



Periodic Review Report

Lot 4 – Austin Ave. and Prior Place BCP Site

BCP Site #C360116

November 4, 2016 to September 27, 2018

Reporting Period

Morris Westchester Retail
Associates, LLC





Executive Summary

The Lot 4 – Austin Ave. and Prior Place Brownfield Cleanup Program (BCP) Site (BCP Site #C360116) consists of approximately 9.93 acres of land located at 45 Stew Leonard Drive in the City of Yonkers, Westchester County, New York. The Site is currently owned by Morris Westchester Retail Associates, LLC. The Site Remedial Party is Austin Avenue Brownfield Redevelopment II, LLC. This Periodic Review Report (PRR) is being submitted to the New York State Department of Environmental Conservation (NYSDEC) in accordance with the Site Management Plan (SMP) for the Site.

Site soil and groundwater were historically determined to have detected concentrations of metals, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and pesticides.; In addition, Site soil vapor was considered to have the potential for accumulation of explosive gases associated with the historic landfill operations which would require the assessment of the potential for soil vapor intrusion in any future buildings constructed on-Site. The Site was remediated to commercial use cleanup standards and received a Certificate of Completion (COC) from the NYSDEC on November 4, 2016.

In accordance with the SMP, Site monitoring currently includes semi-annual groundwater sampling and Site inspections and an annual Site inspection. Semi-annual groundwater monitoring and Site inspections are currently being conducted on behalf of the Site owner, Morris Westchester Retail Associates, LLC, in May and November of each year. The annual Site inspection is also occurring and corresponds to the closure of the PRR certification period (September of each year). The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.

Based on the Site inspection conducted on September 21, 2018, the institutional controls and engineering controls for the Site remain in place and effective for protecting human health and the environment. The soil cover engineering controls remain in place, and no structures have been built on-Site. The Site is currently in the monitoring stage with groundwater samples being taken from on-Site and off-Site groundwater monitoring wells on a semi-annual basis. In general, stable or decreasing concentrations appear to be observed at the Site.

The requirements necessary to discontinue Site monitoring and Site engineering and institutional controls have not been met at this time. However, a request to modify the groundwater monitoring requirements to annually and to eliminate SVOCs, PCBs and pesticides from the parameter list was included in the spring 2018 groundwater monitoring report (GHD, August 10, 2018). Until the NYSDEC and NYSDOH approve the requested modification to the monitoring program, groundwater monitoring will continue on a semi-annual basis. Based on the observed stability of the soil cover system and the well-established vegetative cover, a request should be submitted to the NYSDEC to reduce Site inspections to annually. Until the NYSDEC and NYSDOH approve the requested modification, Site inspections will continue to be performed on a semi-annual basis. There is no need to revise the frequency of PRR submittals at this time.



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1. Introduction

1.1 Purpose

This Periodic Review Report (PRR) is being submitted on behalf of the Site Owner, Morris Westchester Retail Associates, LLC (MWRA), for the Lot 4 – Austin Ave. and Prior Place Brownfield Cleanup Program (BCP) Site (BCP Site No. C360116). According to the Certificate of Completion (COC), the Site is located on three (3) tax parcels in the City of Yonkers, Westchester County, New York (Figure 1), as follows: 3-3244-4 - 45 Stew Leonard Drive; 3-3244-7 - 65 Austin Avenue; and a portion of 3-8001-40 - 40 Stew Leonard Drive. The purpose of this PRR and attached documents is to document that institutional and engineering controls, as described in the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) and Environmental Easement (EE), are in place in accordance with 6NYCRR Part 375-3. The following elements are included in this report:

- A description of all institutional and/or engineering controls employed at the Site.
- An evaluation of the plans developed for implementation of the engineering and institutional controls, regarding the continued effectiveness of any institutional and/or engineering controls required by the decision document for the Site.
- A certification prepared by a professional engineer or qualified environmental professional that the institutional controls and/or engineering controls employed at the Site during the period are:
 - Unchanged from the previous certification, unless approved by NYSDEC.
 - Consistent with the SMP.
 - In place and effective.
 - Performing as designed and that nothing has occurred that would (1) impair the ability of the controls to protect public health and the environment, or (2) constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.
- Data tables and figures depicting results of semi-annual groundwater monitoring activities conducted on-Site.

1.2 Certification Period

This is the first Periodic Review Report (PRR) prepared for the Site following issuance of the COC. As a result, NYSDEC requested that this PRR cover the period between November 4, 2016 and March 4, 2018; however, MWRA requested that the end of the reporting period be extended to September 27, 2018 to coincide with the adjacent Austin Avenue Landfill BCP Site (#C360066). The request was approved by NYSDEC on November 7, 2017. MWRA retained GHD Consulting Services Inc. (GHD) to perform semi-annual groundwater monitoring, to perform semi-annual visual inspections of engineering controls on-Site, to perform an annual visual inspection of the Site, and to prepare this PRR in accordance with the SMP.



1.3 Scope and Limitations

This report has been prepared by GHD for Morris Westchester Retail Associates, LLC and may only be used and relied on by Morris Westchester Retail Associates, LLC for the purpose agreed to between GHD and Morris Westchester Retail Associates, LLC as set out in this report.

GHD otherwise disclaims responsibility to any person other than Morris Westchester Retail Associates, LLC arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report based in part on information provided by Morris Westchester Retail Associates, LLC and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

The opinions, conclusions and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the Site may be different from the Site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular Site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant Site features and conditions may have been identified in this report.

Site conditions (including the presence of hazardous substances and/or Site contamination) may change after the date of this Report. GHD does not accept responsibility arising from, or in connection with, any change to the Site conditions. GHD is also not responsible for updating this report if the Site conditions change without further authorization to do so by Morris Westchester Retail Associates, LLC.



2. Site Overview

The Site is located in the City of Yonkers, Westchester County, New York and encompasses three (3) parcels reportedly owned/operated by Morris Westchester Retail Associates, LLC, identified as Parcel 3-3244-4, Parcel 3-3244-7, and a portion of Parcel 3-8001-40 on the NYSDEC Institutional and Engineering Controls Certification Form, and is currently undeveloped. A tax map amendment was applied for by the Site Owner in June 2016, prior to issuance of the COC, which combined the Site into a single tax parcel (3-3244-4). The Site is bound by Austin Avenue to the north, Stew Leonard's parking lot to the south, an unimproved road and similar vacant land (Lot 1 – Austin Avenue Landfill BCP Site, Site #C360006) to the east, and Prior Place to the west (Figure 2).

The Site was initially investigated under two separate Brownfield Cleanup Agreements (BCAs) as two separate BCP Sites, as follows:

- Lot 4 – Austin Ave. and Prior Place – BCA Index #C360116-04-11 and BCP Site #C360116, which was executed in August 2011
- Lot 7 and Corporate Drive – BCA Index #C360128-08-14 and BCP Site #C360128, which was executed in September 2014.

Since the two sites are adjacent to one another, have the same owner, were to be investigated and remediated by the same volunteer, have similar historical uses, and were to be remediated in the same manner with the same Site management requirements, the Applicant (Austin Avenue Brownfield Redevelopment II, LLC) requested that the BCA for Lot 4 be amended to include Lot 7. The request was approved by NYSDEC and the BCA for the Lot 7 and Corporate Drive BCP Site was officially terminated on September 17, 2015. The acreage of the former Lot 7 and Corporate Drive BCP Site was added to the Lot 4 – Austin Ave. and Prior Place BCP Site and the BCA was amended to include a total of approximately 9.93-acres.

The Remedial Investigation (RI), which was conducted under both BCAs during 2012 and 2013, as well as previous investigations conducted by others, characterized the nature and extent of contamination at the Site. The results of the RI, as reported in the *Remedial Investigation Report* (GHD Consulting Engineers, LLC, August 2012), the *Additional Surface and Subsurface Soil Sampling* report (GHD Consulting Engineers, LLC, February 11, 2013), and the *Surface and Subsurface Soil Sampling* report (GHD Consulting Engineers, LLC, April 26, 2013), determined that contaminants of potential concern are present in Site soil/historic fill, groundwater, and soil vapor. It was determined that Site surface and subsurface soil/historic fill contains metals, specifically arsenic, barium, lead, and mercury at concentrations that exceed the Commercial Use Soil Cleanup Objectives (SCOs) in at least one of the samples analyzed. Analytical results of Site groundwater samples identified several metals, including chromium, iron, lead, magnesium, manganese, sodium, and thallium at concentrations that exceed the Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA groundwater standards or guidance values. In addition, there was evidence of VOCs in soil vapor samples taken from the two (2) on-Site soil vapor wells, as well as the potential for explosive gases associated with historic site operations.



Remedial Work Plans (RWPs) and Remedial Design Documents (RDDs) were prepared by GHD Consulting Engineers, LLC for each of the BCP Sites. The remedial goals for the Site included:

- Eliminate or mitigate, to the extent practicable, on-Site environmental or public health exposures to on-Site metals contamination that may remain in soil/historic fill or groundwater.
- Eliminate or mitigate, to the extent practicable, the potential for concentrations of soil gases (i.e., explosive gases or volatile vapors) to enter future Site buildings, if any.

The proposed remedial approach was to remediate approximately 6.24-acres of the Site to a Track 4 Commercial Use by implementing engineering/institutional controls, including: placing either a minimum of 1 foot of clean fill underlain by a geotextile demarcation layer, a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement; requiring the evaluation and mitigation, if necessary, of soil vapor intrusion in any future buildings constructed on-Site; and implementing an Environmental Easement for the Site, which included Site use and groundwater use restrictions. Remedial activities were completed at the Site during April, May, and June 2016. Figure 2 depicts the location and extent of the BCP Site and engineering controls.

The engineering controls for the Site consist of maintaining the soil cover system and evaluating the potential for vapor intrusion for any building(s) developed on-Site, with any potential impacts that are identified being monitored or mitigated. The institutional controls include a Site groundwater use restriction, a Site use restriction restricting the use to commercial use or higher uses (i.e., industrial uses, subject to local zoning), and evaluating the potential for soil vapor intrusion in any future building(s) constructed on-Site.

An EE for the Site was filed with the Westchester County Clerk's Office on July 22, 2016. A SMP, which outlines Site restrictions and requirements of future maintenance and monitoring, was completed in August 2016. A Certificate of Completion allowing for commercial and industrial use of the Site was received from the NYSDEC on November 4, 2016.

The reader of this PRR may refer to previous reports for more detail, as needed. These reports include:

- Geraghty & Miller, Inc., June 1977. Hydrogeologic Investigations of Selected Landfills in Westchester County, New York.
- Melick-Tully and Associates, P.C., December 8, 1988. Soil and Foundation Investigations.
- Leggette, Brashears, & Graham, Inc., April 5, 1995. Austin Avenue Landfill Surface and Groundwater Investigations.
- Leggette, Brashears, & Graham, Inc., May 1995. Supplemental Investigation of Bedrock Groundwater Quality.
- Leggette, Brashears, & Graham Engineering Services, P.C., October 3, 2000. Supplemental Site Characterization Activities.
- S&W Redevelopment of North America, LLC, August 2007. Remedial Investigation Report.
- GHD Consulting Engineers, LLC, August 2012. Remedial Work Plan, Lot 4 – Austin Avenue and Prior Place.



- GHD Consulting Engineers, LLC, October 26, 2012. Surface and Subsurface Soil Sampling Work Plan, Lot 7 – Corporate Drive Site.
- GHD Consulting Engineers, LLC, November 2012. Remedial Work Plan, Lot 7 and Corporate Drive.
- GHD Consulting Engineers, LLC, April 26, 2013. Surface and Subsurface Soil Sampling Report, Lot 7 and Corporate Drive Site.
- GHD Consulting Services Inc., March 2013, Revised: August 2014. Remedial Design Document.
- GHD Consulting Services Inc., August 2016. Final Engineering Report.
- GHD Consulting Services Inc., August 2016. Site Management Plan.
- GHD Consulting Services Inc., September 29, 2017. Semi-Annual Post-Remediation Groundwater Monitoring – Spring 2017.
- GHD Consulting Services Inc., February 27, 2018. Semi-Annual Post-Remediation Groundwater Monitoring – Fall 2017.
- GHD Consulting Services Inc., August 10, 2018. Semi-Annual Post-Remediation Groundwater Monitoring – Spring 2018.



3. Institutional and Engineering Controls

Based on identified soil and groundwater contamination, the potential for soil vapor contamination and explosive gases from historic operations, and the Site's past, present, and reasonably anticipated future use, institutional and engineering controls are utilized at the Site to limit exposure risks. These institutional and engineering controls are described below.

3.1 Institutional Controls

The institutional controls (ICs) for this Site are outlined in the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016), and adherence to these ICs is required by the Environmental Easement. The ICs for the Site include the following:

- The Site may only be used for Track 4 Commercial or Industrial use provided that the long-term engineering and institutional controls included in the SMP are employed and local zoning laws allow the use.
- The Site may not be used for a higher level of use, such as Unrestricted Use, Residential Use, or Restricted-Residential Use without amendment of the Environmental Easement, and review and approval by the NYSDEC.
- All future activities on-Site that will disturb remaining potentially contaminated material must be conducted in accordance with the SMP.
- The use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use and prior written approval from the NYSDEC.
- The potential for vapor intrusion must be evaluated for any building(s) developed on-Site, and any potential impacts that are identified must be monitored or mitigated.
- Vegetable gardens and farming on-Site are prohibited.
- The Site Owner or Remedial Party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitutes a violation or failure to comply with the SMP. NYSDEC retains the right to access the Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow, and will be made by an expert that the NYSDEC finds acceptable.

3.1.1 Environmental Easement

The Environmental Easement was filed with the Westchester County Clerk's office and remains unchanged.



3.1.2 Site Use

The Site use has not changed since the NYSDEC issued the COC. The Site is currently vacant and consists of a vegetated soil cover system with associated drainage control features.

