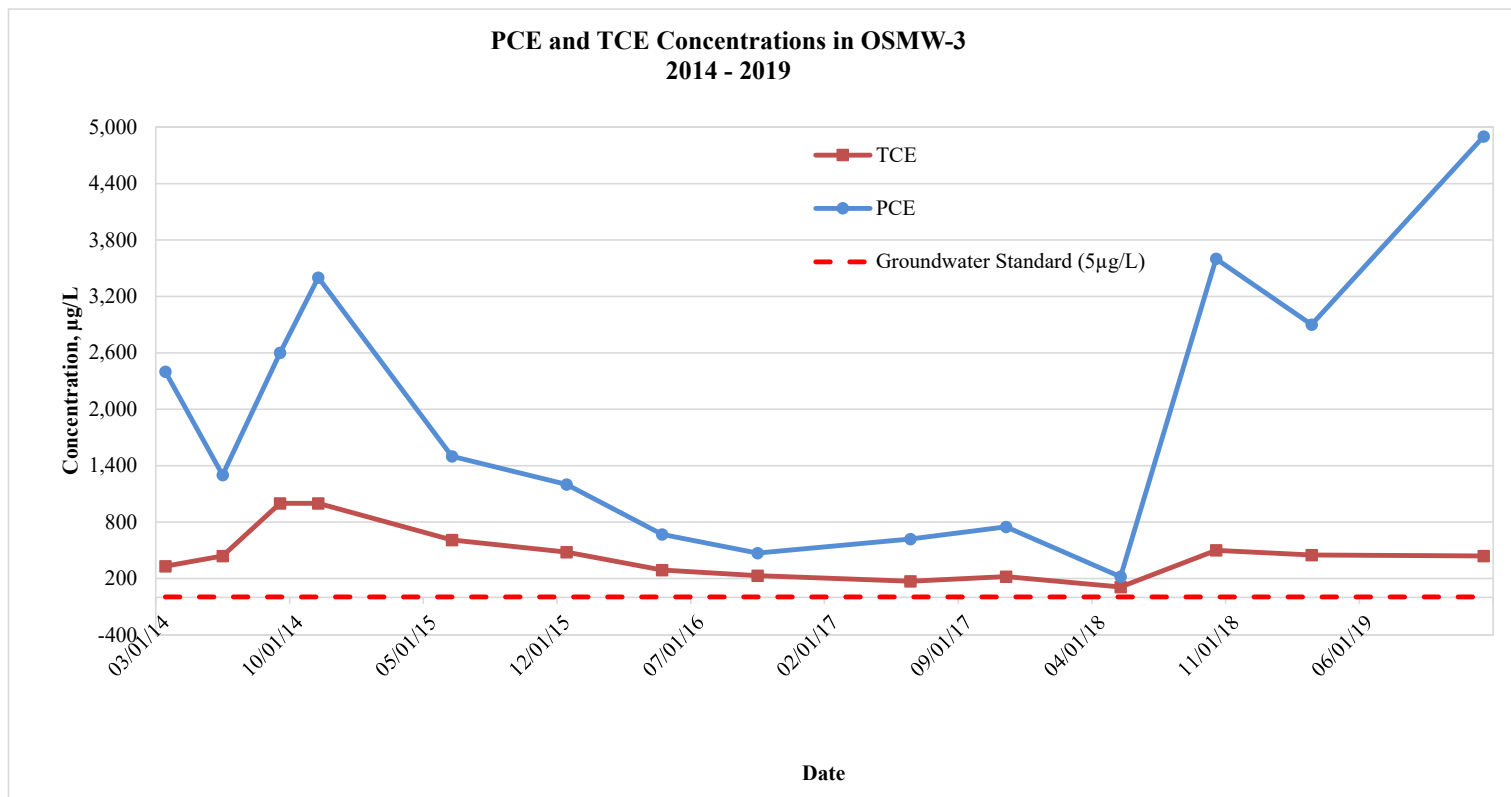
Note: Non Detect results are represented by the laboratory Method Detection Limit.

