Sterling Environmental Engineering, P.C.

PERIODIC REVIEW REPORT
(January 22, 2021 – January 22, 2022)
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 10, 2022

"Serving our clients and the environment since 1993"

PERIODIC REVIEW REPORT
(January 22, 2021 – January 22, 2022)

FORMER M. ARGUESO AND CO., INC. SITE

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CERTIFICATION

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

(a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;

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

(c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

(d) access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

Andrew M. Millspaugh, P.E.

02/17/2022

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 22, 2021 to January 22, 2022.

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

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

The remedial activities completed at the Site have been effective in reducing concentrations of contaminants in groundwater. Ongoing monitoring suggests that the rate of improvement has slowed, and corrective measures may be necessary in accordance with Section 2.2.2.1 of the SMP. Potential corrective measures are being reviewed for discussion with NYSDEC.

1.3 Recommendations

By letter dated September 9, 2021, the NYSDEC approved the following changes to the monitoring program:

- Removal of upgradient monitoring well OSMW-4 from the monitoring program.
- Revision of the groundwater monitoring frequency to once every nine (9) months.
- Sampling of emerging contaminants (PFAS and 1,4-dioxane) once every three (3) years.
- Revision of the PRR certification period to every two (2) years.

No additional changes to the primary elements of the SMP 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 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 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. While the treatment has been successful in reducing volatile compounds in groundwater, concentrations of some contaminants of concern remain above standards at concentrations. Graphs of concentrations versus time for each well are attached.

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 eliminate 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.

Ongoing groundwater monitoring suggests that the rate of improvement has slowed, and corrective measures may be necessary in accordance with Section 2.2.2.1 of the SMP.

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. Ongoing monitoring suggests that the rate of improvement has slowed, and corrective measures may be necessary in accordance with Section 2.2.2.1 of the SMP. Potential corrective measures are being reviewed for discussion with NYSDEC.

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; Reduced to semiannual; Currently every 9 months.	Groundwater	VOCs Method 8260C 6 NYCRR Part 375 Parameters. PFAS and 1,4-Dioxane every 4th event.
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.

5.1.1 Soil and Asphalt Cover System Monitoring

The asphalt cover will be visually inspected for cracks wider than ¼-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, and further reduced the monitoring frequency to once every nine (9) months by letter dated September 9, 2021.

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

Note: *OSMW-4 removed from monitoring program by NYSDEC letter dated September 9, 2021.

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 2021 and prior sampling events are summarized in Table 1. Four (4) onsite and two (2) offsite monitoring wells were sampled and analyzed for Part 375 VOCs during the first semiannual sampling event. Four (4) onsite and one (1) offsite monitoring wells were sampled and analyzed for Part 375 VOCs during the second semiannual sampling event. 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 and Figure 3 shows exceedances of applicable groundwater standards for select cVOCs at monitoring locations for the two most recent monitoring events.

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. Data trend graphs for each monitored well are attached showing concentrations of primary cVOCs over time with comparison to groundwater quality standards.

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 November 19, 2021. 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 were 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 ¼-inch in the concrete slab at 441 Waverly Avenue should continue to be monitored.

5.3 Comparison with Remedial Objectives

The following sections detail data trends in each deep zone monitoring well compared to the applicable ambient water quality standards based on data summarized in Table 1. Well data trend graphs are attached for each well that show select constituents over time compared to the groundwater quality standards.

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 in most wells with the exception of B6-OWD and OSMW-3, which have experienced elevated cVOC concentrations in recent sampling events.

Onsite Wells

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 increased from the previous monitoring event in June 2021 but are lower than the highest levels in 2014. Concentrations of PCE and TCE remain below standards.

GZ-22D

PCE and TCE concentrations have decreased below standards for the last fourteen (14) 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 have remained relatively stable since March 2019.

GZ-23D

PCE and TCE concentrations in this well have consistently been detected above the groundwater standard of 5 µg/L, from a high of 9,700 µg/L for PCE in 2009 and 1,600 µg/L for TCE in 2012 to below groundwater standards for the last two sample events. VC, a degradation product of PCE and TCE, increased to levels above groundwater standards following the 2013 injections and has consistently decreased or remained stable since late 2015, remaining above or at standards. The most recent VC concentration of 2.0 µg/L is equal to the groundwater standard of 2.0 µg/L. Cis-1,2-DCE concentrations are consistently detected above standards. Trans-1,2-DCE was not detected in this sampling event, and 1,2-DCA was detected at 0.65 µg/L, just above the 0.6 µg/L standard.

B6-OWD

Following an initial increase in cVOC concentrations immediately after the injections, 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 standards.

Offsite Wells

Offsite wells OSMW-3 and OSMW-4 are located upgradient of the treatment zone to determine upgradient groundwater quality.

OSMW-3

PCE, TCE, 1,2-DCA, and cis-1,2-DCE concentrations in this well have consistently remained above groundwater standards while trans-1,2-DCE and VC are below groundwater standards.

OSMW-4

All cVOCs have been below groundwater standards from March 2014 to June 2021. The NYSDEC approved the removal of offsite monitoring well OSMW-4 from the monitoring program on September 9, 2021; therefore, OSMW-4 was not sampled during the November 2021 sampling event.

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. Overall groundwater quality has improved with the majority of cVOCs below groundwater standards in most wells with the exception of B6-OWD and OSMW-3, which have experienced elevated cVOC concentrations in recent sampling events. While the treatment has been successful in reducing volatile compounds in groundwater, concentrations of some contaminants of concern remain above standards at concentrations that suggest additional action may be needed to promote continued degradation. Potential corrective measures are being reviewed for discussion with NYSDEC.

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 monitored and repaired to 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. 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.

While groundwater quality is improving, ongoing monitoring suggests that the rate of improvement has slowed and corrective measures may be necessary in accordance with Section 2.2.2.1 of the SMP. Potential corrective measures are being reviewed for discussion with NYSDEC.

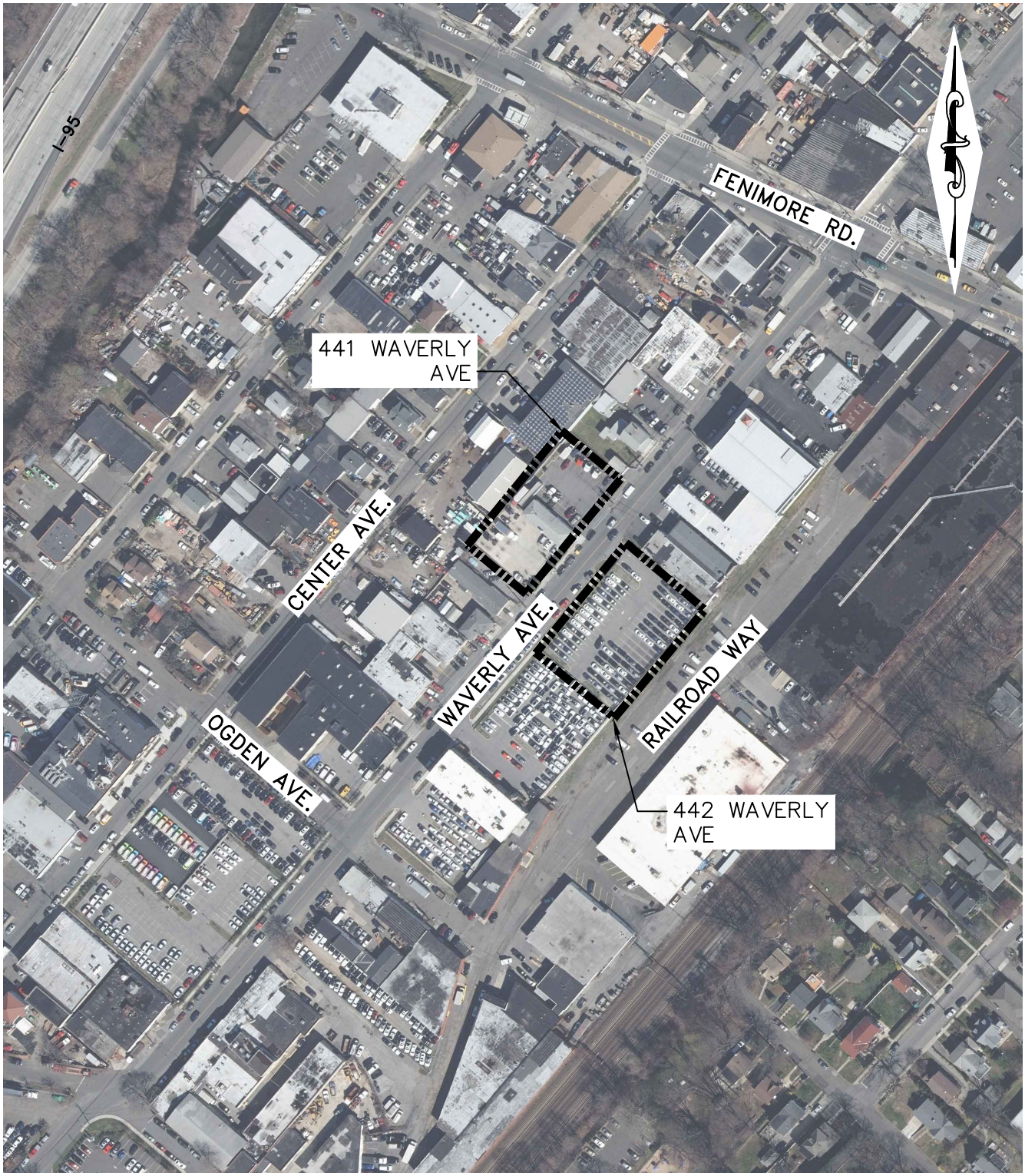
6.3 Future PRR Submittals

In accordance with the September 9, 2021 letter from NYSDEC, the next PRR reporting period will be for two (2) years. The PRR will include results of the groundwater monitoring and annual comprehensive site-wide inspections that occur during that monitoring period.