3.1.3 Groundwater

Groundwater is not being used at the Site.

Semi-annual groundwater monitoring and Site inspections were conducted as outlined in the NYSDEC-approved SMP during this PRR's certification period, on May 23, 2017, November 14, 2017, and June 4 - 5, 2018. Additional information is provided in Section 4.

3.1.4 Excavations

No excavations that have penetrated the demarcation layer have occurred on-Site during this PRR's certification period.

3.2 Engineering Controls

The engineering controls (ECs) for this Site are outlined in the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016), and include the following:

3.2.1 Soil Cover System

Direct contact with potentially contaminated soil/historic fill at the Site is mitigated by a soil cover system in place over an approximately 6.24 acre portion of the larger approximately 9.93-acre BCP Site. This soil cover system is comprised of either a minimum of 1 foot of clean fill underlain by a geotextile demarcation layer and seeded to promote vegetative growth, a minimum of 3-feet of large diameter shot rock debris, or a minimum of 6-inches of asphalt pavement. The extent of the soil cover system is depicted in Figure 3.

An annual inspection was completed on September 21, 2018 by GHD Consulting Services Inc. personnel. There was no record of the soil cover system being breached during the reporting period. Based on field observations, the soil cover system was generally unchanged for the duration of this certification period, and no maintenance was required to amend the soil cover system. The vegetative cover on-Site is well established, and no substantive erosion was observed. In general, the soil cover system should be periodically mowed to discourage woody growth.

Additional information can be found in the Institutional and Engineering Controls Certification Form (Appendix A) and the Annual Site Inspection Form (Appendix B).

3.2.2 Soil Vapor Mitigation System

The potential for vapor intrusion must be evaluated for any building(s) developed on-Site and any potential impacts that are identified must be monitored or mitigated.

At the time of the annual Site inspection (September 21, 2018), no buildings had been constructed on-Site; therefore, no soil vapor intrusion investigation, monitoring, or mitigation is required at this time.



4. Operations and Monitoring

The NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016) requires semi-annual groundwater monitoring and reporting, semi-annual soil cover system inspections, and annual Site inspection, as well as monitoring and reporting requirements for a future soil vapor mitigation or monitoring system, if applicable.

The semi-annual groundwater monitoring is intended to assess the performance of the remedy. Semi-annual groundwater monitoring and Site inspections were completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on May 23, 2017, November 14, 2017, and June 4 - 5, 2018 (Figure 4 and Tables 1 through 3). Semi-annual groundwater monitoring reports for each of these monitoring events were transmitted to the NYSDEC on September 29, 2017, February 27, 2018 and August 10, 2018, respectively. Groundwater monitoring results for the Spring 2017, fall 2017, and spring 2018 monitoring events were also uploaded in the NYSDEC EQUIS Database, were approved by the EQUIS Team, and are ready for use (Appendix C).

4.1 Groundwater Monitoring Results

Based on the laboratory analytical results, concentrations of contaminants of potential concern in groundwater have shown decreases over time as a result of the remedial action completed at the Site. The groundwater sample analytical results from this PRR's certification period (May 2017, November 2017, and June 2018 monitoring events, Tables 1 through 3) indicate:

- No polychlorinated biphenyls (PCBs) have been detected above Class GA standards in any of the groundwater samples taken. In addition, PCBs have not been detected above laboratory method detection limits in any of the groundwater samples taken, with the exception of Aroclor 1242 in one (1) sample taken from MW-2B in November 2017 and Aroclor 1248 in the sample and duplicate sample taken in November 2017 from off-Site well SWR-MW1.
- No pesticides have been detected above Class GA standards or guidance values in any of the groundwater samples taken. In addition, pesticides have not been detected above laboratory method detection limits in any of the post-remediation groundwater samples taken, with the exception of the following:
 - 4,4'-DDD at an estimated concentration in the sample taken from MW-1 in June 2018
 - 4,4'-DDT at an estimated concentration in the sample taken from MW-1 in June 2018
 - trans-Chlordane at an estimated concentration in the sample taken from off-Site well SWR-MW-1 in May 2017
- Two (2) semi-volatile organic compounds (SVOCs), acenaphthene and bis(2-ethylhexyl)phthalate, are sporadically detected on-Site above laboratory detection limit. SVOCs that exceed the Class GA standards or guidance values on-Site are limited to one (1) sample taken from MW-2A in November 2017 for bis(2-ethylhexyl)phthalate. The samples taken from off-Site monitoring well SWR-MW1 identify several SVOCs above laboratory method detection limits, with the following exceeding Class GA standards or guidance values: benzo(a)anthracene (November 2017), benzo(b)fluoranthene (November 2017), and bis(2-ethylhexyl)phthalate (June 2018).



- Concentrations of various metals were detected above laboratory detection limits in each of the groundwater samples, of which the following exceeded Class GA standards or guidance values:
 - Chromium – SWR-MW1 (June 2018)
 - Iron – MW-1 (May 2017 and June 2018), MW-2A (May 2017, November 2017, and June 2018), MW-2B (May 2017, November 2017, and June 2018), SWR-MW1 (May 2017, November 2017, and June 2018)
 - Lead – SWR-MW1 (June 2018)
 - Magnesium – MW-2A (May 2017, November 2017, and June 2018), MW-2B (May 2017, November 2017, and June 2018), SWR-MW1 (November 2017 and June 2018)
 - Manganese – MW-1 (May 2017 and June 2018), MW-2A (May 2017, November 2017, and June 2018), MW-2B (May 2017, November 2017, and June 2018), SWR-MW1 (May 2017, November 2017, and June 2018)
 - Selenium – MW-2A (May 2017)
 - Sodium – MW-1 (May 2017 and June 2018), MW-2A (May 2017, November 2017, and June 2018), MW-2B (May 2017, November 2017, and June 2018), SWR-MW1 (November 2017 and June 2018)

In general, PCBs and pesticides are not detected at concentrations that exceed Class GA standards in samples taken from any Site monitoring wells.

SVOC impacts appear minor in nature, with bis(2-ethylhexyl)phthalate being the only SVOC commonly detected, typically below Class GA standards, in groundwater samples taken from Site monitoring wells. To date, the only exceedance of Class GA standards for bis(2-ethylhexyl)phthalate was in the samples taken from MW-2A during the November 2017 monitoring event and off-site well SWRMW-1 during the June 2018 monitoring event. To date, only two (2) other identified SVOC concentrations have exceeded the applicable Class GA standards or guidance values during the November 2017 monitoring event and are limited to samples taken from off-site well SWRMW-1. The two identified SVOCs were non-detect during the June 2018 monitoring event. Future monitoring events will determine if the exceedances noted were transient occurrences or if trends can be discernible.

Identified concentrations of metals are highly variable across the Site and over-time, with the most recent round of monitoring (June 2018) generally identifying commonly occurring natural elements in excess of Class GA standards or guidance values on-Site. The exception to this is for a selenium concentration in the sample taken from MW-2A that was identified in excess of the Class GA standard during the May 2017 monitoring event. Concentrations of selenium have been identified in samples taken from MW-2A during each round of sampling; however, the May 2017 monitoring results have been the only ones to exceed Class GA standards to date.



Based on the groundwater data received to date, the qualitative exposure assessment assumptions regarding on-Site and off-Site contamination have not changed and are still valid. A request was submitted with the spring 2018 groundwater monitoring report (GHD, August 10, 2018) to reduce groundwater monitoring frequency to annual sampling occurring in the spring of each year and to reduce the sample analytical list to TAL metals analysis only. Until such time that the NYSDEC and NYSDOH approve this request, semi-annual groundwater monitoring, as outlined in the NYSDEC-approved SMP, will occur, with the next round of monitoring tentatively scheduled for November 2018.

4.2 Soil Vapor Mitigation

There are currently no structures located on-Site, and, as such, no soil vapor intrusion evaluation, mitigation, or monitoring was conducted. If structures are planned to be built in the future, a soil vapor intrusion evaluation will be conducted and reviewed, appropriate monitoring and/or mitigation measures will be implemented, and inspection of the soil vapor mitigation system and/or monitoring documentation will occur, as appropriate.



5. Recommendations

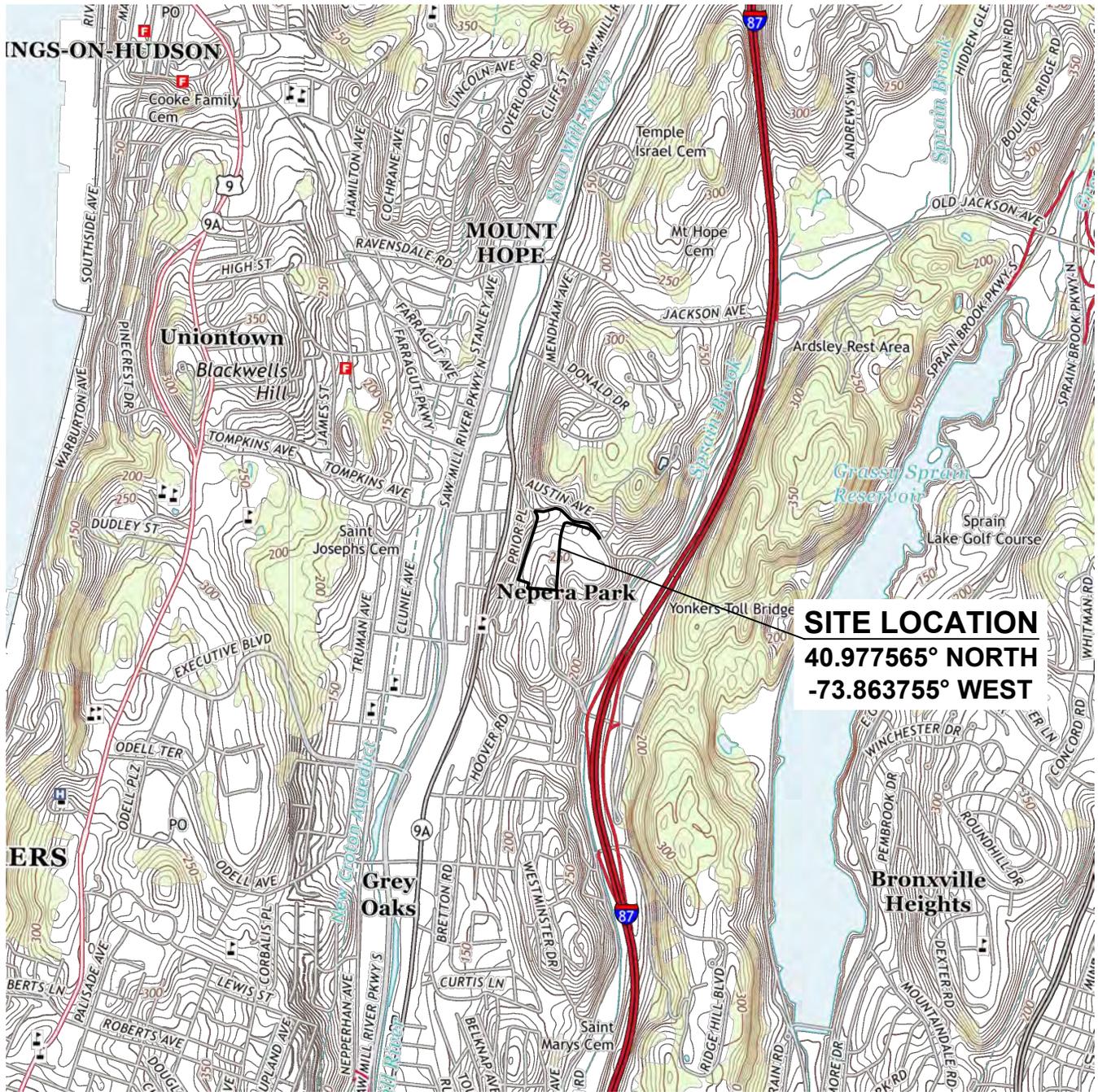
Based on a review of the semi-annual groundwater data, it is recommended that the ICs and ECs currently in place for the Site remain in place in order to ensure the continued effectiveness and protectiveness of the remedy; however, the following recommendations should be considered:

- The request for a reduction in groundwater monitoring frequency to annual sampling occurring during May of each year, which was submitted with the spring 2018 groundwater monitoring report, should be reviewed with NYSDEC and NYSDOH for their acceptance. The effectiveness of the remedy relative to contaminants of potential concern, which are predominantly metals, could continue to be effectively evaluated through the annual groundwater monitoring results, especially given the fact that groundwater monitoring is identifying fairly stable to generally decreasing contamination trends on-Site. If the frequency is approved by the NYSDEC, then the SMP should be revised accordingly to reflect the change.
- The request for the removal of SVOCs, PCBs, and pesticides from the groundwater sample analytical program (i.e., analyze future samples for TAL metals only), which was submitted with the spring 2018 groundwater monitoring report, should be reviewed with NYSDEC and NYSDOH for their acceptance. The analysis of future groundwater samples for only metals, which are the primary contaminants of potential concern for the Site, will continue to provide an effective evaluation of Site groundwater quality. If the modification to the analyte list is approved by the NYSDEC, then the SMP should be revised accordingly to reflect the change.
- Given the well-established nature of the vegetative cover at the Site and the documented stability of the cover system since placed in 2016, a request to reduce Site inspections to an annual frequency (corresponding with the end of the PRR certification period in September of each year) to ensure that the Site use has not changed and the engineering and institutional controls are in place and functioning as intended should be prepared and provided to NYSDEC for review and approval.