**Summary of Groundwater Analytical Data Results**  
**PCE and TCE Graphs**  
**441 and 442 Waverly Avenue**  
**Site #C360108**



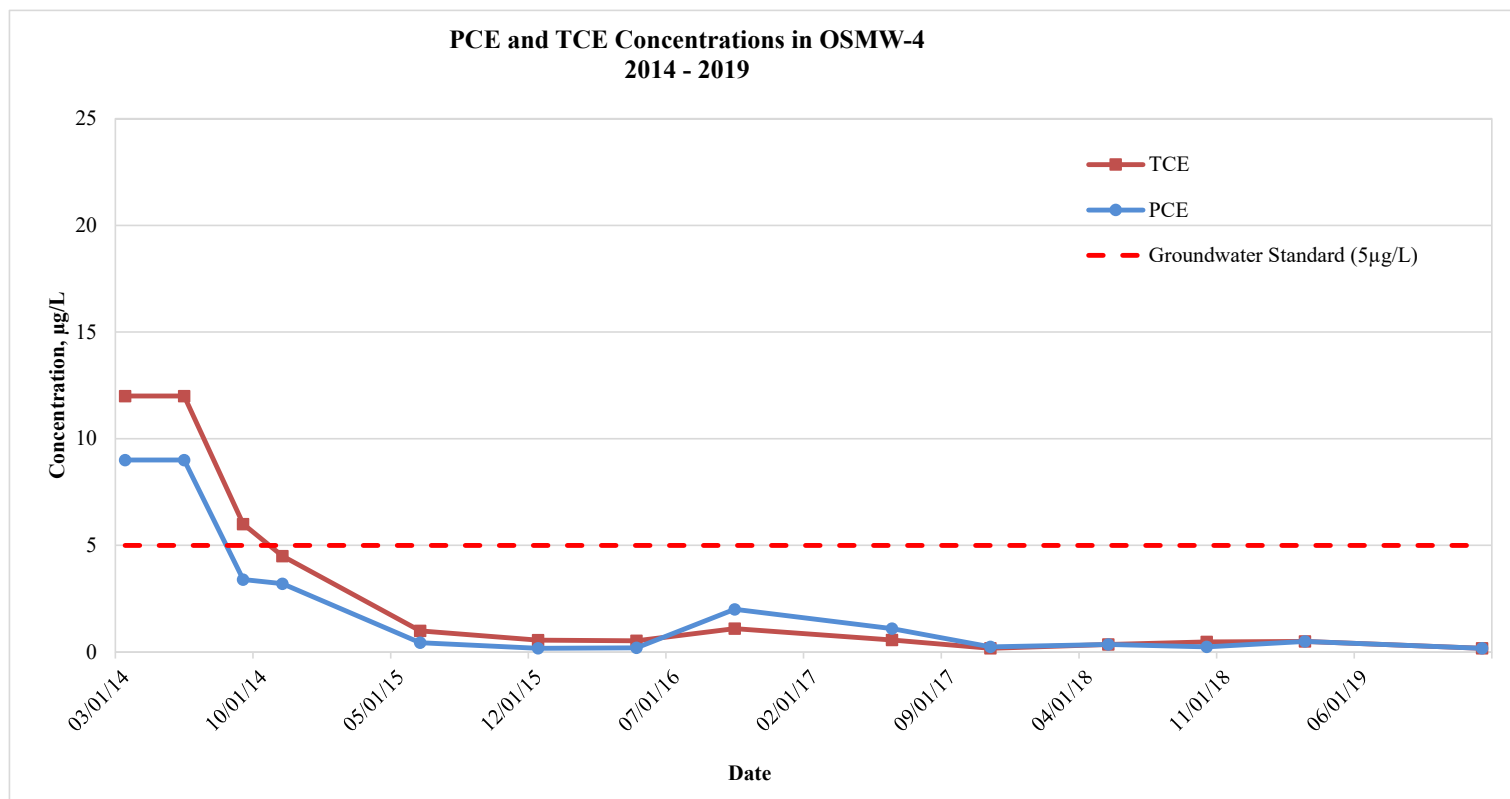
Note: Non Detect results are represented by the laboratory Method Detection Limit.

**Summary of Groundwater Analytical Data Results**  
**PCE and TCE Graphs**  
**441 and 442 Waverly Avenue**  
**Site #C360108**



Note: Non Detect results are represented by the laboratory Method Detection Limit.

Summary of Groundwater Analytical Data Results  
PCE and TCE Graphs  
441 and 442 Waverly Avenue  
Site #C360108



Note: Non Detect results are represented by the laboratory Method Detection Limit.



**APPENDIX A**

**NYSDEC INSTITUTIONAL AND ENGINEERING  
CONTROLS CERTIFICATION FORM**



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



Site Details		Box 1	
Site No.	C360108		
Site Name <b>Former M. Argueso and Co., Inc</b>			
Site Address: 441, 442, 501, 513 Waverly Avenue		Zip Code: 10543	
City/Town: Mamaroneck			
County: Westchester			
Site Acreage: 1.0			
Reporting Period: January 15, 2019 to January 14, 2020			
		YES	NO
1. Is the information above correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>			
5. Is the site currently undergoing development?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Box 2</b>	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>			
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

**Box 2A**

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES NO  
☐ ☒

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

9. Are the assumptions in the Qualitative Exposure Assessment still valid?  
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**SITE NO. C360108****Box 3****Description of Institutional Controls**

The institutional control for the site consists of an Environmental Easement (EE) that includes groundwater use restrictions, land use restrictions, a SMP, and certification reporting. The EE prohibits the use of the property for any means other than the contemplated restricted commercial use of the Site. The EE also restricts groundwater use and requires that any impacted soil encountered during future intrusive activities be managed and disposed according to State regulations. Finally, the EE requires compliance with the SMP, including the periodic reporting covered by this report. The EE for the property that outlines these use restriction was filed in Westchester County (Document No. 523243327).