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

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24 Wade Road • Latham, New York 12110

SITE LOCATION MAP

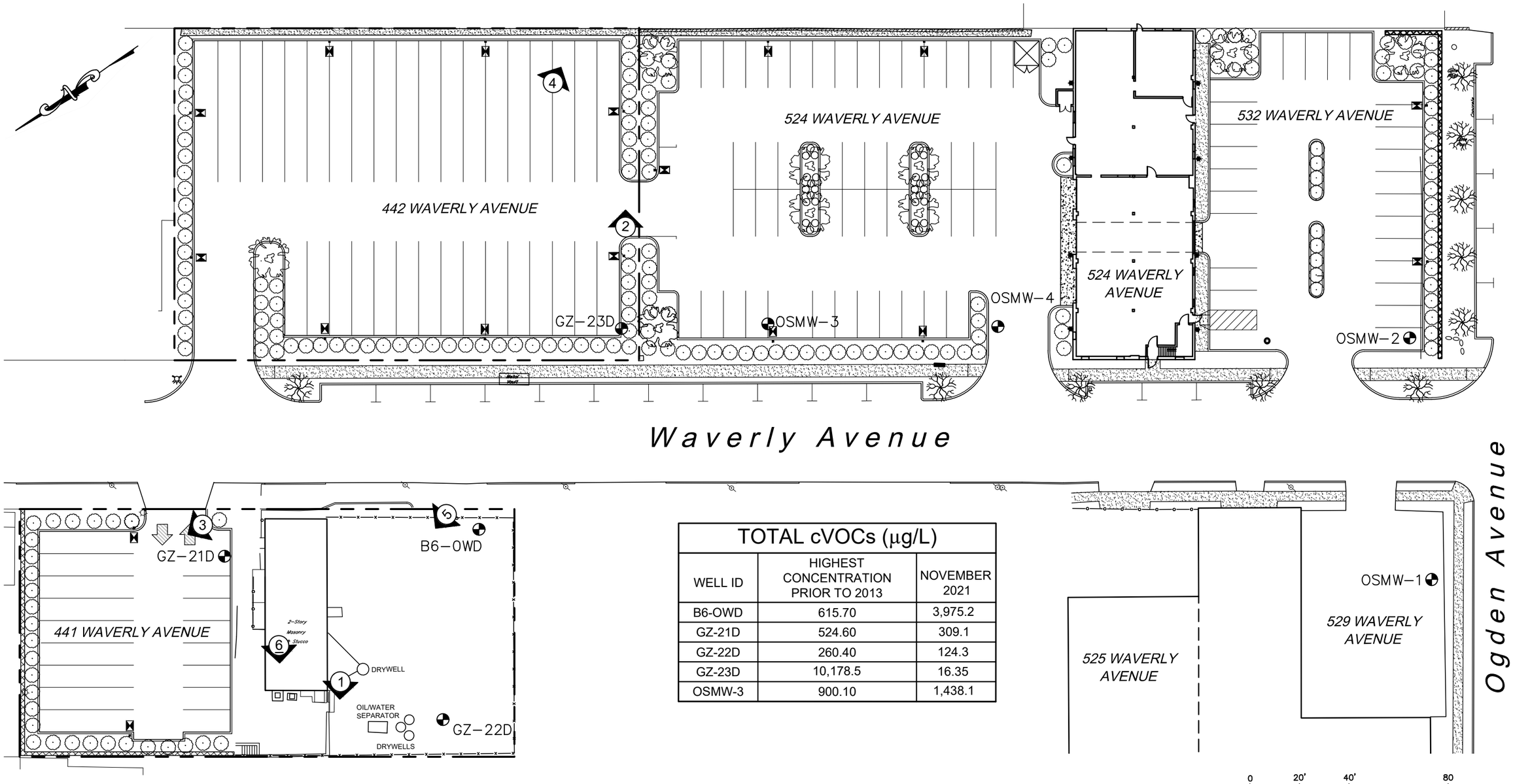
441–442 WAVERLY AVENUE

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



TOTAL cVOCs (µg/L)		
WELL ID	HIGHEST CONCENTRATION PRIOR TO 2013	NOVEMBER 2021
B6-OWD	615.70	3,975.2
GZ-21D	524.60	309.1
GZ-22D	260.40	124.3
GZ-23D	10,178.5	16.35
OSMW-3	900.10	1,438.1

LEGEND:

- MONITORING WELL
- SITE BOUNDARY (441 & 442 WAVERLY AVENUE)
- LIGHT POLE
- CONCRETE SIDEWALK
- FENCE
- (1) PHOTOGRAPH LOCATION (LOOKING SOUTHEAST)

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

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24 Wade Road ♦ Latham, New York 12110

MONITORING WELL AND
PHOTO LOG LOCATION MAP NOVEMBER 19, 2021
SITE# C360108
NEW WAVERLY AVENUE ASSOCIATES, LLC
V/T OF MAMARONECK WESTCHESTER CO., N.Y.

PROJ. No.:	28012	DATE:	1/29/2022	SCALE:	1" = 40'	DWG. NO.	28012117	FIGURE	2

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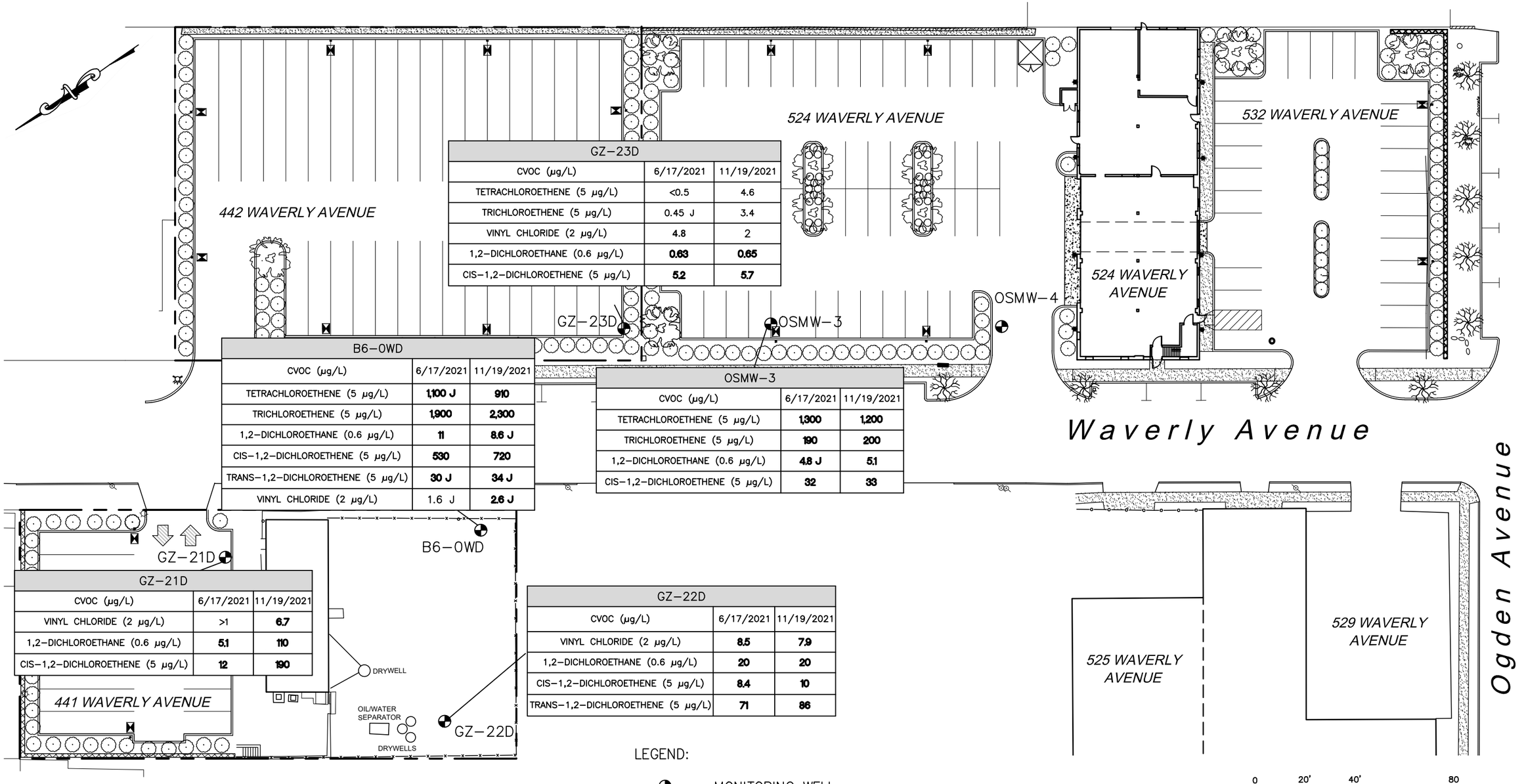

GZ-23D		
CVOC (µg/L)	6/17/2021	11/19/2021
TETRACHLOROETHENE (5 µg/L)	<0.5	4.6
TRICHLOROETHENE (5 µg/L)	0.45 J	3.4
VINYL CHLORIDE (2 µg/L)	4.8	2
1,2-DICHLOROETHANE (0.6 µg/L)	**0.63**	**0.65**
CIS-1,2-DICHLOROETHENE (5 µg/L)	**5.2**	**5.7**

B6-0WD		
CVOC (µg/L)	6/17/2021	11/19/2021
TETRACHLOROETHENE (5 µg/L)	**1,100 J**	**910**
TRICHLOROETHENE (5 µg/L)	**1,900**	**2,300**
1,2-DICHLOROETHANE (0.6 µg/L)	**11**	**8.6 J**
CIS-1,2-DICHLOROETHENE (5 µg/L)	**530**	**720**
TRANS-1,2-DICHLOROETHENE (5 µg/L)	**30 J**	**34 J**
VINYL CHLORIDE (2 µg/L)	1.6 J	**2.6 J**

OSMW-3		
CVOC (µg/L)	6/17/2021	11/19/2021
TETRACHLOROETHENE (5 µg/L)	**1,300**	**1,200**
TRICHLOROETHENE (5 µg/L)	**190**	**200**
1,2-DICHLOROETHANE (0.6 µg/L)	**4.8 J**	**5.1**
CIS-1,2-DICHLOROETHENE (5 µg/L)	**32**	**33**

GZ-21D		
CVOC (µg/L)	6/17/2021	11/19/2021
VINYL CHLORIDE (2 µg/L)	>1	**6.7**
1,2-DICHLOROETHANE (0.6 µg/L)	**5.1**	**110**
CIS-1,2-DICHLOROETHENE (5 µg/L)	**12**	**190**

GZ-22D		
CVOC (µg/L)	6/17/2021	11/19/2021
VINYL CHLORIDE (2 µg/L)	**8.5**	**7.9**
1,2-DICHLOROETHANE (0.6 µg/L)	**20**	**20**
CIS-1,2-DICHLOROETHENE (5 µg/L)	**8.4**	**10**
TRANS-1,2-DICHLOROETHENE (5 µg/L)	**71**	**86**

LEGEND:

- MONITORING WELL
- SITE BOUNDARY (441 & 442 WAVERLY AVENUE)
- LIGHT POLE
- CONCRETE SIDEWALK
- FENCE

0 20' 40' 80

1 inch = 40' ft.

NOTES:

Groundwater Standards in parentheses ( ) 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".

BOLD = Indicates exceedance of groundwater standard.

< = Indicates the parameter was not detected at or above laboratory's reporting limit shown.

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

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

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

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

MONITORING LOCATION MAP WITH EXCEEDANCES
NOVEMBER 19, 2021
SITE# C360108
NEW WAVERLY AVENUE ASSOCIATES, LLC
V/T OF MAMARONECK WESTCHESTER CO., N.Y.