Periodic routine maintenance of the soil cover system should continue to be conducted, including the following:

- Mowing/brush hogging should be performed periodically to discourage woody growth on the soil cover system (excluding the shot rock pile).
- Woody vegetative growth that forms in areas of the Site soil cover system where steep slopes (excluding the large shot rock pile) preclude periodic mowing/brush hogging should be cut and removed on a periodic basis.
- Periodic trimming (i.e., annually) should also occur around the groundwater monitoring wells to provide free and easy access during future sampling events and to maintain the integrity of the monitoring points.
- The monitoring wells should be periodically inspected and maintained, including replacing locks or damaged covers. In addition, the location of the monitoring wells should be staked and flagged for ease of identification in the field.

Figures



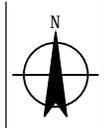
SITE LOCATION
40.977565° NORTH
-73.863755° WEST

CONTOUR INTERVAL: 10 FEET

MAP TAKEN FROM: USGS 7.5 MINUTE SERIES
 TOPOGRAPHIC QUADRANGLES:
 MOUNT VERNON, NY (2013) &
 YONKERS, NY-NJ (2013)
 (U.S. GEOLOGICAL SURVEY WEBSITE)



SCALE 1"=2000' AT ORIGINAL SIZE



Morris Westchester Retail Associates, LLC
 Lot 4 - Austin Ave and Prior Place BCP Site
 Periodic Review Report
 Site Location Map

Job Number 11144127
 Revision A
 Date 10.15.2018

Figure 1



LEGEND:

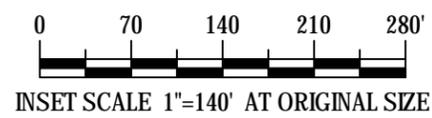
-  LOT 4 BCP SITE PROPERTY BOUNDARY
-  GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
-  EXTENT OF ASH (APPROXIMATE)
-  EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)

NOTES:

LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.

LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.

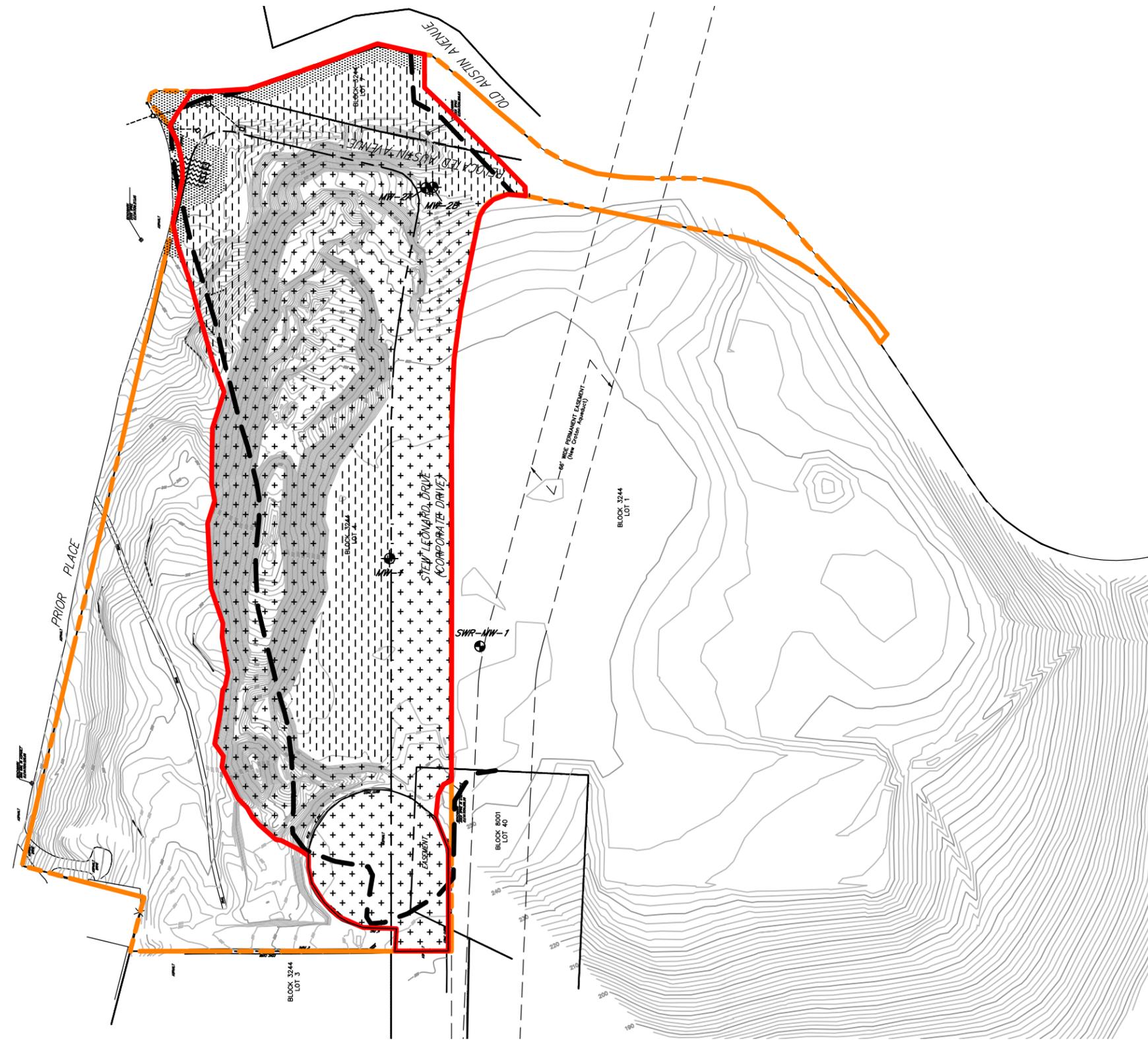
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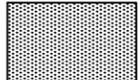
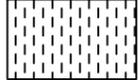
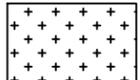
Morris Westchester Retail Associates, LLC
 Lot 4 - Austin Ave and Prior Place BCP Site
 Periodic Review Report
Site Layout

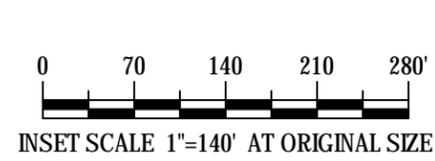
Job Number | 11144127
 Revision | A
 Date | 10.15.2018

Figure 2



LEGEND:

-  LOT 4 BCP SITE PROPERTY BOUNDARY
-  GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
-  EXTENT OF ASH (APPROXIMATE)
-  EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)
-  AREA WHERE THE SOIL COVER ENGINEERING CONTROL WILL BE TRANSITIONED TO THE EXISTING ROADWAY. THE SOIL COVER WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 1-FOOT OF CLEAN SOIL FILL. (APPROXIMATELY 11,000 SQUARE FEET)
-  TWO SEPARATE AREAS WHERE A SOIL COVER ENGINEERING CONTROL WILL BE ESTABLISHED. THE SOIL COVER WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 1-FOOT OF 6-INCH MINUS CRUSHED SHOT ROCK. (APPROXIMATELY 72,000 SQUARE FEET)
-  AREA WHERE THE SOIL COVER ENGINEERING CONTROL WILL BE TRANSITIONED TO THE EXISTING SHOT ROCK STOCKPILE. THE TRANSITION AREA WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER OVERLAPPED ONTO THE STOCKPILE AND COVERED WITH SHOT ROCK FROM THE STOCKPILE. (APPROXIMATELY 6,000 SQUARE FEET)
-  AREA WHERE A SOIL COVER ENGINEERING CONTROL WILL BE ESTABLISHED. THE SOIL COVER WILL CONSIST OF A MINIMUM OF 6-INCHES OF ASPHALT PAVEMENT. (APPROXIMATELY 1,000 SQUARE FEET)
-  AREAS WHERE EXISTING GROUND COVER WILL BE USED TO ESTABLISH A SOIL COVER ENGINEERING CONTROL. THE GROUND COVER IN THESE AREAS CURRENTLY CONSISTS OF EITHER:
 1. A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 2- FEET OF CLEAN SOIL FILL. (APPROXIMATELY 44,000 SQUARE FEET).
 2. ASPHALT PAVEMENT. (APPROXIMATELY 19,000 SQUARE FEET).
 3. SHOT ROCK STOCKPILE WHERE THE THICKNESS IS GREATER THAN 3 FEET. (APPROXIMATELY 119,000 SQUARE FEET).



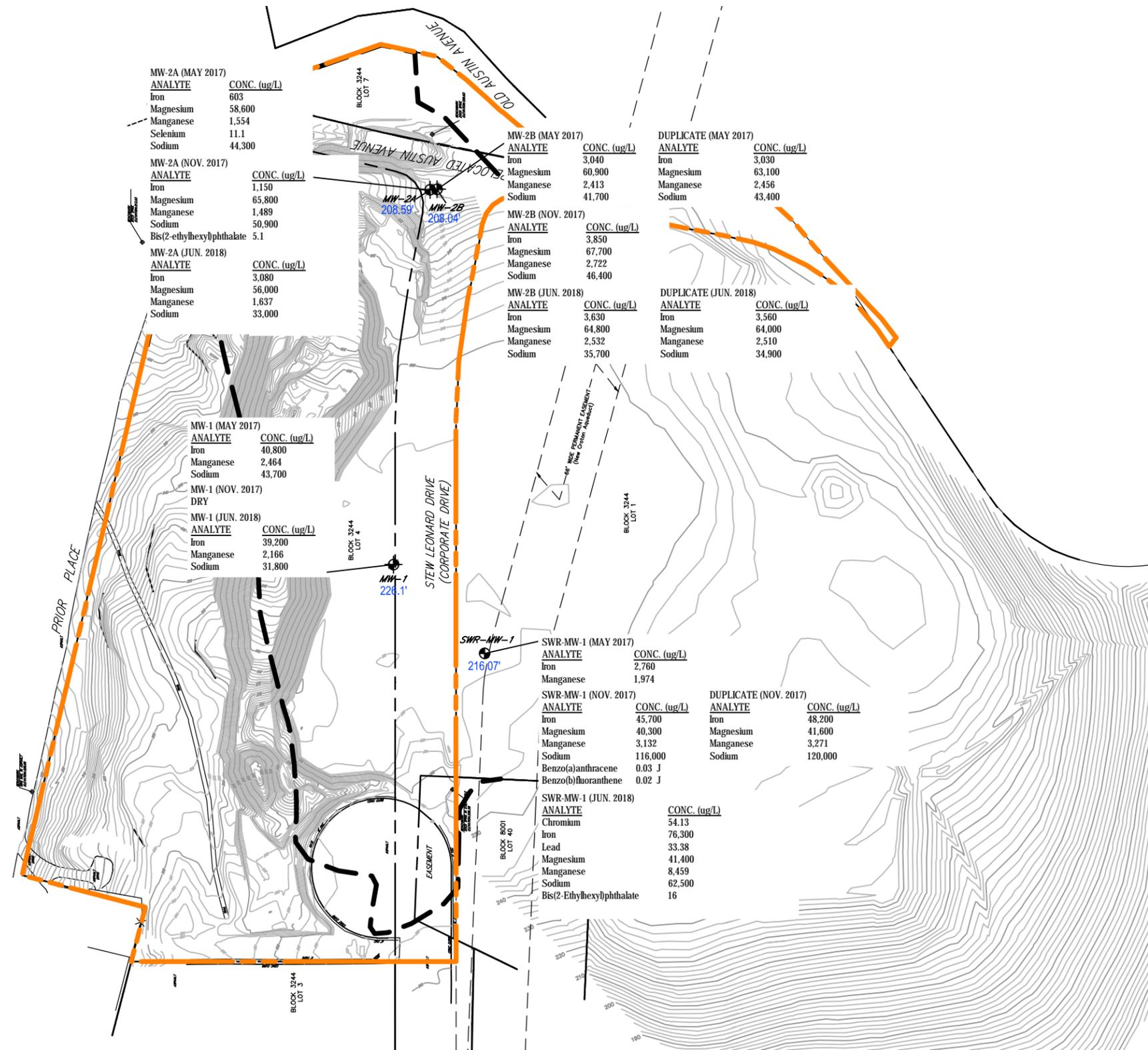
NOTES:
 LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
 LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
 EXTENT OF ASH FROM EXISTING CONDITIONS, PLATE 1, MORRIS WESTCHESTER CONSTRUCTION COMPANY, L.L.P. HISTORIC AUSTIN AVENUE LANDFILL CLOSURE PLAN, LEGGETTE, BRASHEARS, & GRAHAM ENGINEERING SERVICES, P.C. MARCH 1988. REVISED BY S&W REDEVELOPMENT OF NORTH AMERICA, LLC, MAY 2011. FURTHER REVISED BY GHD CONSULTING ENGINEERS, LLC, DECEMBER 2012.



Morris Westchester Retail Associates, LLC
 Lot 4 - Austin Ave and Prior Place BCP Site
 Periodic Review Report
 Soil Cover Areas

Job Number | 11144127
 Revision | A
 Date | 10.15.2018

Figure 3



LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)

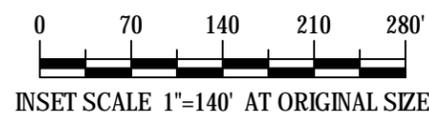
207.48' GROUNDWATER ELEVATION (JUNE 2018 MONITORING EVENT)

LABORATORY ANALYTICAL RESULTS

WELL ID (SAMPLE DATE)
ANALYTE CONC. (ug/L)

NOTES:

1. ONLY ANALYTES THAT EXCEED CLASS GA GROUNDWATER STANDARDS ARE SHOWN HERE. REFER TO TABLES FOR A COMPLETE SUMMARY OF LABORATORY ANALYTICAL RESULTS.
2. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
3. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
4. EXTENT OF ASH FROM EXISTING CONDITIONS, PLATE 1, MORRIS WESTCHESTER CONSTRUCTION COMPANY, L.L.P. HISTORIC AUSTIN AVENUE LANDFILL CLOSURE PLAN, LEGGETTE, BRASHEARS, & GRAHAM ENGINEERING SERVICES, P.C. MARCH 1988. REVISED BY S&W REDEVELOPMENT OF NORTH AMERICA, LLC, MAY 2011. FURTHER REVISED BY GHD CONSULTING ENGINEERS, LLC, DECEMBER 2012.



