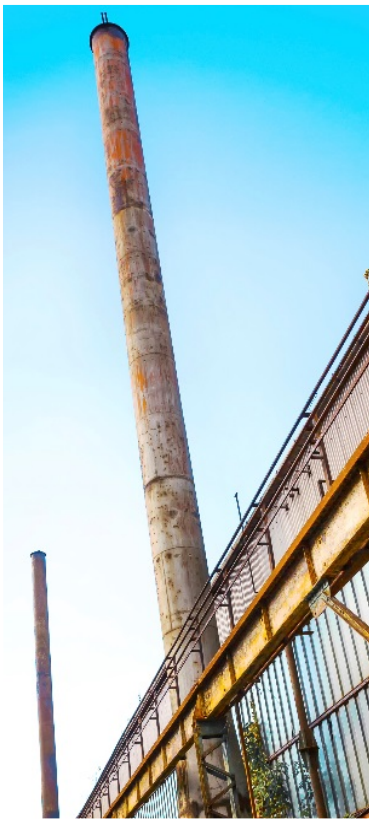
Periodic Review Report

Lot 4 – Austin Ave. and Prior Place BCP Site
BCP Site #C360116
September 27, 2019 to September 27, 2020
Reporting Period



5788 Widewaters Pkwy Syracuse New York 13214 USA | 11144127 | 201 | November 18 2020

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 and 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 NYSDEC-approved revised SMP (April 2019), Site monitoring currently includes annual groundwater sampling and analysis for metals and an annual Site inspection. On behalf of the Site owner, Morris Westchester Retail Associates, LLC, annual groundwater monitoring is currently being conducted in May of each year, and annual Site inspection is currently being conducted in September of each year. The annual Site inspection occurs to correspond with the closure of the PRR certification period. The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.

Included in the SMP is an Excavation Work Plan outlining the requirements for implementing any excavation activities that may occur at the Site. A geotechnical investigation was completed during this reporting period in June 2020 that required the submittal and approval of a work plan to conduct excavations and disturbances of the soil cover. A summary of the work completed is included in Appendix D.

Based on the Site inspection conducted on September 22, 2020, 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 an 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. Proposed revisions to the monitoring plan and annual PRR should be assessed annually and requests submitted to the NYSDEC and NYSDOH for review and approval as appropriate.

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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, for the Lot 4 – Austin Avenue 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 current NYSDEC-approved 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 annual groundwater monitoring activities conducted on-Site.

1.2 Certification Period

NYSDEC noted on the current PRR Certification Form, sent September 28, 2020, that this PRR should cover the period between November 11, 2019 and November 11, 2020. However, the previously agreed to PRR certification period should have been between September 27, 2019 and September 27, 2020. Clarification on the start and end dates of the PRR certification period will be reviewed with NYSDEC. The Site Owner retained GHD Consulting Services Inc. (GHD) to perform annual groundwater monitoring and annual visual inspection of the Site and its engineering controls, and to prepare this PRR in accordance with the SMP.

2. Site Overview

The currently undeveloped Site is located in the City of Yonkers, Westchester County, New York and reportedly 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. 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) consisting of approximately 13.17-acres. The Site occupies the majority of this new tax parcel; however, approximately 3.24-acres of the new tax parcel are occupied by a portion of the adjacent Austin Avenue Landfill BCP Site (Site #C360066). 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 3 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 of 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) are 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 and subsequently revised in April 2019. 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, Revised: April 2019. Site Management Plan.
- GHD Consulting Services Inc., November 5, 2018. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, November 4, 2016 to September 27, 2018 Reporting Period.
- GHD Consulting Services Inc., November 12, 2019. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, September 27, 2018 to September 27, 2019 Reporting Period.
- Dynamic Earth, LLC, September 1, 2020. Geotechnical Investigation Compliance Letter - Former Austin Avenue Landfill BCP Site (Site # C360116 & C360066).
- GHD Consulting Services Inc., September 8, 2020. Annual Post-Remediation Groundwater Monitoring – Spring 2020.

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 and their status 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, Revised: April 2019), 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 reportedly 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. Equipment associated with Stew Leonard's operations continues to be staged at the Site near the entrance from Stew Leonard Drive. During the annual inspection it was noted that several plastic garbage bags were left near the Stew Leonard Drive entrance and should be removed and properly disposed of off-site.