PROJ. No.:	28012	DATE:	12/23/2021	SCALE:	1" = 40'	DWG. NO.	28012116	FIGURE	3

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**	**03/09/20**	**11/18/20**	**06/17/21**	**11/19/21**	**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	<2.5	<2.5	<2.5	<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	<0.5	<1	---	<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	<1.5	<3	---	<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	<2.5	<2.5	<2.5	<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	<0.5	<0.5	<0.5	<1	<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**	**77**	**110**	**5.1**	**110**	**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**	**91**	**140**	**12**	**190**	**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	1.6 J	1.9 J	<2.5	2.4 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	<1	<2	---	<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	<2.5	<5	---	<2.5	<2.5
Bromodichloromethane	*50*	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<2.0	<0.5	<1.2	<0.5	<0.5	<0.5	<0.5	<1	---	<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	<0.5	<0.5	<0.5	<1	<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	<2.5	<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	<2.5	<2.5	<2.5	<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	<2.5	<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	<0.5	<1	---	<0.5	<0.5
Dibromochloromethane	*50*	---	---	---	---	---	---	---	<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	<0.5	<1	---	<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	<5	<5	<10	---	<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	<2.5	<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	<2.5	<2.5	<2.5	<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	<2.5	<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	<0.5	<0.5	<0.5	<1	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	<0.5	<0.5	<0.5	<1	**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**	1.4	**2.1** J	<1	**6.7**	<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	171.0	254.0	17.1	309.1	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 analzyed 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	DUP-1	DUP-1	DUP-1
Unit	**µg/L**	**µg/L**																				**ug/L**	**ug/L**	**ug/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**	**03/09/20**	**11/18/20**	**06/17/21**	**11/19/21**	**11/19/21**	**11/18/20**	**03/24/14**	**03/09/20**
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	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25	2.5 U
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	<0.5	<0.5	<0.5	<0.5	<0.5	---	0.5 U
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	<1.5	<1.5	<1.5	<1.5	<1.5	---	<1.5 U
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	<2.5	<2.5	<2.5	<2.5	<2.5	<25	2.5 U
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	<0.5	<0.5	<0.5	<0.5	<0.5	<25	0.5 U
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**	**21**	**19**	**20**	**20**	**20**	**19**	**22** J	**20**
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**	4.7	**8.6**	**8.4**	**10**	**9.7**	**7.9**	**100**	4.3
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**	**81**	**78**	**71**	**86**	**87**	**78**	<25	**77**
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1	<1	<1	<1	<1	<1	<1	<1	---	<1 U
Bromochloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---	2.5 U
Bromodichloromethane	*50*	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---	0.5 U
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	<0.5	<0.5	<0.5	<0.5	<0.5	<25	0.5 U
Chloroethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---	2.5 U
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	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25	2.5 U
Chloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---	2.5 U
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	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---	<0.5 U
Dibromochloromethane	*50*	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	---	0.5 U
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<0.5	<5.0	<5	<5	<5	<5	<5	<5	<5	<5	---	<5 U
Freon-113	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---	2.5 U
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	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<25	2.5 U
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	---	2.5 U
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	<0.5	<0.5	<0.5	<0.5	<0.5	**21** J	0.5 U
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	0.23 J	0.56	<0.5	0.39 J	0.56	0.48 J	**34**	0.32 J
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**	**6.7**	**5.6**	**8.5**	**7.9**	**7.9**	**5.7**	<25	**7.1**
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	113.63	111.76	107.9	124.3	125.2	111.1	177.0	108.72

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 analzyed 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	03/09/20	11/18/20	06/17/21	11/19/21	06/13/17
Chlorinated Volatile Organic Compounds:																							
1,1,1-Tricholoroethane	5.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10	<0.5	<0.5	<0.5	<10
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<15	<30	<15	<38	<30	<30	<15	<7.5	<30	<30	<30	<1.5	<1.5	<1.5	<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	<2.5	<2.5	<2.5	<50
1,1-Dichloroethene	5.0	**5.5**	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	0.18 J	<0.5	<0.5	<10
1,2-Dichloroethane	0.6	**13**	**9**	<100	**7.8**	**6.6** J	**7.6** J	<20	**3.6** J	<10	**4.3** J	**4.2** J	**3.9** J	**3.3** D,J	**1.8** J	**1.6** J	**3.8** J	**6.8** J	**4.9** J	**1.1**	**0.63**	**0.65**	**4.1** D,J
cis-1,2-Dichloroethene	5.0	**10**	**780** D	**380**	**2,200** D	**930**	**1,100**	**1,100**	**780**	**1,000** j	**400**	**320**	**280**	**220** D	**240**	**660**	**150**	**240**	**160**	**23**	**5.2**	**5.7**	**290** D
trans-1,2-Dichloroethene	5.0	<5.0	**9.1**	<100	**41**	<20	<20	**18** J	**22** J	**37** J,j	**32**	**36** J	**22** J	**18** D,J	**19** J	**10** J	**15** J	**47** J	**16** J	<2.5	<2.5	<2.5	**21** D,J
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<10	<20	<10	<25	<20	<20	<10	<5.0	<20	<20	<20	<1.0	<1	<1	<20
Bromochloromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Bromodichloromethane	*50*	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10	<0.5	<0.5	<0.5	<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	<0.5	<0.5	<0.5	<10
Chloroethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Chloroform	7.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Chloromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10	<0.5	<0.5	<0.5	<10
Dibromochloromethane	*50*	---	---	---	---	---	---	---	<5.0	<10	<5.0	<12	<10	<10	<5.0	<2.5	<10	<10	<10	<0.5	<0.5	<0.5	<10
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<50	<100	<50	<120	<100	<100	<50	<25	<100	<100	<100	<5.0	<5	<5	<100
Freon-113	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Methylene Chloride	5.0	---	---	<100	<40	<20	<20	<20	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<25	<50	<25	<62	<50	<50	<25	<12	<50	<50	<50	<2.5	<2.5	<2.5	<50
Tetrachloroethene	5.0	**9,700** D	**4,300** D	**3,100**	**1,500** D	**880**	**720**	**94**	**750**	**110** j	**1,300**	**1,000**	**1,600**	**1,200** D	**1,600**	**7.6**	**1,800**	**1,700**	**1,700**	**19**	<0.5	4.6	**1,500** D
Trichloroethene	5.0	**450** DJ	**1,600** D	**1,000**	**240** D	**310**	**350**	**160**	**420**	**600** j	**960**	**1,000**	**980**	**890** D	**880**	**16**	**780**	**570**	**560**	**15**	0.45 J	3.4	**950** D
Vinyl chloride	2.0	<5.0	1.2 J	**28** J	**200** D	**250**	**390**	**320**	**230** j	<20	**200**	**82**	**72**	**58** D	**40**	**96**	**32**	**57**	**30**	**5.6**	**4.8**	2	**71** D
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	2,470.9	63.88	11.08	16.35	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 analzyed 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	DUP-1	DUP-1
Unit	µg/L	µg/L																				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	03/09/20	11/18/20	06/17/21	11/19/21	12/16/15	05/16/18	10/18/18	10/18/18	06/17/21
Chlorinated Volatile Organic Compounds:																										
1,1,1-Tricholoroethane	5.0	---	---	<5.0	---	<20	<4.0	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
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	<10	<5.0	<10	<10	<0.5	<10	<5.0	<5.0	<10
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	---	<1.5	<1.5	<1.5	<1.5	<3.0	<7.5	<30	<15	<30	<15	<30	<15	<30	<30	<1.5	<30	<15	<15	<30
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	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
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	<10	<5.0	<10	<10	<0.50	<10	<5.0	<5.0	<10
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+	**8.9** J	**9.7**	**11**	**8.6** J	<0.50	**9.1** J	**9.4**	**9.4**	**8** J
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**	**530**	**760**	**530**	**720**	1.2 J	**330**	**380**	**380**	**480**
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,I	**22** J	**16** J	**41** J	**24** J+	**26** J	**26**	**30** J	**34** J	<2.5	**20** J	**17** J	**17** J	**22** J
1,2-Dichloropropane	1.0	---	---	---	---	---	---	---	<1.0	<1.0	<1.0	<1.0	<2.0	<5.0	<20	<10	<20	<10	<20	<10	<20	<20	<1.0	<20	<10	<10	<20
Bromochloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
Bromodichloromethane	*50*	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<10	<5.0	<10	<10	<0.5	<10	<5.0	<5.0	<10
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	<10	<5.0	<10	<10	<0.5	<10	<5.0	<5.0	<10
Chloroethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
Chloroform	7.0	---	---	<5.0	---	<20	4	<8.0	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
Chloromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<10	<5.0	<10	<10	<0.5	<10	<5.0	<5.0	<10
Dibromochloromethane	*50*	---	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<1.0	<2.5	<10	<5.0	<10	<5.0	<10	<5.0	<10	<10	<0.5	<10	<5.0	<5.0	<10
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	---	<5.0	<5.0	<5.0	<5.0	<10	<25	<100	<50	<100	<50	<100	<50	<100	<100	<5.0	<100	<50	<50	<100
Freon-113	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
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	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
Trichlorofluoromethane	5.0	---	---	---	---	---	---	---	<2.5	<2.5	<2.5	<2.5	<5.0	<12	<50	<25	<50	<25	<50	<25	<50	<50	<2.5	<50	<25	<25	<50
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**	**740**	**580**	**1,100** J	**910**	2.2	**1,100** J-	**950**	**950**	**800** J
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**	**2,200**	**1,400**	**1,900**	**2,300**	1.4	**1,400**	**1,400**	**1400**	**1,700**
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	<20	<10	1.6 J	**2.6** J	<1.0	1.8 J	2.1 J	2.1 J	1.7 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	3,504.9	2,775.7	3,572.6	3,975.2	4.8	2,860.9	2,758.5	2,758.5	3,011.7