Morris Westchester Retail Associates, LLC
 Lot 4 - Austin Ave and Prior Place BCP Site
 Periodic Review Report
**Groundwater Elevation and Exceedances
 of Groundwater Standards**

Job Number | 11144127
 Revision | A
 Date | 10.16.2018
Figure 4

Tables



Table 1 (Page 1 of 1): Groundwater Elevation Data. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gallons)
MW-1	4/19/2012	Top of PVC	253.30	Dry	28.42	Dry	Dry
	5/23/2017			26.17	28.70	227.13	0.41
	11/14/2017			Dry	28.70	Dry	Dry
	6/4/2018			27.20	28.70	226.10	0.24
MW-2A	4/19/2012	Top of PVC	233.03	25.32	35.95	207.71	1.72
	5/23/2017			25.55	36.30	207.48	1.74
	11/14/2017			27.23	36.20	205.80	1.45
	6/4/2018			24.44	36.20	208.59	1.91
MW-2B	4/19/2012	Top of PVC	232.96	25.93	55.05	207.03	4.72
	5/23/2017			24.10	55.30	208.86	5.05
	11/14/2017			27.68	55.30	205.28	4.47
	6/4/2018			24.92	55.30	208.04	4.92
SWR-MW-1	4/19/2012	Top of PVC	253.54	38.80	44.82	214.74	0.98
	5/23/2017			36.92	42.65	216.62	0.93
	11/14/2017			39.87	42.90	213.67	0.49
	6/4/2018			37.47	42.90	216.07	0.88

DTW - Depth to Water

DOW - Depth of Well



Table 2 (Page 1 of 2): Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mmhos/cm)	Salinity (%)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-1	5/23/2017	9:15	14.7	1.150	-	1.18	6.73	-98.2	-	2.00	
		9:20	14.4	1.117	-	0.36	6.73	-103.4	22.2		
		9:25	14.5	1.123	-	0.24	6.74	-105.8	13.6		
		9:30	-	-	-	-	-	-	-		
		9:35	15.2	1.140	-	0.29	6.74	-104.7	9.0		
		9:40	15.2	1.144	-	0.26	6.74	-103.3	6.1		
		9:45	15.3	1.142	-	0.23	6.74	-102.1	5.5		
		9:50	15.0	1.137	-	0.18	6.74	-101.4	4.9		
		9:55	15.1	1.139	-	0.11	6.74	-104.3	5.4		
	10:00	15.7	1.156	-	0.08	6.74	-105.1	5.8			
11/14/2017	-	-	-	-	-	-	-	-	-	Well was dry and not sampled.	
6/4/2018	14:40	12.6	1.690	-	1.19	6.19	76	100	6.00	Well dry after purging 4.0 liters, shut down well to let recharge, purged an additional 2.0 liters. Cloudy brown water. No odor.	
	14:45	12.5	1.640	-	0.41	6.22	79	192			
	14:50	12.4	1.630	-	0.40	6.14	82	66			
	14:55	-	-	-	-	-	-	-			
	18:00	12.2	1.700	-	0.41	6.19	90.0	79			
MW-2A	5/23/2017	14:25	14.6	1.337	-	0.41	6.50	65.0	93.2	3.00	MS/MSD taken at this location.
		14:30	13.7	1.310	-	0.18	6.51	87.1	21.4		
		14:35	13.7	1.311	-	0.14	6.51	90.9	16.2		
		14:40	14.1	1.322	-	0.08	6.52	95.9	16.5		
		14:45	14.2	1.325	-	0.05	6.52	97.4	16.5		
	11/14/2017	12:22	-	-	-	-	-	-	-	-	
		12:30	11.08	1.92	-	5.24	6.58	173	80		
		12:45	11.13	1.91	-	0	6.56	168	49.1		
		12:50	11.13	1.91	-	0	6.56	166	40.3		
		12:55	11.16	1.92	-	0	6.58	166	26.3		
		13:00	11.12	1.92	-	0	6.57	165	25.8		
		13:10	11.14	1.92	-	0	6.58	165	19.4		
		13:15	11.12	1.92	-	0	6.59	164	16.3		
	6/4/2018	13:20	11.13	1.92	-	0	6.58	165	13.9	18.00	Slightly cloudy water. No odor.
		13:25	11.13	1.92	-	0	6.57	166	13.5		
13:10		15.8	1.820	-	2.48	6.22	148	376			
13:15		12.9	1.790	-	0.96	6.19	153	211			
13:20		12.6	1.770	-	0.32	6.14	166	196			
13:25		12.5	1.780	-	0.29	6.15	167	169			
13:30		12.5	1.780	-	0.22	6.15	164	164			
13:35		12.6	1.780	-	0.17	6.15	168	168			
13:40	12.6	1.780	-	0.15	6.15	169	169				
13:45	12.6	1.780	-	0.14	6.15	167	167				
13:50	12.6	1.790	-	0.13	6.15	165	165				
13:55	12.6	1.780	-	0.13	6.15	165	165				



Table 2 (Page 2 of 2): Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site, Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mmhos/cm)	Salinity (%)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments	
MW-2B	5/23/2017	12:20	14.5	1.296	-	1.37	6.43	57.7	55.2	2.15	Blind field duplicate taken at this location.	
		12:25	15.3	1.297	-	0.87	6.51	28.3	48.1			
		12:30	15	1.312	-	0.62	6.54	18.1	47.4			
		12:35	15	1.316	-	0.63	6.54	14.4	18.8			
		12:40	15.1	1.332	-	0.37	6.54	13.4	17.6			
		12:45	15.1	1.336	-	0.33	6.54	13.7	18.9			
	11/14/2017	9:35	-	-	-	-	-	-	-	-	-	
		10:00	9.05	1.68	-	4.08	6.53	66	30			
		10:05	8.98	1.72	-	2.56	6.4	99	28.5			
		10:10	8.98	1.75	-	1.35	6.36	104	21.2			
		10:15	8.83	1.76	-	1.08	6.32	104	17.1			
		10:20	8.82	1.77	-	0.73	6.39	103	14.2			
		10:25	8.99	1.79	-	0.16	6.38	101	9.1			
		10:30	9.15	1.79	-	0.03	6.39	98	5.9			
		10:40	9.54	1.81	-	0.0	6.39	92	2.5			
		10:45	9.49	1.81	-	0.0	6.4	88	2.1			
	10:50	9.34	1.51	-	0.0	6.4	85	0.0				
	6/4/2018	14:15	13.3	1.720	-	1.48	6.22	93	136	18.00	Clear water. No odor.	
		14:20	12.9	1.710	-	0.61	6.20	93	122			
		14:25	12.8	1.680	-	0.33	6.14	93	119			
		14:30	12.8	1.690	-	0.24	6.14	88	92			
		14:35	12.8	1.720	-	0.21	6.14	71	82			
		14:40	12.7	1.740	-	0.19	6.14	59	82			
		14:45	12.7	1.740	-	0.15	6.14	54	79			
		14:50	12.7	1.750	-	0.14	6.15	49	83			
		14:55	12.7	1.750	-	0.13	6.13	48	92			
		15:00	12.7	1.740	-	0.12	6.13	46	90			
SWR-MW-1		5/23/2017	10:50	14.9	0.306	0.18	0.58	6.84	66.0			14.8
	10:56		15	0.313	0.19	0.42	6.85	69.3	18.1			
	11:01		15.3	0.317	0.19	0.34	6.86	74.3	24.7			
	11:13		16.2	0.327	0.19	0.57	6.86	58.7	49.7			
	11/14/2017	8:35	-	-	-	-	-	-	-	-	Water level was at a level below the meter's ability to read so shut down well to let recharge. MS/MSD and blind field duplicate taken at this location.	
		8:50	8.63	1.05	-	1.62	6.09	59	105			
		8:55	8.96	1.02	-	0.99	6.08	0.0	87.1			
	6/4/2018	12:50	12.7	1.960	-	1.96	6.19	119	823	5	Well dry after purging 3.0 liters, shut down well to let recharge, purged an additional 2.0 liters. Cloudy brown water. No odor.	
		12:55	12.6	1.980	-	0.96	6.23	102	811			
		13:00	12.5	1.990	-	0.19	6.31	100	614			
		13:05	12.3	1.980	-	0.22	6.31	96	510			
		13:10	-	-	-	-	-	-	-			
		17:10	12.3	1.960	-	0.22	6.39	101	410			
		17:15	12.4	1.990	-	0.21	6.40	96	519			
	17:20	12.5	1.920	-	0.23	6.42	101	631				

Field parameters collected using a multi-parameter water quality meter equipped with a flow-thru cell during purging the well with a stainless steel bladder pump

(-) - No field parameters collected

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std ^A (ug/L)	Sample Identification			
		MW-1			
Date Sampled		Apr-12	May-17	Nov-17	Jun-18
SVOCs by EPA Method 8270D		R.L.	R.L.	R.L.	R.L.
1,2,4,5-Tetrachlorobenzene	5	NS	U 10	NS	U 9.6
1,2,4-Trichlorobenzene	5	NS	-	NS	-
1,2-Dichlorobenzene	3	NS	-	NS	-
1,3-Dichlorobenzene	3	NS	-	NS	-
1,4-Dichlorobenzene	3	NS	-	NS	-
2,3,4,6-TETRACHLOROPHENOL		NS	U 5	NS	U 4.8
2,4,5-Trichlorophenol		NS	U 5	NS	U 4.8
2,4,6-Trichlorophenol		NS	U 5	NS	U 4.8
2,4-Dichlorophenol	1	NS	U 5	NS	U 4.8
2,4-Dimethylphenol	50	NS	U 5	NS	U 4.8
2,4-Dinitrophenol	10	NS	U 20	NS	U 19
2,4-Dinitrotoluene	5	NS	U 5	NS	U 4.8
2,6-Dinitrotoluene	5	NS	U 5	NS	U 4.8
2-Chloronaphthalene	10	NS	U 0.2	NS	U 0.19
2-Chlorophenol		NS	U 2	NS	U 1.9
2-Methylnaphthalene		NS	U 0.1	NS	U 0.1
2-Methylphenol		NS	-	NS	-
2-Nitroaniline	5	NS	U 5	NS	U 4.8
2-Nitrophenol		NS	U 10	NS	U 9.6
3,3'-Dichlorobenzidine	5	NS	U 5	NS	U 4.8
3-Methylphenol/4-Methylphenol		NS	U 5	NS	U 4.8
3-Nitroaniline	5	NS	U 5	NS	U 4.8
4,6-Dinitro-o-cresol		NS	U 10	NS	U 9.6
4-Bromophenyl phenyl ether		NS	U 2	NS	U 1.9
4-Chloroaniline	5	NS	U 5	NS	U 4.8
4-Chlorophenyl phenyl ether		NS	U 2	NS	U 1.9
4-Nitroaniline	5	NS	U 5	NS	U 4.8
4-Nitrophenol		NS	U 10	NS	U 9.6
Acenaphthene	20	NS	0.06 J	NS	U 0.1
Acenaphthylene		NS	U 0.1	NS	U 0.1
Acetophenone		NS	U 5	NS	U 4.8
Anthracene	50	NS	U 0.1	NS	U 0.1
ATRAZINE		NS	U 10	NS	U 9.6
BENZALDEHYDE		NS	U 5	NS	U 4.8
Benzo(a)anthracene	0.002	NS	U 0.1	NS	U 0.1
Benzo(a)pyrene	0.002	NS	U 0.1	NS	U 0.1
Benzo(b)fluoranthene	0.002	NS	U 0.1	NS	U 0.1
Benzo(ghi)perylene		NS	U 0.1	NS	U 0.1
Benzo(k)fluoranthene	0.002	NS	U 0.1	NS	U 0.1
Benzoic Acid		NS	-	NS	-
Benzyl Alcohol		NS	-	NS	-
Biphenyl		NS	U 2	NS	U 1.9
Bis(2-chloroethoxy)methane	5	NS	U 5	NS	U 4.8
Bis(2-chloroethyl)ether	1	NS	U 2	NS	U 1.9
Bis(2-chloroisopropyl)ether	5	NS	U 2	NS	U 1.9
Bis(2-Ethylhexyl)phthalate	5	NS	1.3 J	NS	U 2.9
Butyl benzyl phthalate	50	NS	U 5	NS	U 4.8
CAPROLACTAM		NS	U 10	NS	U 9.6
Carbazole		NS	U 2	NS	U 1.9
Chrysene	0.002	NS	U 0.1	NS	U 0.1
Dibenzo(a,h)anthracene		NS	U 0.1	NS	U 0.1
Dibenzofuran		NS	U 2	NS	U 1.9
Diethyl phthalate	50	NS	U 5	NS	U 4.8
Dimethyl phthalate	50	NS	U 5	NS	U 4.8
Di-n-butylphthalate	50	NS	U 5	NS	U 4.8
Di-n-octylphthalate	50	NS	U 5	NS	U 4.8
Fluoranthene	50	NS	U 0.1	NS	U 0.1
Fluorene	50	NS	U 0.1	NS	U 0.1
Hexachlorobenzene	0.04	NS	U 0.8	NS	U 0.77
Hexachlorobutadiene	0.5	NS	U 0.5	NS	U 0.48
Hexachlorocyclopentadiene	5	NS	U 20	NS	U 19
Hexachloroethane	5	NS	U 0.8	NS	U 0.77
Indeno(1,2,3-cd)Pyrene	0.002	NS	U 0.1	NS	U 0.1
Isophorone	50	NS	U 5	NS	U 4.8
Naphthalene	10	NS	U 0.1	NS	U 0.1
Nitrobenzene	0.4	NS	U 2	NS	U 1.9
NitrosoDiPhenylAmine(NDPA)/DPA	50	NS	U 2	NS	U 1.9
n-Nitrosodi-n-propylamine		NS	U 5	NS	U 4.8
P-Chloro-M-Cresol		NS	U 2	NS	U 1.9
Pentachlorophenol	1	NS	U 0.8	NS	U 0.77
Phenanthrene	50	NS	U 0.1	NS	U 0.1
Phenol	1	NS	U 5	NS	U 4.8
Pyrene	50	NS	U 0.1	NS	U 0.1