The potential for vapor intrusion must be evaluated for any buildings developed on the Site property and prior to the leasing of 441 Waverly Avenue for human occupation (as compared to storage) and any potential impacts that are identified must be monitored or mitigated.

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
<b>8-25-268.2</b>	New Waverly Avenue Associates, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan
<p>(1) The controlled property may be used for commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and industrial use as described in 6 NYCRR Part 375-1.8(g)(2)(iv);</p> <p>(2) All engineering controls must be operated and maintained as specified in the Site Management Plan (SMP);</p> <p>(3) All engineering controls must be inspected at a frequency and in a manner defined in the SMP;</p> <p>(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposed, and the user must first notify and obtain written approval to do so from the Department;</p> <p>(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;</p> <p>(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;</p> <p>(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;</p> <p>(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;</p> <p>(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and</p> <p>(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.</p>		
<b>8-25-273</b>	New Waverly Avenue Associates, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan
<p>(1) The controlled property may be used for commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and industrial use as described in 6 NYCRR Part 375-1.8(g)(2)(iv);</p> <p>(2) All engineering controls must be operated and maintained as specified in the Site Management Plan (SMP);</p> <p>(3) All engineering controls must be inspected at a frequency and in a manner defined in the SMP;</p> <p>(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposed, and the user must first notify and obtain written approval to do so from the Department;</p> <p>(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;</p> <p>(6) Data and information pertinent to Site Management of the Controlled Property must be reported at</p>		

the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

**8-25-278**

New Waverly Avenue Associates, LLC

Ground Water Use Restriction  
Soil Management Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
IC/EC Plan

(1) The controlled property may be used for commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and industrial use as described in 6 NYCRR Part 375-1.8(g)(2)(iv);

(2) All engineering controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All engineering controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposed, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

**8-25-33**

New Waverly Avenue Associates, LLC

Ground Water Use Restriction  
Soil Management Plan  
Monitoring Plan  
Site Management Plan  
IC/EC Plan

Landuse Restriction

(1) The controlled property may be used for commercial use as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and industrial use as described in 6 NYCRR Part 375-1.8(g)(2)(iv);

(2) All engineering controls must be operated and maintained as specified in the Site Management

Plan (SMP);

- (3) All engineering controls must be inspected at a frequency and in a manner defined in the SMP;
- (4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- (5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- (6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- (7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- (8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- (9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and
- (10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

Box 4

**Description of Engineering Controls**

<u>Parcel</u>	<u>Engineering Control</u>
<b>8-25-268.2</b>	Cover System
- asphalt/soil cover system over the site	
<b>8-25-273</b>	Cover System
- asphalt/soil cover system over the site	
<b>8-25-278</b>	Cover System
- asphalt/soil cover system over the site	
<b>8-25-33</b>	Cover System
- asphalt/soil cover system over the site	

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C360108

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I TJ Milo at 566 Westchester Ave, Rye Brook, NY 10573,  
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

*TJ Milo*

1/27/20

Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

Date



IC/EC CERTIFICATIONS

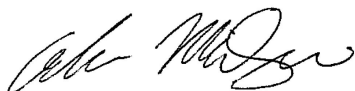
Box 7

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Andrew M. Millspaugh, P.E. at Sterling Environmental Engineering, P.C.  
print name 24 Wade Road, Latham, NY 12110  
print business address

am certifying as a for the New Waverly Avenue Associates, LLC  
(Owner or Remedial Party)



Signature of , for the Owner or Remedial Party,  
Rendering Certification



2/11/2020

Date

## **APPENDIX B**

### **SITE-WIDE INSPECTION AND ASPHALT AND SOIL COVER SYSTEM INSPECTION FORMS AND PHOTOGRAPHS**

**441/442 WAVERLY AVENUE, MAMARONECK, NEW YORK  
SITE #C360108**

**SITE-WIDE INSPECTION FORM**

Date: 12/4/19

Inspected By: Paul Scholar (Sterling Environmental Engineering, P.C.)