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 analzyed 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	03/09/20	11/18/20	06/17/21	11/19/21	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	<62	<50	<25	<25	<1.0	---
1,1,2,2-Tetrachloroethane	5.0	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<12	<10	<5	<5	---	---
1,1,2-Trichloroethane	1.0	---	---	---	---	---	---	<30	<60	<7.5	<15	<1.5	<15	<3.0	<38	<38	<75	<38	<30	<15	<15	---	---
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	<62	<50	<25	<25	<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	<12	<10	<5	<5	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	<12	**4.7** J	**4.8** J	**5.1**	**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	**42** J+	**42** J	**32**	**33**	**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	<62	<50	<25	<25	**26**	**7.1** J,D
1,2-Dichloropropane	1.0	---	---	---	---	---	---	<20	<40	<5.0	<10	<1.0	<10	<2.0	<25	<25	<50	<25	<20	<10	<10	---	---
Bromochloromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	---	---
Bromodichloromethane	*50*	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<12	<10	<5	<5	---	---
Carbon Tetrachloride	5.0	---	<80	---	<20	---	<50	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<12	<10	<5	<5	<1.0	---
Chloroethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	---	---
Chloroform	7.0	---	<80	---	<20	---	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	<1.0	---
Chloromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	---	---
cis-1,3-Dichloropropene	0.4	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<12	<10	<5	<5	---	---
Dibromochloromethane	*50*	---	---	---	---	---	---	<10	<20	<2.5	<5.0	<0.5	<5.0	<1.0	<12	<12	<25	<12	<10	<5	<5	---	---
Dichlorodifluoromethane	5.0	---	---	---	---	---	---	<100	<200	<25	<50	<5.0	<50	<10	<120	<120	<250	<120	<100	<50	<50	---	---
Freon-113	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	---	---
Methylene Chloride	5.0	---	<80	---	<20	---	<50	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	<1.0	---
Trichlorofluoromethane	5.0	---	---	---	---	---	---	<50	<100	<12	<25	<2.5	<25	<5.0	<62	<62	<120	<62	<50	<25	<25	---	---
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**	**2,300**	**2,200**	**1,300**	**1,200**	**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**	**340**	**290**	**190**	**200**	**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	<25	<20	<10	<10	<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	2,682.0	2,536.7	1,526.8	1,438.1	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 analzyed 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	03/09/20	11/18/20	06/17/21	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	<2.5	2.5 U	<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 U	<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 U	<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	<2.5	2.5 U	<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	<0.5	0.5 U	<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	<0.5	0.5 U	<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	<2.5	2.5 U	<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	<2.5	2.5 U	<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	1 U	<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 U	<2.5	---	---	<2.5	<2.5
Bromodichloromethane	*50*	---	---	---	---	---	---	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	<0.5	0.5 U	<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	<0.5	0.5 U	<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 U	<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	<2.5	2.5 U	<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 U	<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 U	<0.5	---	---	<0.5	<0.5
Dibromochloromethane	*50*	---	---	---	---	---	---	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<0.5	<0.5	<0.5	<0.5	0.5 U	<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	5 U	<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 U	<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	<2.5	2.5 U	<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 U	<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	<0.5	0.5 U	<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	<0.5	0.39 J	<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	<1	1 U	<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	ND	0.39	ND	987	14.1	2.78	0.77

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.

ND Not Detected.

--- 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 analzyed 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-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-Tricholoroethane	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*	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*	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".

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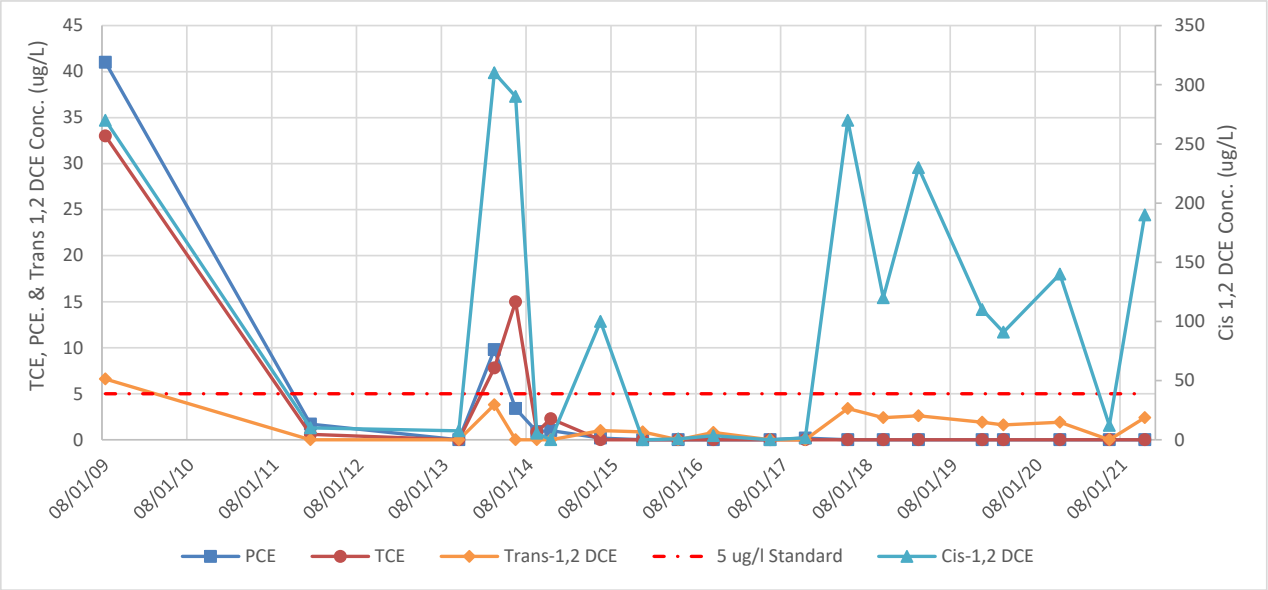
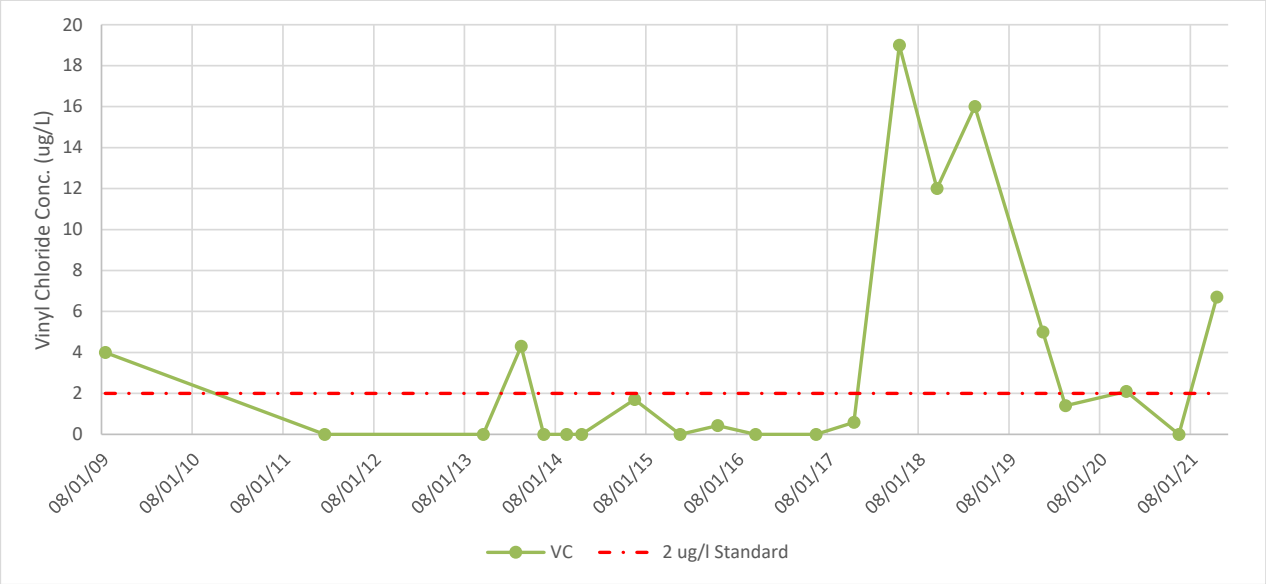
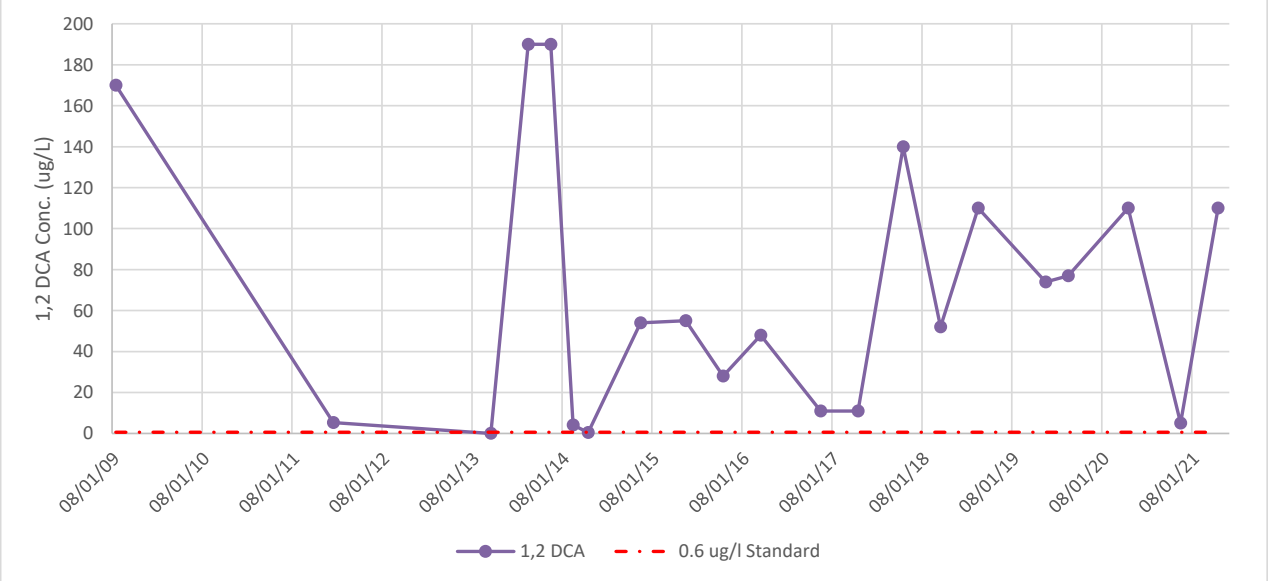
DATA TREND GRAPHS

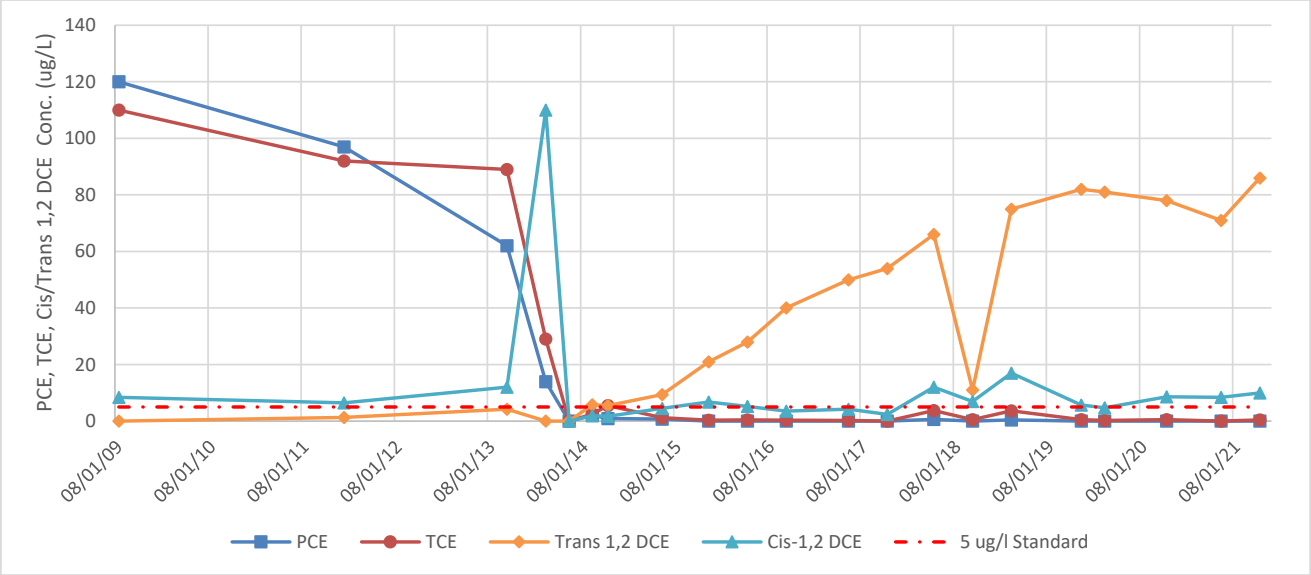
Groundwater Quality Trends
Monitoring Well GZ-21D
441 and 442 Waverly Avenue