All values reported as ug/L (parts per billion)

^A - New York TOGS 111 Ambient Water Quality Standards (reflects all addendum to criteria through June 2004)

NS- No sample collected because well was dry during sampling event

(-) - Indicates analyte was not analyzed for

R.L. - Laboratory reporting limit

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std ^A (ug/L)	Sample Identification			
		MW-2A			
Date Sampled		Apr-12	May-17	Nov-17	Jun-18
SVOCs by EPA Method 8270D		R.L.	R.L.	R.L.	R.L.
1,2,4,5-Tetrachlorobenzene	5	U 10	U 10	U 9.9	U 10
1,2,4-Trichlorobenzene	5	U 5	-	-	-
1,2-Dichlorobenzene	3	U 2	-	-	-
1,3-Dichlorobenzene	3	U 2	-	-	-
1,4-Dichlorobenzene	3	U 2	-	-	-
2,3,4,6-TETRACHLOROPHENOL			U 5	U 4.9	U 5
2,4,5-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4,6-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4-Dichlorophenol	1	U 5	U 5	U 4.9	U 5
2,4-Dimethylphenol	50	U 5	U 5	U 4.9	U 5
2,4-Dinitrophenol	10	U 20	U 20	U 20	U 20
2,4-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2,6-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2-Chloronaphthalene	10	U 0.2	U 0.2	U 0.2	U 0.2
2-Chlorophenol		U 2	U 2	U 2	U 2
2-Methylnaphthalene		U 0.2	U 0.1	U 0.1	U 0.1
2-Methylphenol		U 5	-	-	-
2-Nitroaniline	5	U 5	U 5	U 4.9	U 5
2-Nitrophenol		U 10	U 10	U 9.9	U 10
3,3'-Dichlorobenzidine	5	U 5	U 5	U 4.9	U 5
3-Methylphenol/4-Methylphenol		U 5	U 5	U 4.9	U 5
3-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4,6-Dinitro-o-cresol		U 10	U 10	U 9.9	U 10
4-Bromophenyl phenyl ether		U 2	U 2	U 2	U 2
4-Chloroaniline	5	U 5	U 5	U 4.9	U 5
4-Chlorophenyl phenyl ether		U 2	U 2	U 2	U 2
4-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4-Nitrophenol		U 10	U 10	U 9.9	U 10
Acenaphthene	20	U 0.2	U 0.1	U 0.1	U 0.1
Acenaphthylene		U 0.2	U 0.1	U 0.1	U 0.1
Acetophenone		U 5	U 5	U 4.9	U 5
Anthracene	50	U 0.2	U 0.1	U 0.1	U 0.1
ATRAZINE			U 10	U 9.9	U 10
BENZALDEHYDE			U 5	U 4.9	U 5
Benzo(a)anthracene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(a)pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(b)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(ghi)perylene		U 0.2	U 0.1	U 0.1	U 0.1
Benzo(k)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzoic Acid		U 50	-	-	-
Benzyl Alcohol		U 2	-	-	-
Biphenyl		U 2	U 2	U 2	U 2
Bis(2-chloroethoxy)methane	5	U 5	U 5	U 4.9	U 5
Bis(2-chloroethyl)ether	1	U 2	U 2	U 2	U 2
Bis(2-chloroisopropyl)ether	5	U 2	U 2	U 2	U 2
Bis(2-Ethylhexyl)phthalate	5	U 3	1.6	5.1	U 3
Butyl benzyl phthalate	50	U 5	U 5	U 4.9	U 5
CAPROLACTAM			U 10	U 9.9	U 10
Carbazole		U 2	U 2	U 2	U 2
Chrysene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Dibenzo(a,h)anthracene		U 0.2	U 0.1	U 0.1	U 0.1
Dibenzofuran		U 2	U 2	U 2	U 2
Diethyl phthalate	50	U 5	U 5	U 4.9	U 5
Dimethyl phthalate	50	U 5	U 5	U 4.9	U 5
Di-n-butylphthalate	50	U 5	U 5	U 4.9	U 5
Di-n-octylphthalate	50	U 5	U 5	U 4.9	U 5
Fluoranthene	50	U 0.2	U 0.1	U 0.1	U 0.1
Fluorene	50	U 0.2	U 0.1	U 0.1	U 0.1
Hexachlorobenzene	0.04	U 0.8	U 0.8	U 0.79	U 0.8
Hexachlorobutadiene	0.5	U 0.5	U 0.5	U 0.49	U 0.5
Hexachlorocyclopentadiene	5	U 20	U 20	U 20	U 20
Hexachloroethane	5	U 0.8	U 0.8	U 0.79	U 0.8
Indeno(1,2,3-cd)Pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Isophorone	50	U 5	U 5	U 4.9	U 5
Naphthalene	10	U 0.2	U 0.1	U 0.1	U 0.1
Nitrobenzene	0.4	U 2	U 2	U 2	U 2
NitrosoDiPhenylAmine(NDPA)/DPA	50	U 2	U 2	U 2	U 2
n-Nitrosodi-n-propylamine		U 5	U 5	U 2	U 5
P-Chloro-M-Cresol		U 2	U 2	U 4.9	U 2
Pentachlorophenol	1	U 0.8	U 0.8	U 0.79	U 0.8
Phenanthrene	50	U 0.2	U 0.1	U 0.1	U 0.1
Phenol	1	U 5	U 5	U 4.9	U 5
Pyrene	50	U 0.2	U 0.1	U 0.1	U 0.1

All values reported as ug/L (parts per billion)

^A - New York TOGS 111 Ambient Water Quality Standards
(reflects all addendum to criteria through June 2004)

NS- No sample collected because well was dry during sampling event

(-) - Indicates analyte was not analyzed for

R.L. - Laboratory reporting limit

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std ^A (ug/L)	Sample Identification			
		MW-2B			
		Apr-12	May-17	Nov-17	Jun-18
Date Sampled					
SVOCs by EPA Method 8270D					
		R.L.	R.L.	R.L.	R.L.
1,2,4,5-Tetrachlorobenzene	5	U 10	U 9.6	U 10	U 10
1,2,4-Trichlorobenzene	5	U 5	-	-	-
1,2-Dichlorobenzene	3	U 2	-	-	-
1,3-Dichlorobenzene	3	U 2	-	-	-
1,4-Dichlorobenzene	3	U 2	-	-	-
2,3,4,6-TETRACHLOROPHENOL			U 4.8	U 5	U 5
2,4,5-Trichlorophenol		U 5	U 4.8	U 5	U 5
2,4,6-Trichlorophenol		U 5	U 4.8	U 5	U 5
2,4-Dichlorophenol		U 5	U 4.8	U 5	U 5
2,4-Dimethylphenol	1	U 5	U 4.8	U 5	U 5
2,4-Dinitrophenol	50	U 5	U 4.8	U 5	U 5
2,4-Dinitrotoluene	10	U 20	U 19	U 20	U 20
2,4-Dinitrotoluene	5	U 5	U 4.8	U 5	U 5
2,6-Dinitrotoluene	5	U 5	U 4.8	U 5	U 5
2-Chloronaphthalene	10	U 0.2	U 0.19	U 0.2	U 0.2
2-Chlorophenol		U 2	U 1.9	U 2	U 2
2-Methylnaphthalene		U 0.2	U 0.1	U 0.1	U 0.1
2-Methylphenol		U 5	-	-	-
2-Nitroaniline	5	U 5	U 4.8	U 5	U 5
2-Nitrophenol		U 10	U 9.6	U 10	U 10
3,3'-Dichlorobenzidine	5	U 5	U 4.8	U 5	U 5
3-Methylphenol/4-Methylphenol		U 5	U 4.8	U 5	U 5
3-Nitroaniline	5	U 5	U 4.8	U 5	U 5
4,6-Dinitro-o-cresol		U 10	U 9.6	U 10	U 10
4-Bromophenyl phenyl ether		U 2	U 1.9	U 2	U 2
4-Chloroaniline	5	U 5	U 4.8	U 5	U 5
4-Chlorophenyl phenyl ether		U 2	U 1.9	U 2	U 2
4-Nitroaniline	5	U 5	U 4.8	U 5	U 5
4-Nitrophenol		U 10	U 9.6	U 10	U 10
Acenaphthene	20	U 0.2	U 0.1	U 0.1	U 0.1
Acenaphthylene		U 0.2	U 0.1	U 0.1	U 0.1
Acetophenone		U 5	U 4.8	U 5	U 5
Anthracene	50	U 0.2	U 0.1	U 0.1	U 0.1
ATRAZINE			U 9.6	U 10	U 10
BENZALDEHYDE			U 4.8	U 5	U 5
Benzo(a)anthracene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(a)pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(b)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(ghi)perylene		U 0.2	U 0.1	U 0.1	U 0.1
Benzo(k)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzoic Acid		U 50	-	-	-
Benzyl Alcohol		U 2	-	-	-
Biphenyl		U 2	U 1.9	U	U 2
Bis(2-chloroethoxy)methane	5	U 5	U 4.8	U 5	U 5
Bis(2-chloroethyl)ether	1	U 2	U 1.9	U 2	U 2
Bis(2-chloroisopropyl)ether	5	U 2	U 1.9	U 2	U 2
Bis(2-Ethylhexyl)phthalate	5	U 3	1.1	U 3	U 3
Butyl benzyl phthalate	50	U 5	U 4.8	U 5	U 5
CAPROLACTAM			U 9.6	U 10	U 10
Carbazole		U 2	U 1.9	U 2	U 2
Chrysene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Dibenzo(a,h)anthracene		U 0.2	U 0.1	U 0.1	U 0.1
Dibenzofuran		U 2	U 1.9	U 2	U 2
Diethyl phthalate	50	U 5	U 4.8	U 5	U 5
Dimethyl phthalate	50	U 5	U 4.8	U 5	U 5
Di-n-butylphthalate	50	U 5	U 4.8	U 5	U 5
Di-n-octylphthalate	50	U 5	U 4.8	U 5	U 5
Fluoranthene	50	0.08	U 0.1	U 0.1	U 0.1
Fluorene	50	U 0.2	U 0.1	U 0.1	U 0.1
Hexachlorobenzene	0.04	U 0.8	U 0.76	U 0.8	U 0.8
Hexachlorobutadiene	0.5	U 0.5	U 0.48	U 0.5	U 0.5
Hexachlorocyclopentadiene	5	U 20	U 19	U 20	U 20
Hexachloroethane	5	U 0.8	U 0.76	U 0.8	U 0.8
Indeno(1,2,3-cd)Pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Isophorone	50	U 5	U 4.8	U 5	U 5
Naphthalene	10	U 0.2	U 0.1	U 0.1	U 0.1
Nitrobenzene	0.4	U 2	U 1.9	U 2	U 2
NitrosoDiPhenylAmine(NDPA)/DPA	50	U 2	U 1.9	U 2	U 2
n-Nitrosodi-n-propylamine		U 5	U 4.8	U 5	U 5
p-Chloro-M-Cresol		U 2	U 1.9	U 2	U 2
Pentachlorophenol	1	U 0.8	U 0.76	U 0.8	U 0.8
Phenanthrene	50	0.16	U 0.1	U 0.1	U 0.1
Phenol	1	U 5	U 4.8	U 5	U 5
Pyrene	50	U 0.2	U 0.1	U 0.1	U 0.1

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R.L. - Laboratory reporting limit