Site Property Item	Condition		Remarks
	Acceptable	Not Acceptable	
1. Asphalt/Concrete Cover	<b>X</b>		<b>Small cracks, concrete cover at the southern portion of 441 Waverly Ave. has some cracks wider than 1/4-inch.</b>
2. Building slab (441 Waverly Ave.)	<b>X</b>		<b>Acceptable</b>
3. Light Pole Islands / Soil Cover	<b>X</b>		<b>Acceptable</b>
4. Stormwater Catch Basins	<b>X</b>		<b>Acceptable</b>
5. Entrance/Exit Ramps	<b>X</b>		<b>Acceptable</b>
6. Retaining Walls	<b>X</b>		<b>Acceptable</b>
7. Fences and Gates	<b>X</b>		<b>Fence gate at the southern lot of 441 has minor vehicle damage.</b>

**441/442 WAVERLY AVENUE, MAMARONECK, NEW YORK  
SITE #C360108**

**ASPHALT AND SOIL COVER SYSTEM INSPECTION FORM**

Inspector: Paul Scholar (Sterling Environmental Engineering, P.C.)

Date: December 4, 2019

1. Describe cover system condition and list needed repairs (note location and photograph\*).

a. Asphalt – Inspect for cracks, potholes, and other penetrations:

Asphalt is in acceptable condition. No potholes were observed. Small cracks in the cover were observed. See photographs 1-5

b. Curbed lighting areas, retaining walls, and other miscellaneous areas – Inspect for signs of erosion

Curbed lighting areas and retaining walls are in acceptable condition. No obvious signs of erosion or concerns were noted. See photographs 2-5

c. Building Slab at 441 Waverly Avenue – Inspect for cracks and penetrations

Building slab was in acceptable condition. No visible cracks were observed in the concrete floor. Building is currently unoccupied. See photograph #6

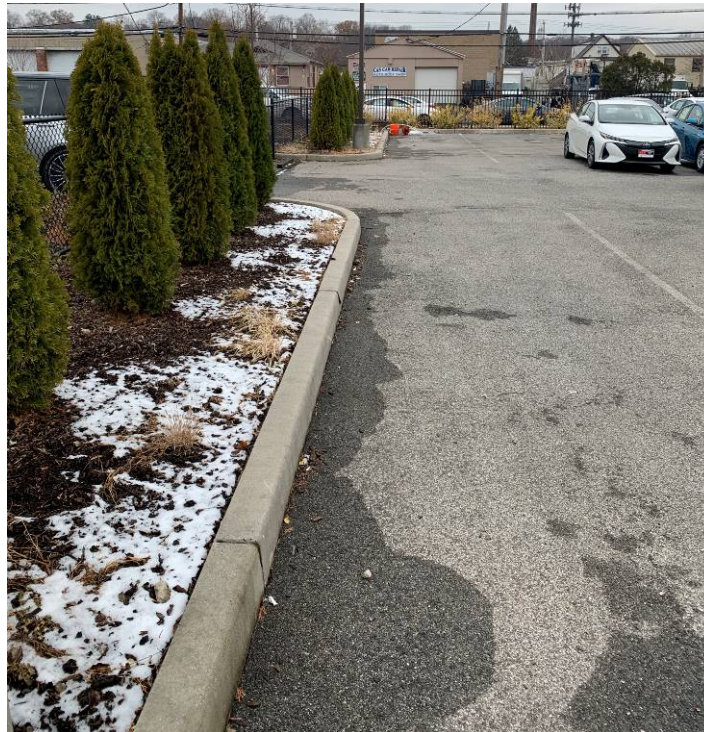
2. Indicate corrective actions to be taken for any and all above noted deficiencies. Note who completed the repair and date completed:

Cracks wider than 1/4 inch were observed in concrete at 441 Waverly Ave. that should continue to be monitored.

\*Photograph log attached



Photograph 1: View of concrete cover system at 441 Waverly Avenue in good condition with some cracks wider than 1/4-inch that should be monitored, looking southwest.



Photograph 2: Curbed lighting areas at 442 Waverly Avenue are in good condition with no evidence of erosion or cracks, looking northwest.





Photograph 3: Curbed areas and asphalt cover system at 441 Waverly Avenue in good condition with no evidence of damage or large cracks, looking south.



Photograph 4: Onsite asphalt at 442 Waverly Avenue is in good condition with no evidence of penetrations or large cracks, looking north-northwest.



Photograph 5: Minor damage to the perimeter fence at 441 Waverly Avenue. Curbs and concrete cover are in acceptable condition with no observed damage or large cracks, looking south.



Photograph 6: View of the concrete slab floor at 441 Waverly Avenue in acceptable condition. No evidence of cracks or penetrations were observed, looking southwest.