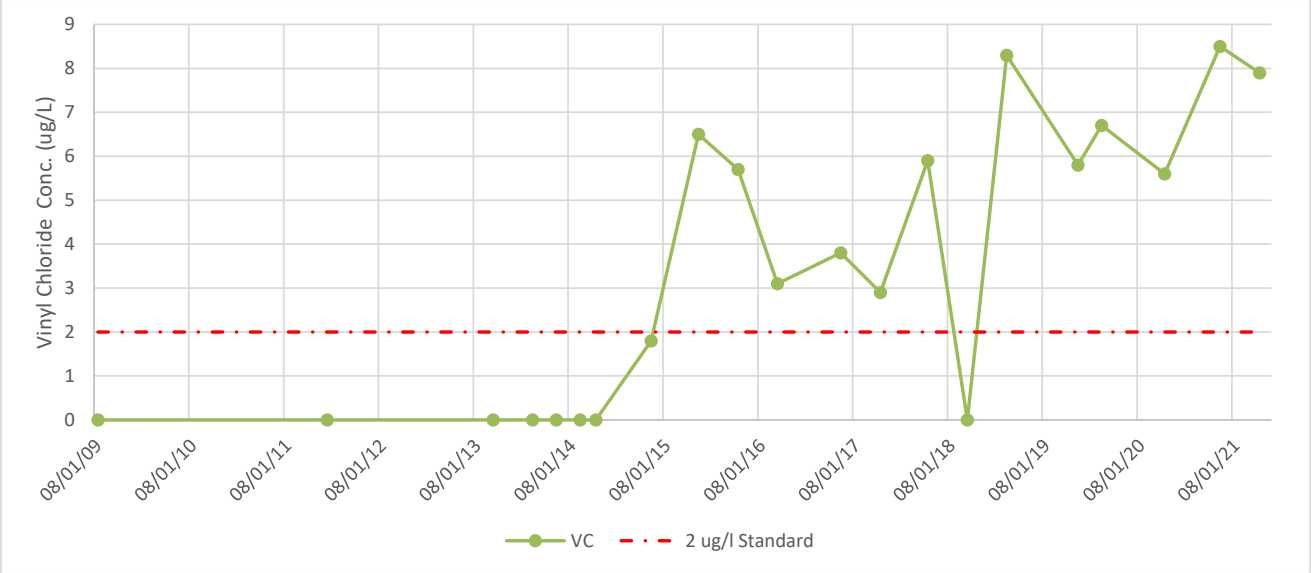


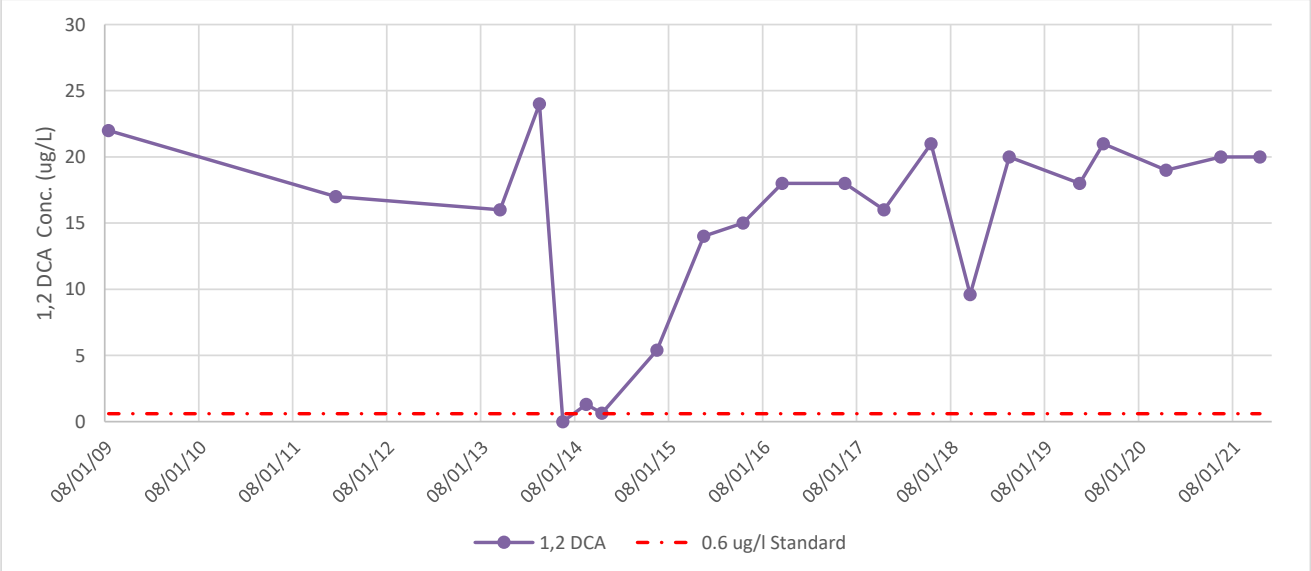




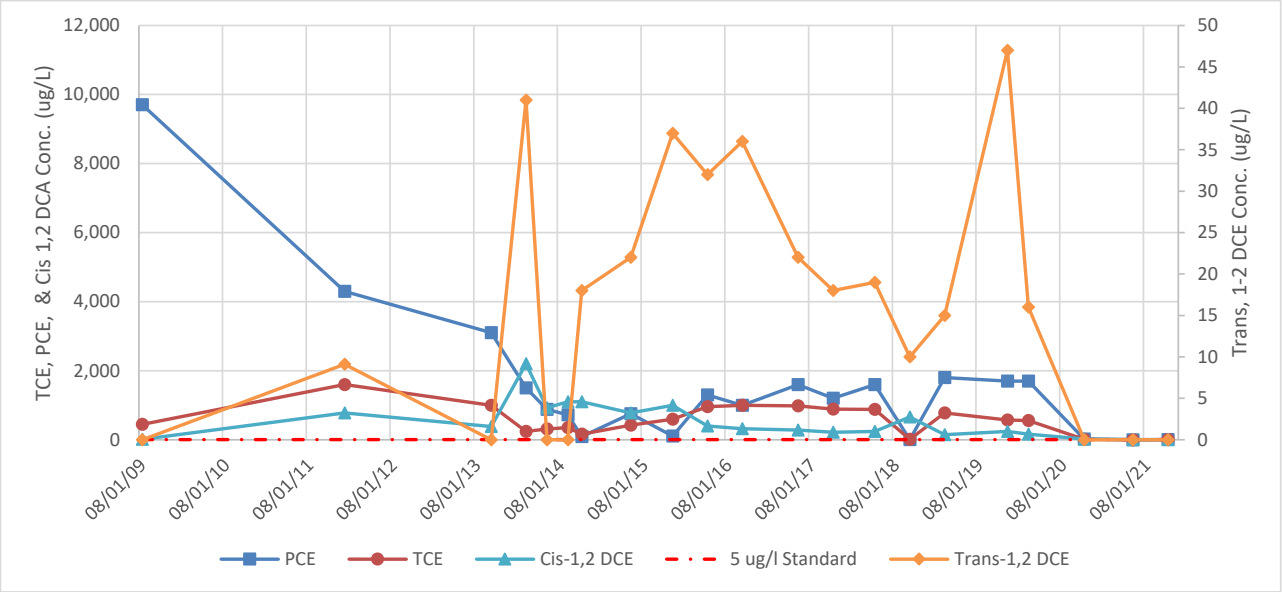
Groundwater Quality Trends
Monitoring Well GZ-22D
441 and 442 Waverly Avenue