U - Analyzed for but not detected above laboratory detection limit

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std ^A (ug/L)	Sample Identification			
		SWR-MW-1			
		Apr-12	May-17	Nov-17	Jun-18
Date Sampled					
SVOCs by EPA Method 8270D		R.L.	R.L.	R.L.	R.L.
1,2,4,5-Tetrachlorobenzene	5	U 10	U 10	U 9.7	U 10
1,2,4-Trichlorobenzene	5	U 5	-	- U	-
1,2-Dichlorobenzene	3	U 2	-	- U	-
1,3-Dichlorobenzene	3	U 2	-	- U	-
1,4-Dichlorobenzene	3	U 2	-	- U	-
2,3,4,6-TETRACHLOROPHENOL			U 5	U 4.9	U 5
2,4,5-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4,6-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4-Dichlorophenol	1	U 5	U 5	U 4.9	U 5
2,4-Dimethylphenol	50	U 5	U 5	U 4.9	U 5
2,4-Dinitrophenol	10	U 20	U 20	U 19	U 20
2,4-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2,6-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2-Chloronaphthalene	10	U 0.2	U 0.2	U 0.19	U 0.2
2-Chlorophenol		U 2	U 2	U 1.9	U 2
2-Methylnaphthalene		U 0.2	U 0.1	U 0.1	U 0.1
2-Methylphenol		U 5	-	- U	-
2-Nitroaniline	5	U 5	U 5	U 4.9	U 5
2-Nitrophenol		U 10	U 10	U 9.7	U 10
3,3'-Dichlorobenzidine	5	U 5	U 5	U 4.9	U 5
3-Methylphenol/4-Methylphenol		U 5	U 5	5.4	U 5
3-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4,6-Dinitro-o-cresol		U 10	U 10	U 9.7	U 10
4-Bromophenyl phenyl ether		U 2	U 2	U 1.9	U 2
4-Chloroaniline	5	U 5	U 5	U 4.9	U 5
4-Chlorophenyl phenyl ether		U 2	U 2	U 1.9	U 2
4-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4-Nitrophenol		U 10	U 10	U 9.7	U 10
Acenaphthene	20	U 0.2	U 0.1	U 0.1	U 0.1
Acenaphthylene		U 0.2	U 0.1	U 0.1	U 0.1
Acetophenone		U 5	U 5	U 4.9	U 5
Anthracene	50	U 0.2	U 0.1	U 0.1	U 0.1
ATRAZINE			U 10	U 9.7	U 10
BENZALDEHYDE			U 5	U 4.9	U 5
Benzo(a)anthracene	0.002	U 0.2	U 0.1	0.03 J	U 0.1
Benzo(a)pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(b)fluoranthene	0.002	U 0.2	U 0.1	0.02 J	U 0.1
Benzo(ghi)perylene		U 0.2	U 0.1	U 0.1	U 0.1
Benzo(k)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzoic Acid		U 50	-	-	-
Benzyl Alcohol		U 2	-	-	-
Biphenyl		U 2	U 2	U 1.9	U 2
Bis(2-chloroethoxy)methane	5	U 5	U 5	U 4.9	U 5
Bis(2-chloroethyl)ether	1	U 2	U 2	U 1.9	U 2
Bis(2-chloroisopropyl)ether	5	U 2	U 2	U 1.9	U 2
Bis(2-Ethylhexyl)phthalate	5	U 3	2.5 J 3	U 2.9	16 3
Butyl benzyl phthalate	50	U 5	U 5	U 4.9	U 5
CAPROLACTAM			U 10	U 9.7	U 10
Carbazole		U 2	U 2	U 1.9	U 2
Chrysene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Dibenzo(a,h)anthracene		U 0.2	U 0.1	U 0.1	U 0.1
Dibenzofuran		U 2	U 2	U 1.9	U 2
Diethyl phthalate	50	U 5	U 5	U 4.9	U 5
Dimethyl phthalate	50	U 5	U 5	U 4.9	U 5
Di-n-butylphthalate	50	U 5	U 5	U 4.9	U 5
Di-n-octylphthalate	50	U 5	U 5	U 4.9	U 5
Fluoranthene	50	0.05 J	U 0.1	U 0.1	U 0.1
Fluorene	50	U 0.2	U 0.1	U 0.1	U 0.1
Hexachlorobenzene	0.04	U 0.8	U 0.8	U 0.78	U 0.8
Hexachlorobutadiene	0.5	U 0.5	U 0.5	U 0.49	U 0.5
Hexachlorocyclopentadiene	5	U 20	U 20	U 19	U 20
Hexachloroethane	5	U 0.8	U 0.8	U 0.78	U 0.8
Indeno(1,2,3-cd)Pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Isophorone	50	U 5	U 5	U 4.9	U 5
Naphthalene	10	U 0.2	U 0.1	U 0.1	U 0.1
Nitrobenzene	0.4	U 2	U 2	U 1.9	U 2
NitrosoDiPhenylAmine(NDPA)/DPA	50	U 2	U 2	U 1.9	U 2
n-Nitrosodi-n-propylamine		U 5	U 5	U 4.9	U 5
P-Chloro-M-Cresol		U 2	U 2	U 1.9	U 2
Pentachlorophenol	1	U 0.8	U 0.8	U 0.78	U 0.8
Phenanthrene	50	U 0.2	U 0.1	0.02 J 0.1	0.11
Phenol	1	U 5	U 5	U 4.9	U 5
Pyrene	50	U 0.2	U 0.1	U 0.1	0.11

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std ^A (ug/L)	Sample Identification			
		DUPLICATE			
		Apr-12 (MW-2A)	May-17 (MW-2B)	Nov-17 (SRW-MW1)	Jun-18 (MW-2B)
Date Sampled		R.L.	R.L.	R.L.	
SVOCs by EPA Method 8270D					
1,2,4,5-Tetrachlorobenzene	5	U 10	U 10	U 9.9	U 10
1,2,4-Trichlorobenzene	5	U 5	-	-	-
1,2-Dichlorobenzene	3	U 2	-	-	-
1,3-Dichlorobenzene	3	U 2	-	-	-
1,4-Dichlorobenzene	3	U 2	-	-	-
2,3,4,6-TETRACHLOROPHENOL			U 5	U 4.9	U 5
2,4,5-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4,6-Trichlorophenol		U 5	U 5	U 4.9	U 5
2,4-Dichlorophenol	1	U 5	U 5	U 4.9	U 5
2,4-Dimethylphenol	50	U 5	U 5	U 4.9	U 5
2,4-Dinitrophenol	10	U 20	U 20	U 20	U 20
2,4-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2,6-Dinitrotoluene	5	U 5	U 5	U 4.9	U 5
2-Chloronaphthalene	10	U 0.2	U 0.2	U 0.2	U 0.2
2-Chlorophenol		U 2	U 2	U 2	U 2
2-Methylnaphthalene		U 0.2	U 0.1	U 0.1	U 0.1
2-Methylphenol		U 5	5	-	-
2-Nitroaniline	5	U 5	U 5	U 4.9	U 5
2-Nitrophenol		U 10	U 10	U 9.9	U 10
3,3'-Dichlorobenzidine	5	U 5	U 5	U 4.9	U 5
3-Methylphenol/4-Methylphenol		U 5	U 5	2.8 J 4.9	U 5
3-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4,6-Dinitro-o-cresol		U 10	U 10	U 9.9	U 10
4-Bromophenyl phenyl ether		U 2	U 2	U 2	U 2
4-Chloroaniline	5	U 5	U 5	U 4.9	U 5
4-Chlorophenyl phenyl ether		U 2	U 2	U 2	U 2
4-Nitroaniline	5	U 5	U 5	U 4.9	U 5
4-Nitrophenol		U 10	U 10	U 9.9	U 10
Acenaphthene	20	U 0.2	U 0.1	U 4.9	U 0.1
Acenaphthylene		U 0.2	U 0.1	U 0.1	U 0.1
Acetophenone		U 5	U 5	U 4.9	U 5
Anthracene	50	U 0.2	U 0.1	U 0.1	U 0.1
ATRAZINE			U 10	U 9.9	U 10
BENZALDEHYDE			U 5	U 4.9	U 5
Benzo(a)anthracene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(a)pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(b)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzo(ghi)perylene		U 0.2	U 0.1	U 0.1	U 0.1
Benzo(k)fluoranthene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Benzoic Acid		U 50	5	-	-
Benzyl Alcohol		U 2	10	-	-
Biphenyl		U 2	U 2	U 2	U 2
Bis(2-chloroethoxy)methane	5	U 5	U 5	U 4.9	U 5
Bis(2-chloroethyl)ether	1	U 2	U 2	U 2	U 2
Bis(2-chloroisopropyl)ether	5	U 2	U 2	U 2	U 2
Bis(2-Ethylhexyl)phthalate	5	U 3	1.4 J 3	U 3	U 3
Butyl benzyl phthalate	50	U 5	U 5	U 4.9	U 5
CAPROLACTAM			U 10	U 9.9	U 10
Carbazole		U 2	U 2	U 2	U 2
Chrysene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Dibenzo(a,h)anthracene		U 0.2	U 0.1	U 0.1	U 0.1
Dibenzofuran		U 2	U 2	U 2	U 2
Diethyl phthalate	50	U 5	U 5	U 4.9	U 5
Dimethyl phthalate	50	U 5	U 5	U 4.9	U 5
Di-n-butylphthalate	50	U 5	U 5	U 4.9	U 5
Di-n-octylphthalate	50	U 5	U 5	U 4.9	U 5
Fluoranthene	50	U 0.2	U 0.1	U 0.1	U 0.1
Fluorene	50	U 0.2	U 0.1	U 0.1	U 0.1
Hexachlorobenzene	0.04	U 0.8	U 0.8	U 0.79	U 0.8
Hexachlorobutadiene	0.5	U 0.5	U 0.5	U 0.49	U 0.5
Hexachlorocyclopentadiene	5	U 20	U 20	U 20	U 20
Hexachloroethane	5	U 0.8	U 0.8	U 0.79	U 0.8
Indeno(1,2,3-cd)Pyrene	0.002	U 0.2	U 0.1	U 0.1	U 0.1
Isophorone	50	U 5	U 5	U 4.9	U 5
Naphthalene	10	U 0.2	U 0.1	U 0.1	U 0.1
Nitrobenzene	0.4	U 2	U 2	U 2	U 2
NitrosoDiPhenylAmine(NDPA)/DPA	50	U 2	U 2	U 2	U 2
n-Nitrosodi-n-propylamine		U 5	U 5	U 4.9	U 5
P-Chloro-M-Cresol		U 2	U 2	U 2	U 2
Pentachlorophenol	1	U 0.8	U 0.8	U 0.79	U 0.8
Phenanthrene	50	U 0.2	U 0.1	0.02 J 0.1	U 0.1
Phenol	1	U 5	U 5	U 4.9	U 5
Pyrene	50	U 0.2	U 0.1	U 0.1	U 0.1

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-1							
		Apr-12		May-17		Nov-17		Jun-18	
		R.L.		R.L.		R.L.		R.L.	
Date Sampled									
Metals by EPA Methods 6020A/7470A									
Aluminum, Total		NS	64.5		NS		883	10	
Antimony, Total	3	NS	0.72	J	NS		0.75	J 4	
Arsenic, Total	25	NS	3.36		NS		2.96	0.5	
Barium, Total	1,000	NS	287.2		NS		264.5	0.5	
Beryllium, Total	3	NS		U 0.5	NS			U 0.5	
Cadmium, Total	5	NS		U 0.2	NS			U 0.2	
Calcium, Total		NS	191,000		NS		175,000	100	
Chromium, Total	50	NS	2.49		NS		4.32	1	
Cobalt, Total		NS	1.07		NS		1.48	0.5	
Copper, Total	200	NS	0.5	J	NS		3.04	1	
Iron, Total	300	NS	40,800		NS		39,200	50	
Lead, Total	25	NS		U 0.5	NS		4.02	1	
Magnesium, Total	35,000	NS	25,900		NS		23,800	70	
Manganese, Total	300	NS	2,464		NS		2,166	1	
Mercury, Total	0.7	NS		U 0.2	NS			U 0.2	
Nickel, Total	100	NS	1.25	J	NS		1.86	J 2	
Potassium, Total		NS	22,300		NS		19,200	100	
Selenium, Total	10	NS		U 5	NS			U 5	
Silver, Total	50	NS		U 0.4	NS		0.59	J 1	
Sodium, Total	20,000	NS	43,700		NS		31,800	200	
Thallium, Total	0.5	NS		U 0.5	NS			U 0.5	
Vanadium, Total		NS	1.93	J	NS		3.88	J 5	
Zinc, Total	2,000	NS		U 10	NS		9.11	J 10	

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(reflects all addendum to criteria through June 2004)

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J - Estimated value

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-2A							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
			R.L.		R.L.		R.L.		R.L.
Metals by EPA Methods 6020A/7470A									
Aluminum, Total		11,000		354		706		1,910	10
Antimony, Total	3	1.5		0.82	J	1.61	J	2.43	J 4
Arsenic, Total	25		U 5	0.38	J	0.58		0.45	J 0.5
Barium, Total	1,000	151		38.45		50.26		57.44	0.5
Beryllium, Total	3	0.3	J		U 0.5		U 0.5		U 0.5
Cadmium, Total	5		U 5	0.11	J	0.08	J	0.1	J 0.2
Calcium, Total		250,000		300,000		378,000		296,000	100
Chromium, Total	50	30		1.35		2.63		5.71	1
Cobalt, Total		25		19.48		18.70		22.34	0.5
Copper, Total	200	81		14.05		12.23		30.18	1
Iron, Total	300	16,000		603		1,150		3,080	50
Lead, Total	25	44		1.67		1.89		12.63	1
Magnesium, Total	35,000	52,000		58,600		65,800		56,000	70
Manganese, Total	300	2,530		1,554		1,489		1,637	1
Mercury, Total	0.7		U 0.2		U 0.2		U 0.2		U 0.2
Nickel, Total	100	34		6.9		7.95		11.09	2
Potassium, Total		26,000		23,000		23,600		20,500	100
Selenium, Total	10	5	J	11.1		8.37		8.42	5
Silver, Total	50		U 7		U 0.4		U 0.4	0.91	J 1
Sodium, Total	20,000	43,000		44,300		50,900		33,000	200
Thallium, Total	0.5	0.2	J		U 0.5		U 0.5	0.18	J 0.5
Vanadium, Total		35			U 5	3.09	J	6.19	5
Zinc, Total	2,000	95		3.43	J	6.33	J	15.79	10

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J - Estimated value

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-2B							
		Apr-12		May-17		Nov-17		Jun-18	
Date Sampled									
Metals by EPA Methods									
6020A/7470A			R.L.		R.L.		R.L.		R.L.
Aluminum, Total		400		6.06	J	9.80	J	28.3	10
Antimony, Total	3	0.6		0.46	J		U 4	0.45	J 4
Arsenic, Total	25		U 5	0.52		0.63		0.29	J 0.5
Barium, Total	1,000	81		37.16		47.21		42.25	0.5
Beryllium, Total	3		U 0.5		U 0.5		U 0.5		U 0.5
Cadmium, Total	5		U 5		U 0.2		U 0.2		U 0.2
Calcium, Total		260,000		260,000		296,000		269,000	100
Chromium, Total	50		U 10	0.33	J	0.49	J	0.62	J 1
Cobalt, Total		6	J	5.07		6.18		5.31	0.5
Copper, Total	200		U 10	1.49		0.86	J	1.36	1
Iron, Total	300	8,300		3,040		3,850		3,630	50
Lead, Total	25		U 10		U 0.5		U 1		U 1
Magnesium, Total	35,000	65,000		60,900		67,700		64,800	70
Manganese, Total	300	3,040		2,413		2,722		2,532	1
Mercury, Total	0.7		U 0.2		U 0.2		U 0.2		U 0.2
Nickel, Total	100	17	J	14.64		16.06		16.21	2
Potassium, Total		37,000		26,200		27,700		24,500	100
Selenium, Total	10		U 10		U 5		U 5		U 5
Silver, Total	50		U 7		U 0.4		U 0.4	0.35	J 1
Sodium, Total	20,000	46,000		41,700		46,400		35,700	200
Thallium, Total	0.5		U 0.5		U 0.5		U 0.5		U 0.5
Vanadium, Total			U 10		U 5		U 5		U 5
Zinc, Total	2,000	16	J	4.22	J	4.55	J		U 10