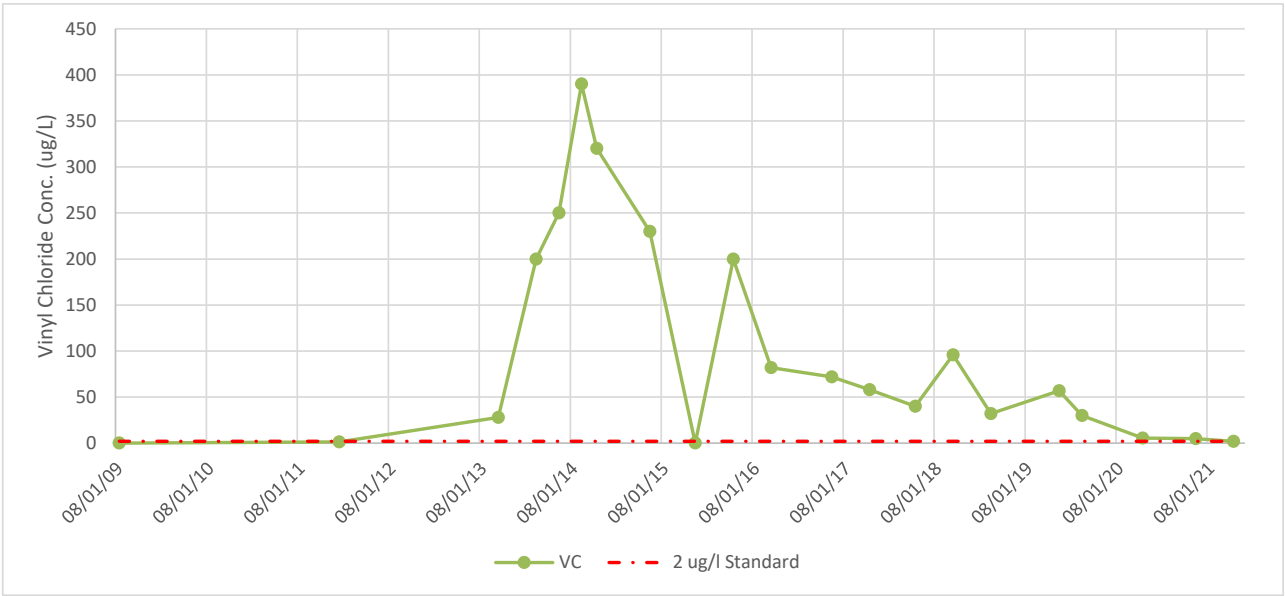


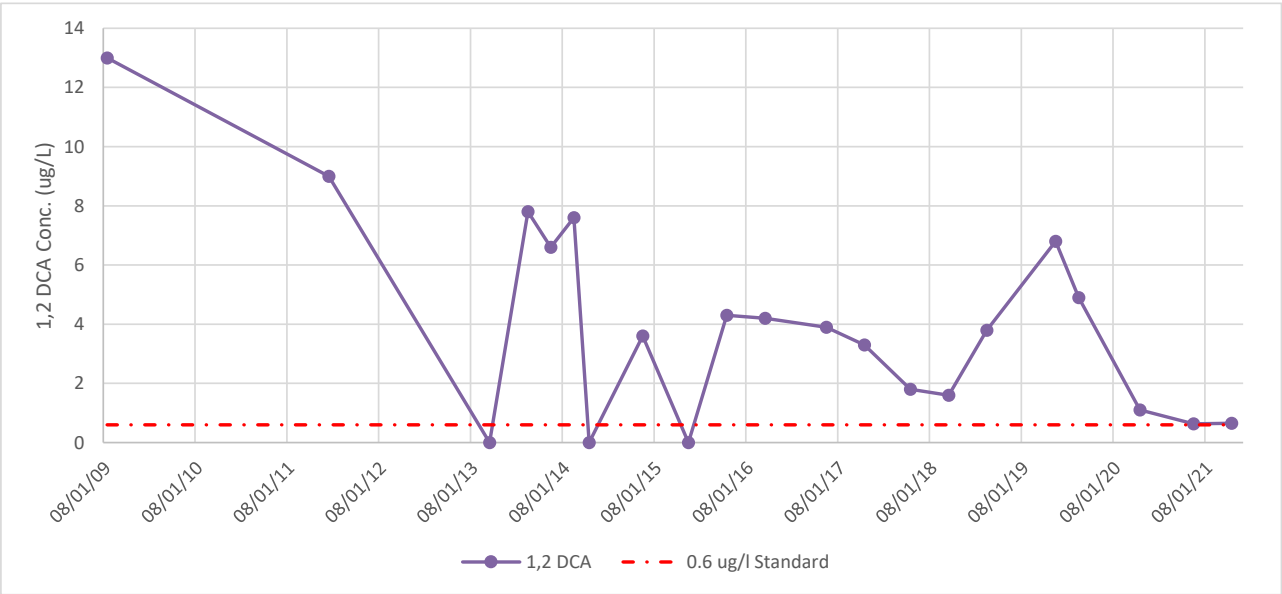




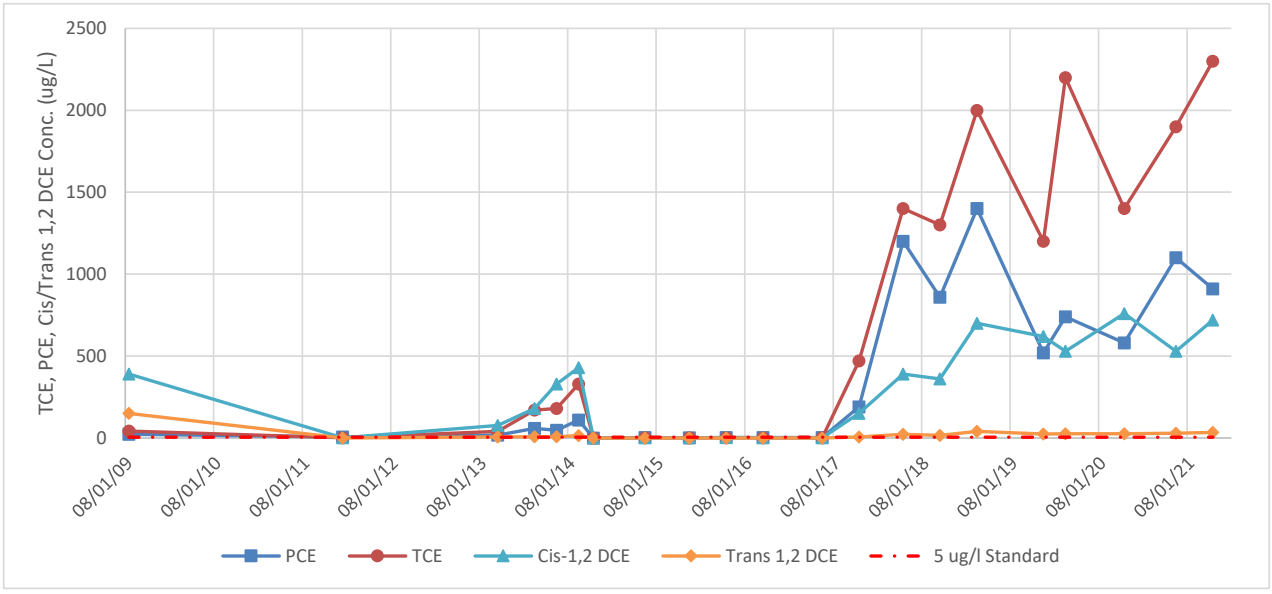
Groundwater Quality Trends
Monitoring Well GZ-23D
441 and 442 Waverly Avenue

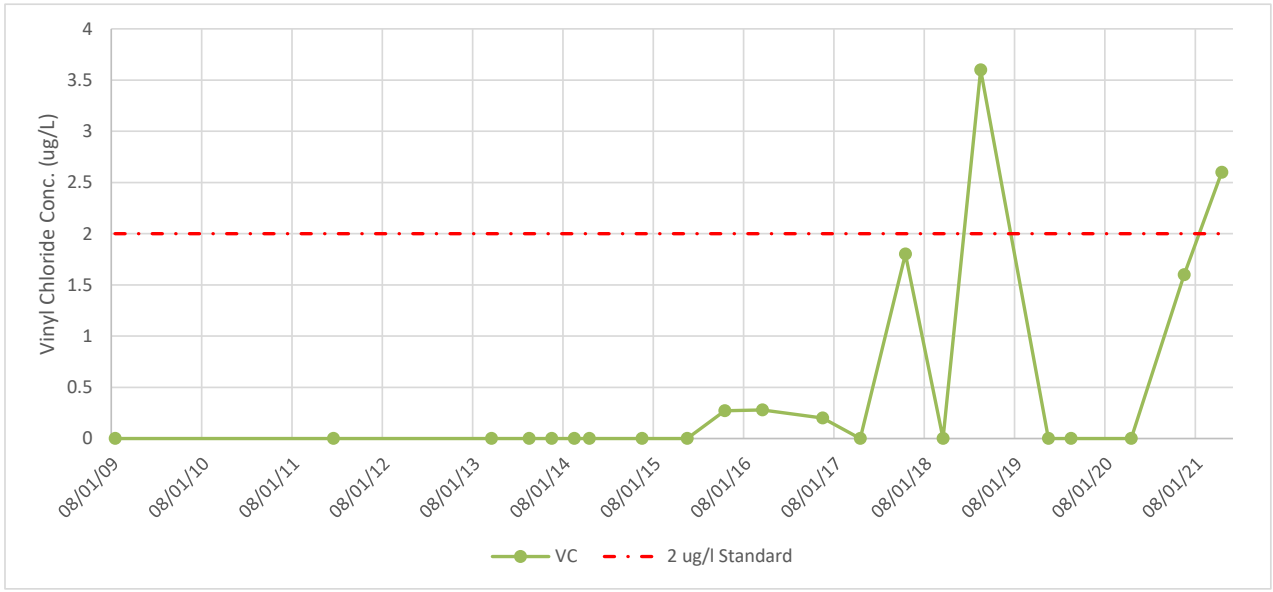


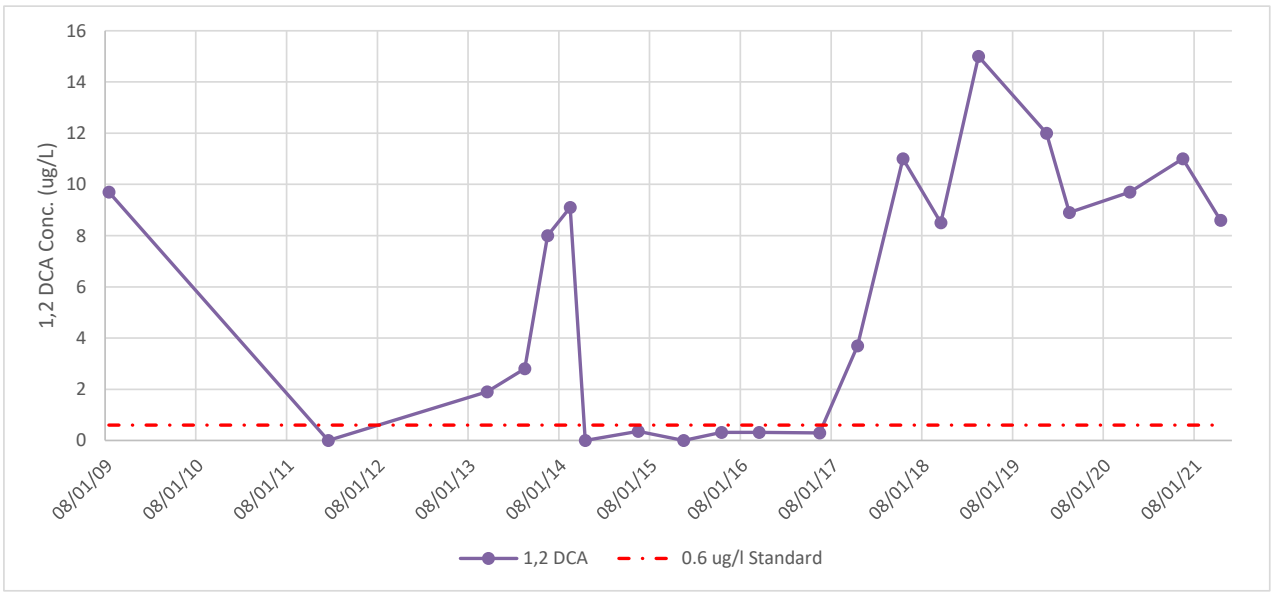




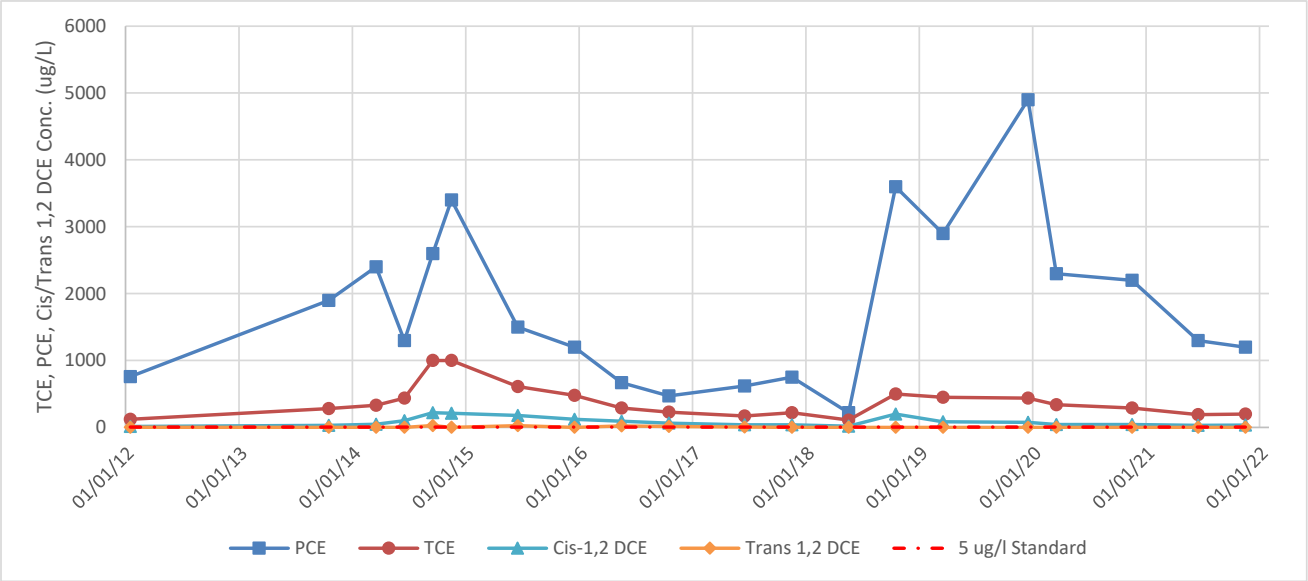
Groundwater Quality Trends
Monitoring Well B6-OWD
441 and 442 Waverly Avenue

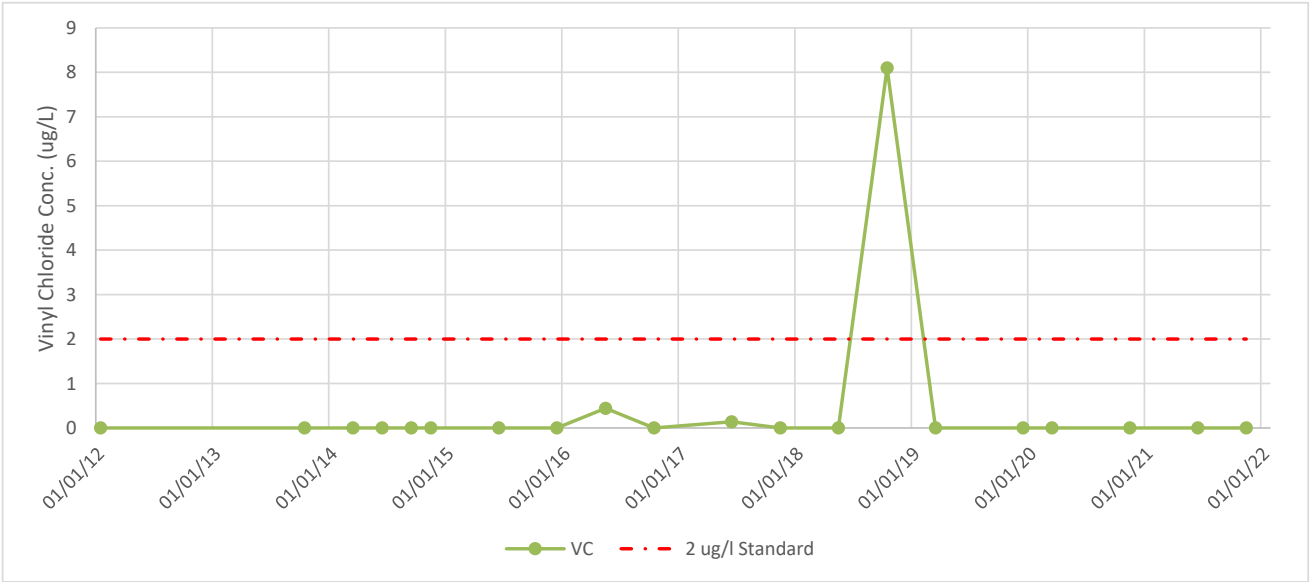


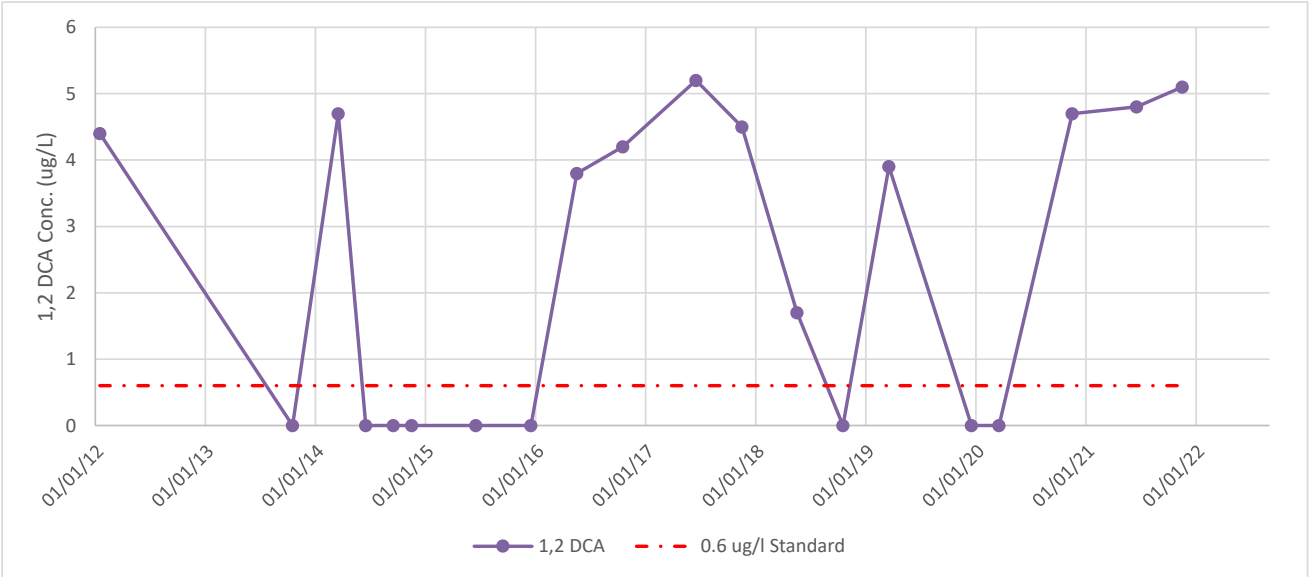




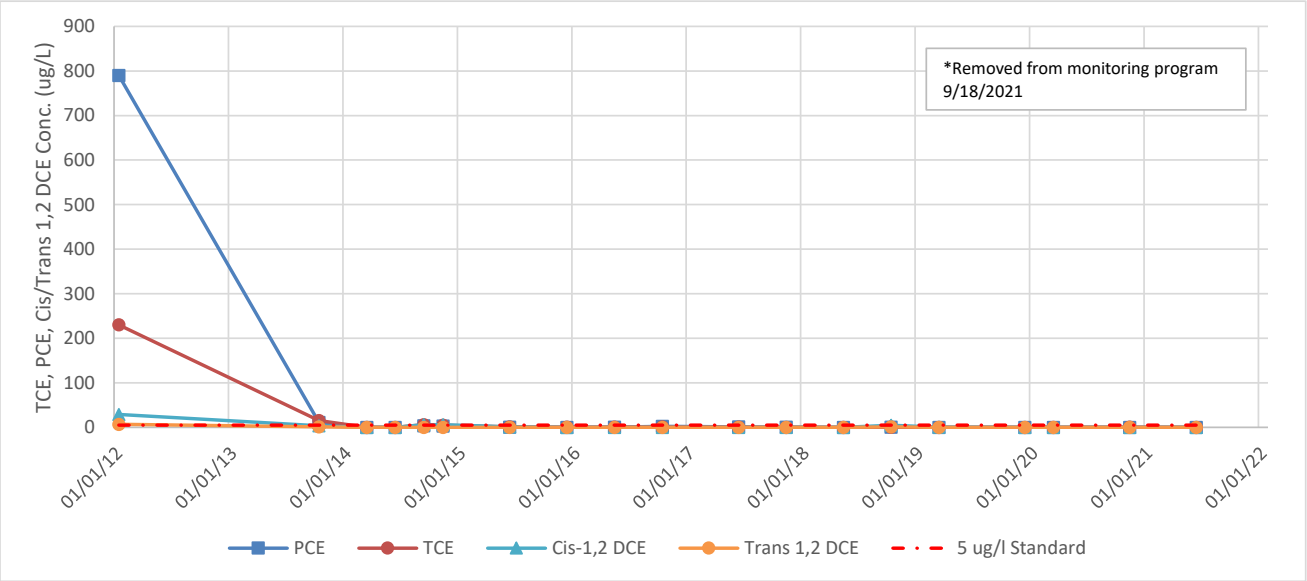
Groundwater Quality Trends
Monitoring Well OSMW-3
441 and 442 Waverly Avenue