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		SWR-MW-1							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
			R.L.		R.L.		R.L.		R.L.
Metals by EPA Methods 6020A/7470A									
Aluminum, Total		25,000		1,260		33		13,600	10
Antimony, Total	3	0.6		0.69	J		U 4		U 4
Arsenic, Total	25		U 5	1.51		1.11		3.85	0.5
Barium, Total	1,000	424		67.49		304.7		410.5	0.5
Beryllium, Total	3	0.7			U 0.5		U 0.5		U 0.5
Cadmium, Total	5		U 5	0.21			U 0.2	0.88	0.2
Calcium, Total		120,000		62,200		197,000		204,000	100
Chromium, Total	50	70		3.32		1.95		54.13	1
Cobalt, Total		26		4.04		2.15		22.25	0.5
Copper, Total	200	89		11.52		0.59	J	96.06	1
Iron, Total	300	80,000		2,760		45,700		76,300	50
Lead, Total	25	54		5.21			U 1	33.38	1
Magnesium, Total	35,000	24,000		9,370		40,300		41,400	70
Manganese, Total	300	1,600		1,974		3,132		8,459	1
Mercury, Total	0.7	0.2			U 0.2	0.1	J		U 0.2
Nickel, Total	100	52		10.94		2.17		56.1	2
Potassium, Total		40,000		11,300		46,100		40,800	100
Selenium, Total	10		U 10		U 5		U 5		U 5
Silver, Total	50		U 7		U 0.4		U 0.4	1.61	1
Sodium, Total	20,000	88,000		6,550		116,000		62,500	200
Thallium, Total	0.5	0.6			U 0.5		U 0.5		U 0.5
Vanadium, Total		74		3.82	J	1.69	J	42.73	5
Zinc, Total	2,000	155		20.74			U	169.6	10

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		DUPLICATE							
Date Sampled		Apr-12 (MW-2A)		17-May (MW-2B)		Nov-17 (SRW-MW1)		Jun-18 (MW-2B)	
			R.L.		R.L.		R.L.		R.L.
Metals by EPA Methods 6020A/7470A									
Aluminum, Total		11,000		5.38	J	37.1		25.9	10
Antimony, Total	3	1.5			U 4		U 4	0.44	J 4
Arsenic, Total	25		U 5	0.53		1.27		0.26	J 0.5
Barium, Total	1,000	164		36.87		314.5		41.61	0.5
Beryllium, Total	3	0.3	J		U 0.5		U 0.5		U 0.5
Cadmium, Total	5		U 5		U 0.2		U 0.2		U 0.2
Calcium, Total		300,000		274,000		206,000		266,000	100
Chromium, Total	50	30		0.48	J	2.03		0.58	J 1
Cobalt, Total		28		5.25		2.21		5.28	0.5
Copper, Total	200	94		1.2			U 1	1.1	1
Iron, Total	300	16,000		3,030		48,200		3,560	50
Lead, Total	25	49			U 0.5		U 1		U 1
Magnesium, Total	35,000	61,000		63,100		41,600		64,000	70
Manganese, Total	300	3,020		2,456		3,271		2,510	1
Mercury, Total	0.7		U 0.2		U 0.2		U 0.2		U 0.2
Nickel, Total	100	37		15.09		1.97	J 2	16.29	2
Potassium, Total		30,000		27,100		48,100		24,400	100
Selenium, Total	10	5	J		U 5		U 5		U 5
Silver, Total	50		U 7		U 0.4		U 0.4	0.28	J 1
Sodium, Total	20,000	51,000		43,400		120,000		34,900	200
Thallium, Total	0.5	0.2	J		U 0.5		U 0.5		U 0.5
Vanadium, Total		35			U 5	1.58	J 5		U 5
Zinc, Total	2,000	104		4.1	J		U 10		U 10

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-1							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
			R.L.		R.L.		R.L.		R.L.
PCBs by EPA Method 8082A									
Aroclor 1016		NS		U	0.083	NS		U	0.2
Aroclor 1221		NS		U	0.083	NS		U	0.2
Aroclor 1232		NS		U	0.083	NS		U	0.2
Aroclor 1242		NS		U	0.083	NS		U	0.2
Aroclor 1248		NS		U	0.083	NS		U	0.2
Aroclor 1254		NS		U	0.083	NS		U	0.2
Aroclor 1260		NS		U	0.083	NS		U	0.2
Aroclor 1262		NS		U	0.083	NS		U	0.2
Aroclor 1268		NS		U	0.083	NS		U	0.2
Total PCBs	0.09	NS		ND		NS		ND	

All values reported as ug/L (parts per billion)

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limit

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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-2A							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
			R.L.		R.L.		R.L.		R.L.
PCBs by EPA Method 8082A									
Aroclor 1016		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1221		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1232		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1242		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1248		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1254		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1260		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1262		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1268		U	0.083	U	0.083	U	0.083	U	0.083
Total PCBs	0.09	ND		ND		ND		ND	

All values reported as ug/L (parts per billion)

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U - Analyzed for but not detected above laboratory detection
limit

J - Estimated value

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applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification								
		MW-2B								
Date Sampled		Apr-12		May-17		Nov-17		Jun-18		
			R.L.		R.L.		R.L.		R.L.	
PCBs by EPA Method 8082A										
Aroclor 1016		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1221		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1232		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1242		U	0.083	U	0.083	0.052	J	0.083	U	0.083
Aroclor 1248		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1254		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1260		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1262		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1268		U	0.083	U	0.083	U	0.083	U	0.083	
Total PCBs	0.09	ND		ND		0.052		ND		

All values reported as ug/L (parts per billion)

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sampling event

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limit

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applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification								
		SWR-MW-1								
Date Sampled		Apr-12		May-17		Nov-17		Jun-18		
			R.L.		R.L.		R.L.		R.L.	
PCBs by EPA Method 8082A										
Aroclor 1016		U	0.083	U	0.083	U	0.083	U	0.083	
Aroclor 1221		U	0.083	U	0.083	U	0.083	U	1.083	
Aroclor 1232		U	0.083	U	0.083	U	0.083	U	2.083	
Aroclor 1242		U	0.083	U	0.083	U	0.083	U	3.083	
Aroclor 1248		U	0.083	U	0.083	0.053	J	0.083	U	4.083
Aroclor 1254		U	0.083	U	0.083	U	0.083	U	5.083	
Aroclor 1260		U	0.083	U	0.083	U	0.083	U	6.083	
Aroclor 1262		U	0.083	U	0.083	U	0.083	U	7.083	
Aroclor 1268		U	0.083	U	0.083	U	0.083	U	8.083	
Total PCBs	0.09	ND		ND		0.053		ND		

All values reported as ug/L (parts per billion)

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(reflects all addendum to criteria through June 2004)

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sampling event

R.L. - Laboratory reporting limit

ND - Not detected

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection
limit

J - Estimated value

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applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		DUPLICATE							
Date Sampled		Apr-12 (MW-2A)		May-17 (MW-2B)		Nov-17 (SRW-MW1)		Jun-18 (MW-2B)	
			R.L.		R.L.		R.L.		R.L.
PCBs by EPA Method 8082A									
Aroclor 1016		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1221		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1232		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1242		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1248		U	0.083	U	0.083	0.056 J	0.083	U	0.083
Aroclor 1254		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1260		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1262		U	0.083	U	0.083	U	0.083	U	0.083
Aroclor 1268		U	0.083	U	0.083	U	0.083	U	0.083
Total PCBs	0.09	ND		ND		0.056		ND	

All values reported as ug/L (parts per billion)

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(reflects all addendum to criteria through June 2004)

NS - No sample collected because well was dry during
sampling event

R.L. - Laboratory reporting limit

ND - Not detected

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection
limit

J - Estimated value

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applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification							
		MW-1							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
Pesticides by EPA Method 8081B			R.L.		R.L.		R.L.		R.I.
4,4'-DDD	0.3	NS		U 0.042		NS		0.011 J	0.029
4,4'-DDE	0.2	NS		U 0.042		NS		U	0.029
4,4'-DDT	0.2	NS		U 0.042		NS		0.011 J	0.029
Aldrin	ND	NS		U 0.021		NS		U	0.014
Alpha-BHC	0.01	NS		U 0.021		NS		U	0.014
Beta-BHC	0.04	NS		U 0.021		NS		U	0.014
Chlordane	0.05	NS		U 0.208		NS		U	0.143
Delta-BHC	0.04	NS		U 0.021		NS		U	0.014
Dieldrin	0.004	NS		U 0.042		NS		U	0.029
Endosulfan I		NS		U 0.021		NS		U	0.014
Endosulfan II		NS		U 0.042		NS		U	0.029
Endosulfan sulfate		NS		U 0.042		NS		U	0.029
Endrin aldehyde								U	0.029
Endrin	ND	NS		U 0.042		NS		U	0.029
Endrin ketone	5	NS		U 0.042		NS		U	0.029
Heptachlor	0.04	NS		U 0.021		NS		U	0.014
Heptachlor epoxide	0.03	NS		U 0.021		NS		U	0.014
Lindane	0.05	NS		U 0.021		NS		U	0.014
Methoxychlor	35	NS		U 0.208		NS		U	0.143
Toxaphene	0.06	NS		U 0.208		NS		U	0.143
cis-Chlordane								U	0.014
trans-Chlordane		NS		U 0.021		NS		U	0.014

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Standards (reflects all addendum to criteria through June 2004)
NS - No sample collected because well was dry during sampling event
R.L. - Laboratory reporting limit
ND - Non-Detect
(-) - Indicates analyte was not analyzed for
U - Analyzed for but not detected above laboratory detection limit
J - Estimated value
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Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-2A							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
Pesticides by EPA Method 8081B			R.L.		R.L.		R.L.		R.L.
4,4'-DDD	0.3	U	0.04	U	0.04	U	0.04	U	0.029
4,4'-DDE	0.2	U	0.04	U	0.04	U	0.04	U	0.029
4,4'-DDT	0.2	UJ	0.04	U	0.04	U	0.04	U	0.029
Aldrin	ND	U	0.02	U	0.02	U	0.02	U	0.014
Alpha-BHC	0.01	U	0.02	U	0.02	U	0.02	U	0.014
Beta-BHC	0.04	U	0.02	U	0.02	U	0.02	U	0.014
Chlordane	0.05	UJ	0.2	U	0.2	U	0.2	U	0.143
Delta-BHC	0.04	U	0.02	U	0.02	U	0.02	U	0.014
Dieldrin	0.004	U	0.04	U	0.04	U	0.04	U	0.029
Endosulfan I		U	0.02	U	0.02	U	0.02	U	0.014
Endosulfan II		U	0.04	U	0.04	U	0.04	U	0.029
Endosulfan sulfate		UJ	0.04	U	0.04	U	0.04	U	0.029
Endrin aldehyde								U	0.029
Endrin	ND	U	0.04	U	0.04	U	0.04	U	0.029
Endrin ketone	5	U	0.04	U	0.04	U	0.04	U	0.029
Heptachlor	0.04	UJ	0.02	U	0.02	U	0.02	U	0.014
Heptachlor epoxide	0.03	U	0.02	U	0.02	U	0.02	U	0.014
Lindane	0.05	U	0.02	U	0.02	U	0.02	U	0.014
Methoxychlor	35	UJ	0.2	U	0.2	U	0.2	U	0.143
Toxaphene	0.06	U	0.2	U	0.2	U	0.2	U	0.143
cis-Chlordane								U	0.014
trans-Chlordane		U	0.02	U	0.02	U	0.02	U	0.014

All values reported as ug/L (parts per billion)

Standards (reflects all addendum to criteria through June 2004)

NS - No sample collected because well was dry during sampling event

R.L. - Laboratory reporting limit

ND - Non-Detect

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		MW-2B							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
Pesticides by EPA Method 8081B			R.L.		R.L.		R.L.		R.L.
4,4'-DDD	0.3	U	0.04	U	0.044	U	0.043	U	0.029
4,4'-DDE	0.2	U	0.04	U	0.044	U	0.043	U	0.029
4,4'-DDT	0.2	UJ	0.04	U	0.044	U	0.043	U	0.029
Aldrin	ND	U	0.02	U	0.022	U	0.021	U	0.014
Alpha-BHC	0.01	U	0.02	U	0.022	U	0.021	U	0.014
Beta-BHC	0.04	U	0.02	U	0.022	U	0.021	U	0.014
Chlordane	0.05	UJ	0.2	U	0.217	U	0.213	U	0.143
Delta-BHC	0.04	U	0.02	U	0.022	U	0.021	U	0.014
Dieldrin	0.004	U	0.04	U	0.044	U	0.043	U	0.029
Endosulfan I		0.025		U	0.022	U	0.021	U	0.014
Endosulfan II		U	0.04	U	0.044	U	0.043	U	0.029
Endosulfan sulfate		UJ	0.04	U	0.044	U	0.043	U	0.029
Endrin aldehyde								U	0.029
Endrin	ND	U	0.04	U	0.044	U	0.043	U	0.029
Endrin ketone	5	U	0.04	U	0.044	U	0.043	U	0.029
Heptachlor	0.04	UJ	0.02	U	0.022	U	0.021	U	0.014
Heptachlor epoxide	0.03	U	0.02	U	0.022	U	0.021	U	0.014
Lindane	0.05	U	0.02	U	0.022	U	0.021	U	0.014
Methoxychlor	35	UJ	0.2	U	0.217	U	0.213	U	0.143
Toxaphene	0.06	U	0.2	U	0.217	U	0.213	U	0.143
cis-Chlordane								U	0.014
trans-Chlordane		U	0.02	U	0.022	U	0.021	U	0.014