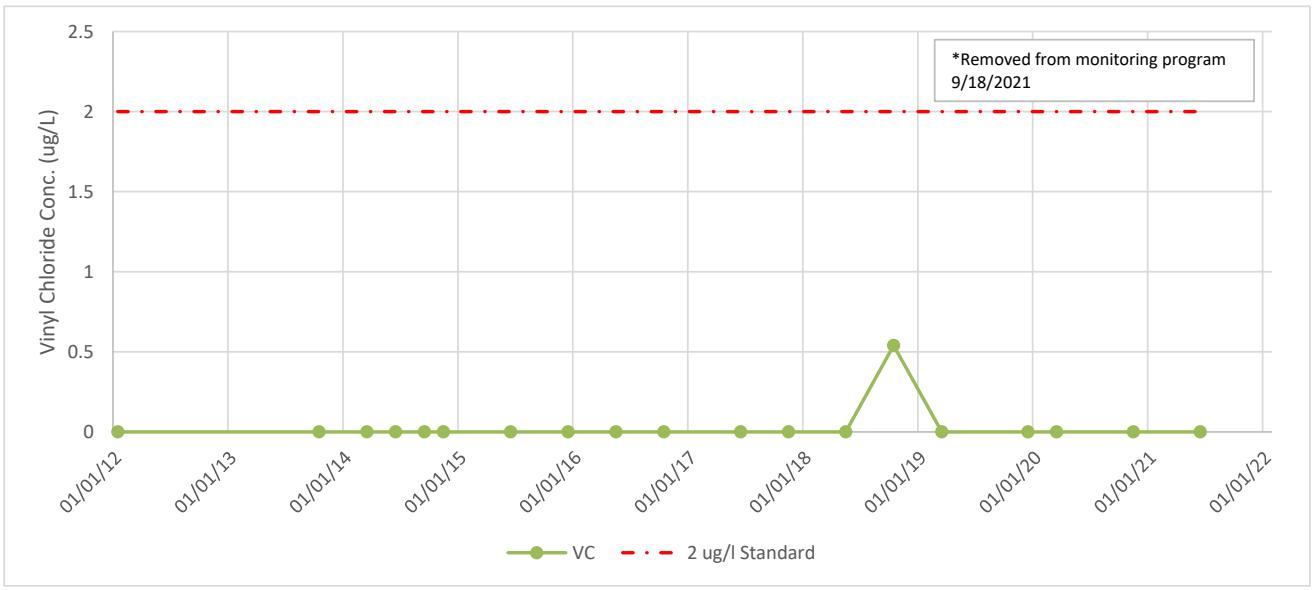


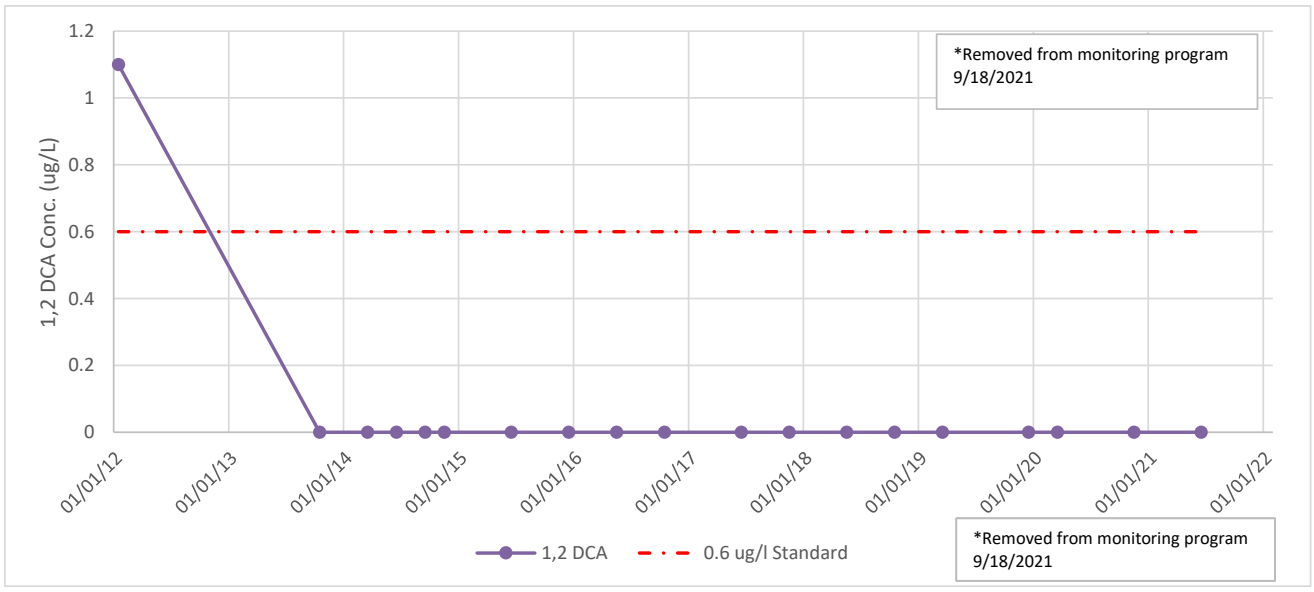




Groundwater Quality Trends
Monitoring Well OSMW-4
441 and 442 Waverly Avenue







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 Former M. Argueso and Co., Inc

Site Address: 441, 442, 501, 513 Waverly Avenue Zip Code: 10543
City/Town: Mamaroneck
County: Westchester
Site Acreage: 1.036

Reporting Period: January 22, 2021 to January 22, 2022

	YES	NO
1. Is the information above correct?	X	
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?		X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?		X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	X	
7. Are all ICs in place and functioning as designed?	X	

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.

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

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
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

Parcel	Owner	Institutional Control
8-25-268.2	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.

8-25-273	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.

8-25-278 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 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;

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(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

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

Box 5

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 Engineering Control 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 compete.

YES	NO
X	

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The 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
X	

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 Thomas Milo, Jr. at 566 Westchester Avenue, Rye Brook, NY 10573,
print name print business address

am certifying as Designated Representative (Owner or Remedial Party)

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

TMJ 2/3/22

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

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

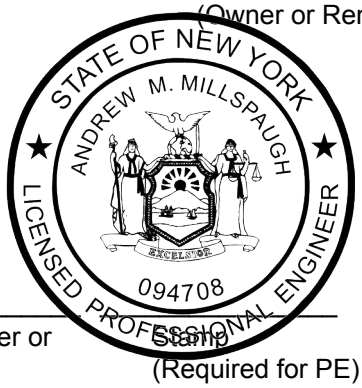
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Andrew M. Millspaugh, P.E. at Sterling Environmental Engineering, P.C.
24 Wade Road, Latham, New York 12110,

print name — print business address

am certifying as a Professional Engineer for the New Waverly Avenue Associates, LLC

(Owner or Remedial Party)



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

Stamp (Required for PE)

02/17/2022

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: *11/19/2021*

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

Site Property Item	Condition		Remarks
	Acceptable	Not Acceptable	
1. Asphalt/Concrete Cover	X		**Small cracks observed. Concrete cover at the southern portion of 441 Waverly Ave. has some cracks wider than ¼-inch.**
2. Building slab (441 Waverly Ave.)	X		**Acceptable**
3. Light Pole Islands / Soil Cover	X		**Acceptable**
4. Stormwater Catch Basins	X		**Acceptable**
5. Entrance/Exit Ramps	X		**Acceptable**
6. Retaining Walls	X		**Acceptable**
7. Fences and Gates	X		**Fence gate at the southern lot of 441 has minor vehicle damage.**

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: *November 19, 2021*

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 ¼ inch were observed in concrete at 441 Waverly Ave. that should continue to be monitored.

*Photograph log attached

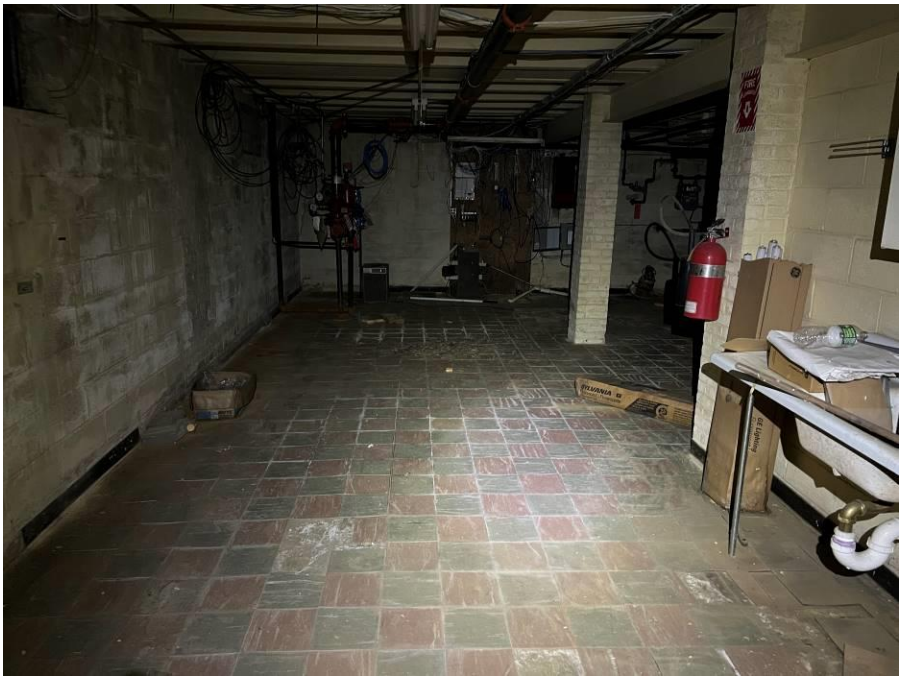
Photograph 1: View of concrete cover system at 441 Waverly Avenue in good condition with some cracks wider than ¼-inch that should be monitored, looking southeast.

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 southeast.

APPENDIX C

SEPTEMBER 9, 2021 NYSDEC LETTER

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C
625 Broadway, 12th Floor, Albany, NY 12233-7014
P: (518) 402-9662 I F: (518) 402-9679
www.dec.ny.gov

Via Electronic Mail Only

September 9, 2021

Mr. Andrew M. Millspaugh, P.E.
(andrew.millspaugh@sterlingenvironmental.com)
Vice President
Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, NY 12110

Re: Revised 2020 Periodic Review Report and
Revised 2nd Semiannual 2020 Groundwater Monitoring Report
Former M. Argueso and Co., Inc. Site
NYSDEC Site No. C360108
Mamaroneck, Westchester County, NY

Dear Mr. Millspaugh:

The New York State Department of Environmental Conservation (NYSDEC) has reviewed the revised submittals *Periodic Review Report (PRR) and IC/EC Certification (January 15, 2020 through January 14, 2021)* and *2nd Semiannual 2020 Groundwater Monitoring Report* (report), both dated May 14, 2021, for the above-referenced site. Based on our review, the NYSDEC's requested modifications to both documents have been adequately addressed.

In response to your recommendations included in the PRR, and considering the current site groundwater conditions, we offer/request the following regarding the site monitoring program:

1. Since chlorinated volatile organic compound (CVOC) levels in upgradient well OSMW-4 have consistently remained below ambient water quality standards (AWQS), the NYSDEC concurs continued monitoring of this well is no longer necessary at this time.

2. Beginning in 2022, the groundwater monitoring frequency for VOCs can be reduced from semi-annual (every six months) to once every nine months.

3. Due to the presence of emerging contaminants (PFAS and 1,4-dioxane) in site groundwater above the state's screening levels, future monitoring of site groundwater will include emerging contaminants at a frequency of once every three years (once every four monitoring events).

4. Cover system and site-wide inspections will continue to be performed at a minimum of once a year and included in the PRR.

5. Following submittal of the 2021 PRR, the certification period can be extended from one to two years and future PRRs be submitted once every two years.

6. Based on the elevated levels of CVOCs that persist on-site, the NYSDEC is requesting additional remedial actions be taken to further reduce CVOC levels in site groundwater.

Should you have any questions or wish to discuss any of the items above, please feel free to contact me at (518) 402-9652, or e-mail at daniel.lanners@dec.ny.gov.

Sincerely,

Daniel R. Lanners, P.E.
Project Manager
Remedial Bureau C, Section D
Division of Environmental Remediation

ec: Amen Omorogbe – NYSDEC
Maureen Schuck – NYSDOH
Angela Martin – NYSDOH
Stephen Lawrence – NYSDOH
T.J. Milo, New Waverly Avenue Associates, LLC; (tjmilo0997@gmail.com)
Jennifer DiCerbo, Sterling; (jennifer.dicerbo@sterlingenvironmental.com)
DECDocs