All values reported as ug/L (parts per billion)

Standards (reflects all addendum to criteria through June 2004)

NS - No sample collected because well was dry during sampling event

R.L. - Laboratory reporting limit

ND - Non-Detect

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std [^] (ug/L)	Sample Identification							
		SWR-MW-1							
Date Sampled		Apr-12		May-17		Nov-17		Jun-18	
Pesticides by EPA Method 8081B			R.L.		R.L.		R.L.		R.L.
4,4'-DDD	0.3	UJ	0.04	U	0.045	U	0.04	U	1.43
4,4'-DDE	0.2	UJ	0.04	U	0.045	U	0.04	U	1.43
4,4'-DDT	0.2	U	0.04	U	0.045	U	0.04	U	1.43
Aldrin	ND	UJ	0.02	U	0.023	U	0.02	U	0.714
Alpha-BHC	0.01	UJ	0.02	U	0.023	U	0.02	U	0.714
Beta-BHC	0.04	U	0.02	U	0.023	U	0.02	U	0.714
Chlordane	0.05	U	0.2	U	0.227	U	0.2	U	7.14
Delta-BHC	0.04	U	0.02	U	0.023	U	0.02	U	0.714
Dieldrin	0.004	UJ	0.04	U	0.045	U	0.04	U	1.43
Endosulfan I		UJ	0.02	U	0.023	U	0.02	U	0.714
Endosulfan II		UJ	0.04	U	0.045	U	0.04	U	1.43
Endosulfan sulfate		UJ	0.04	U	0.045	U	0.04	U	1.43
Endrin aldehyde								U	1.43
Endrin	ND	U	0.04	U	0.045	U	0.04	U	1.43
Endrin ketone	5	UJ	0.04	U	0.045	U	0.04	U	1.43
Heptachlor	0.04	U	0.02	U	0.023	U	0.02	U	0.714
Heptachlor epoxide	0.03	UJ	0.02	U	0.023	U	0.02	U	0.714
Lindane	0.05	UJ	0.02	U	0.023	U	0.02	U	0.714
Methoxychlor	35	U	0.2	U	0.227	U	0.2	U	7.14
Toxaphene	0.06	U	0.2	U	0.227	U	0.2	U	7.14
cis-Chlordane								U	0.714
trans-Chlordane		U	0.02	0.011	J 0.023	U	0.02	U	0.714

All values reported as ug/L (parts per billion)

Standards (reflects all addendum to criteria through June 2004)

NS - No sample collected because well was dry during sampling event

R.L. - Laboratory reporting limit

ND - Non-Detect

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results



Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification							
		DUPLICATE							
Date Sampled		Apr-12 (MW-2A)		May-17 (MW-2B)		Nov-17 (SRW-MW1)		Jun-18 (MW-2B)	
Pesticides by EPA Method 8081B			R.L.		R.L.		R.L.		R.L.
4,4'-DDD	0.3	U	0.04	U	0.041	U	0.042	U	0.029
4,4'-DDE	0.2	U	0.04	U	0.041	U	0.042	U	0.029
4,4'-DDT	0.2	UJ	0.04	U	0.041	U	0.042	U	0.029
Aldrin	ND	U	0.02	U	0.02	U	0.021	U	0.014
Alpha-BHC	0.01	U	0.02	U	0.02	U	0.021	U	0.014
Beta-BHC	0.04	U	0.02	U	0.02	U	0.021	U	0.014
Chlordane	0.05	UJ	0.2	U	0.204	U	0.208	U	0.143
Delta-BHC	0.04	U	0.02	U	0.02	U	0.021	U	0.014
Dieldrin	0.004	U	0.04	U	0.041	U	0.042	U	0.029
Endosulfan I		0.121		U	0.02	U	0.021	U	0.014
Endosulfan II		U	0.04	U	0.041	U	0.042	U	0.029
Endosulfan sulfate		UJ	0.04	U	0.041	U	0.042	U	0.029
Endrin aldehyde								U	0.029
Endrin	ND	U	0.04	U	0.041	U	0.042	U	0.029
Endrin ketone	5	U	0.04	U	0.041	U	0.042	U	0.029
Heptachlor	0.04	UJ	0.02	U	0.02	U	0.021	U	0.014
Heptachlor epoxide	0.03	U	0.02	U	0.02	U	0.021	U	0.014
Lindane	0.05	U	0.02	U	0.02	U	0.021	U	0.014
Methoxychlor	35	UJ	0.2	U	0.204	U	0.208	U	0.143
Toxaphene	0.06	U	0.2	U	0.204	U	0.208	U	0.143
cis-Chlordane								U	0.014
trans-Chlordane		U	0.02	U	0.02	U	0.021	U	0.014

All values reported as ug/L (parts per billion)

Standards (reflects all addendum to criteria through June 2004)

NS - No sample collected because well was dry during sampling event

R.L. - Laboratory reporting limit

ND - Non-Detect

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory detection limit

J - Estimated value

Bold and thick outlined cells indicate an exceedance of applicable standards

Appendices

Appendix A
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.	C360116		
Site Name Lot 4 - Austin Ave and Prior Place			
Site Address: 45 Stew Leonard Drive and 65 Austin Avenue		Zip Code: 10710	
City/Town: Yonkers			
County: Westchester			
Site Acreage: 9.929			
September 27, 2018			
Reporting Period: November 04, 2016 to March 04, 2018			
		YES	NO
1.	Is the information above correct?	<input type="checkbox"/>	<input checked="" 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 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"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		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"/>
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. C360116

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional Control

3-3244-4

Morris Westchester Retail Associates LLC

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

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;
2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;
3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;
4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and
5. Periodic certification of the institutional and engineering controls listed above.

3-3244-7

Morris Westchester Retail Associates LLC

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

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;
2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;
3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;
4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and
5. Periodic certification of the institutional and engineering controls listed above.

3-8001-40 (p/o)

Morris Westchester Retail Associates LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;
2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;
3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;
4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and
5. Periodic certification of the institutional and engineering controls listed above.

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
3-3244-4	Cover System
3-3244-7	Cover System
3-8001-40 (p/o)	Cover System

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
X

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
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. C360116

Box 6

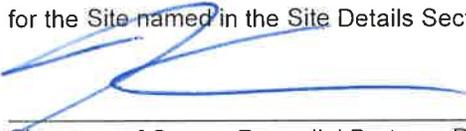
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 Keith Morris at Morris Westchester Retail Associates, LLC
print name 350 Veterans Boulevard, Rutherford, New Jersey 07070
print business address

am certifying as Owner and Designated Representative (Owner or Remedial Party)

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


Keith E. Morris
Vice President
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

11/8/18
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.

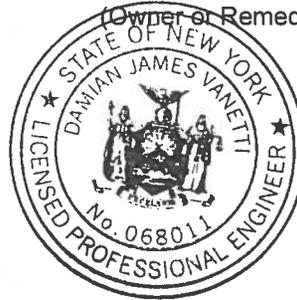
I Damian J. Vanetti, P.E. at GHD Consulting Services Inc.
One Remington Park Drive, Cazenovia, New York 13035,
print name print business address

I am certifying as a Owner and Designated Representative

(Owner or Remedial Party)



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



Stamp
(Required for PE)

11-7-18
Date

Appendix B Site Inspection Form

SITE INSPECTION FORM

Inspections to be conducted at least semi-annually

SITE: Austin Avenue and Prior Place (Lot 4)
BCP # C3-60-116

DATE/TIME: 9-21-18 12:15 PM
WEATHER: Overcast, 75° F

INSPECTORS NAME:

Damian Vanetti

COMPANY NAME:

GHD PRR site visit

GENERAL SITE CONDITIONS:

- Site Access Control
- Change in Use
- Unauthorized Activities

Gate on Austin Ave - unlocked
Gate at site access on St Leonard open
None identified
Debris / shrubs left adjacent to site entrance
and public turn-around area

ENGINEERING CONTROLS

SOIL COVER

- Soil Cover Condition
- Vegetative Cover
- Breach of the Soil Cover
- Woody Growth
- Surface Settling
- Burrowing Animals
- Sediment/Erosion Controls
- Surface Erosion
- Off-site Sediment Transport

No identified issues. New section asphalt paving on
well established vegetation access at
None observed - vegetation very thick St Leonard Ave
Some woody growth exists
None observed - vegetation very thick
None observed - vegetation very thick
Generally site controls in place. Silt fence at Prior Place
None observed - vegetation very thick is damaged
None observed at perimeter

SOIL VAPOR MITIGATION

- System In Place
- System Operating
- Component Conditions
- Damaged Equipment

N/A

ENVIRONMENTAL MONITORING

GROUNDWATER MONITORING WELLS

- Condition of Monitoring Wells
- Well Caps In Place
- Locks In Place and Secure

Good
Yes - for those found.
Yes - for those found

Identify Groundwater Samples Taken:

None

Identify Photos Taken:

General site photos from various angles/locations

OTHER COMMENTS:

Vault (phone) on Prior Place - access door open
New bollards placed around vault
Woody growth should be removed on site

INSPECTOR SIGNATURE:

Appendix C

NYSDEC EQuIS Approvals

Ian McNamara

From: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Sent: Friday, August 25, 2017 11:09 AM
To: Ian McNamara
Cc: Verrigni, Jamie L (DEC)
Subject: RE: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

CompleteRepository: 011144127
Description: MORRIS WESTCHESTER RETAIL ASSOC
JobNo: 11441
OperatingCentre: 01
RepoEmail: 011144127@ghd.com
RepoType: Proposal
SubJob: 27

Ian,

EDDs 20170823 1642.C360116.NYSDEC, 20170823 1641.C360116.NYSDEC and 20170725 1357.C360116.NYSDEC were successfully uploaded. The data is available for use within the NYSDEC system.

Thank you,
Alison
NYSDEC EIMS Team



From: Ian McNamara [mailto:ian.McNamara@ghd.com]
Sent: Wednesday, August 23, 2017 4:45 PM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Verrigni, Jamie L (DEC) <jamie.verrigni@dec.ny.gov>
Subject: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Attached are 3 EDDs for the above referenced site, an initial EDD to revise the elevation for well SWR-MW-1 since it was repaired and a field measurement EDD and a chemistry results EDD for the recent sampling conducted on-site. Please let me know if revisions are needed for successful upload.

Thanks,
Ian

Ian McNamara, GIT (PA)
Scientist III

GHD

T: 1 315 679 5732 | M: 1 315 368 8432 | V: 865732 | E: ian.mcnamara@ghd.com
One Remington Park Drive Cazenovia New York 13035 USA | www.ghd.com

Melissa Warshauer

From: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Sent: Tuesday, February 06, 2018 5:28 PM
To: Melissa Warshauer
Cc: Omorogbe, Amen (DEC)
Subject: RE: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

Melissa,

Thank you for your EDD submission. NYSDEC has successfully uploaded the data from the EDDs "20180124 1037.C360116.NYSDEC" and "20180124 1042.C360116.NYSDEC" to Lot 4 - Austin Ave and Prior Place in the NYSDEC database and the data is available for use within the system.

Aaron
NYSDEC EIMS Team



From: Melissa Warshauer [mailto:Melissa.Warshauer@ghd.com]
Sent: Wednesday, January 24, 2018 10:48 AM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Omorogbe, Amen (DEC) <amen.omorogbe@dec.ny.gov>
Subject: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Attached are 2 EDDs for the above referenced site, a field measurement EDD and a chemistry results EDD for the recent sampling conducted on-site. Please let me know if revisions are needed for successful upload.

Thanks,
Melissa

Melissa L. Warshauer
Engineer

GHD

T: 1 315 679 5775 | V: 865775 | F: 1 315 679 5801 | E: Melissa.Warshauer@ghd.com
One Remington Park Drive Cazenovia NY 13035 USA | www.ghd.com
[WATER](#) | [ENERGY & RESOURCES](#) | [ENVIRONMENT](#) | [PROPERTY & BUILDINGS](#) | [TRANSPORTATION](#)

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Ian McNamara

From: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Sent: Friday, August 03, 2018 11:18 AM
To: Dyson Sprouse
Cc: Whitcher, Randy J (DEC)
Subject: RE: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

CompleteRepository: 011144127
Description: MORRIS WESTCHESTER RETAIL ASSOC
JobNo: 11441
OperatingCentre: 01
RepoEmail: 011144127@ghd.com
RepoType: Proposal
SubJob: 27

Dyson,

EDDs 20180727 0920.C360116.NYSDEC and 20180727 0956.C360116.NYSDEC were successfully uploaded and the data is available for use within the NYSDEC system.

Thank you,
Alison
NYSDEC EIMS Team



From: Dyson.Sprouse@ghd.com [mailto:Dyson.Sprouse@ghd.com]
Sent: Friday, July 27, 2018 10:07 AM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Verrigni, Jamie L (DEC) <jamie.verrigni@dec.ny.gov>
Subject: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Attached are the Field Measurements and Chemistry Results EDDs for the Lot 4- Austin Avenue and Prior Place BCP Site (Site #C360116).

Please let me know if revisions are needed for successful upload.

Thanks,
Dyson Sprouse
Engineer – Environment

GHD

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about GHD

GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. We provide engineering, environmental, and construction services to private and public sector clients.

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