3.1.3 Groundwater

Groundwater is not being used at the Site.

Annual groundwater monitoring and Site inspection was conducted as outlined in the NYSDEC-approved SMP during this PRR's certification period, on June 11, 2020 and September 22, 2020, respectively. Additional information is provided in Section 4.

3.1.4 Excavations

Test pit excavations and soil borings associated with a geotechnical investigation of the Site occurred on-Site during this PRR's certification period. Additional details of these activities are provided in Section 3.2.1 and Appendix D.

3.2 Engineering Controls

The engineering controls (ECs) for this Site are outlined in the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019), 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 which was seeded to establish vegetative cover; 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.

There was no record of the soil cover system being breached during the reporting period, except in isolated areas, as approved by the NYSDEC, for completion of a geotechnical investigation between June 10 and June 30, 2020. The areas disturbed by this investigation were completed and backfilled with on-Site material removed from the test pit or boring, with the demarcation layer restored by either placing a new section of geotextile fabric (for test pits) or grouting from below the demarcation layer elevation to the ground surface (for borings), and the disturbed surface area graded and seeded. All soil and historic fill removed from the borings and test pits were returned to the same boring or test pit from which they came with a first out last in approach. Clean fill material was segregated from the historic fill material during test pitting activities. No materials were imported to the Site (except for the grout material) or removed from the Site during completion of these activities. Additional information on the geotechnical investigation can be found in the Dynamic Earth, LLC Geotechnical Investigation Compliance Letter (Appendix D), which was previously provided to NYSDEC and NYSDOH.

An annual inspection was completed on September 22, 2020 by GHD personnel. Based on field observations, the soil cover system appeared generally unchanged during this certification period, except for noted areas of disturbance associated with the geotechnical investigation. No maintenance was reported to be required to amend the soil cover system during this certification period. The vegetative cover on-Site is well established, and no 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 22, 2020), 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

Based on established groundwater quality trends, the spring 2018 groundwater monitoring report recommended a reduction in groundwater sampling frequency from semi-annual to annual and a reduction in the sample analytical list to include metals analysis only (i.e., remove analysis for SVOCs, PBCs, and pesticides). These requests were approved by NYSDEC on November 30, 2018. As a result, the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019) was revised to include annual groundwater monitoring and reporting and annual Site inspection, as well as monitoring and reporting requirements for a future soil vapor mitigation or monitoring system, if applicable.

The annual groundwater monitoring is intended to assess the performance of the remedy. Annual groundwater monitoring was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on June 11, 2020 (Figure 4 and Tables 1 through 3). An annual groundwater monitoring report for the monitoring event were transmitted to the NYSDEC on September 8, 2020. Groundwater monitoring results for the 2020 annual monitoring event were also uploaded in the NYSDEC EQuIS Database, were approved by the EQuIS Team, and are ready for use (Appendix C).

An annual inspection was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on September 22, 2020. The Annual Inspection Form is included in Appendix B. The recommendations resulting from the annual inspection are summarized in Section 5.

4.1 Groundwater Monitoring Results

During the June 2020 monitoring event, groundwater samples were collected from wells MW-2A, MW-2B, and SWR-MW-1. Monitoring well MW-1 did not contain sufficient water to allow sample collection. 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 (June 2020 monitoring event, Tables 1 through 3) indicate that 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:

- Iron – all samples
- Magnesium – all samples
- Manganese – all samples
- Sodium – all samples

Identified concentrations of metals are variable across the Site and over time, with the most recent round of monitoring (June 2020) only identifying commonly occurring natural elements in excess of Class GA standards or guidance values on-Site. With the exception of groundwater standard exceedances associated with these commonly occurring natural elements, the only other commonly

identified exceedances, although not identified during the June 2020 monitoring event, are identified in samples taken from off-site groundwater monitoring well SWR-MW-1 (located on adjacent BCP Site #C360066), which is screened within historic fill material. Historically identified concentrations could also, at least in part, be attributed to elevated turbidity levels in the groundwater samples, particularly SWR-MW-1 during monitoring events.

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. The next round of monitoring is tentatively scheduled for May 2021. Data from historic and future monitoring events will be reviewed and assessed to determine if any significant trends can be discerned.

4.2 Soil Vapor Mitigation

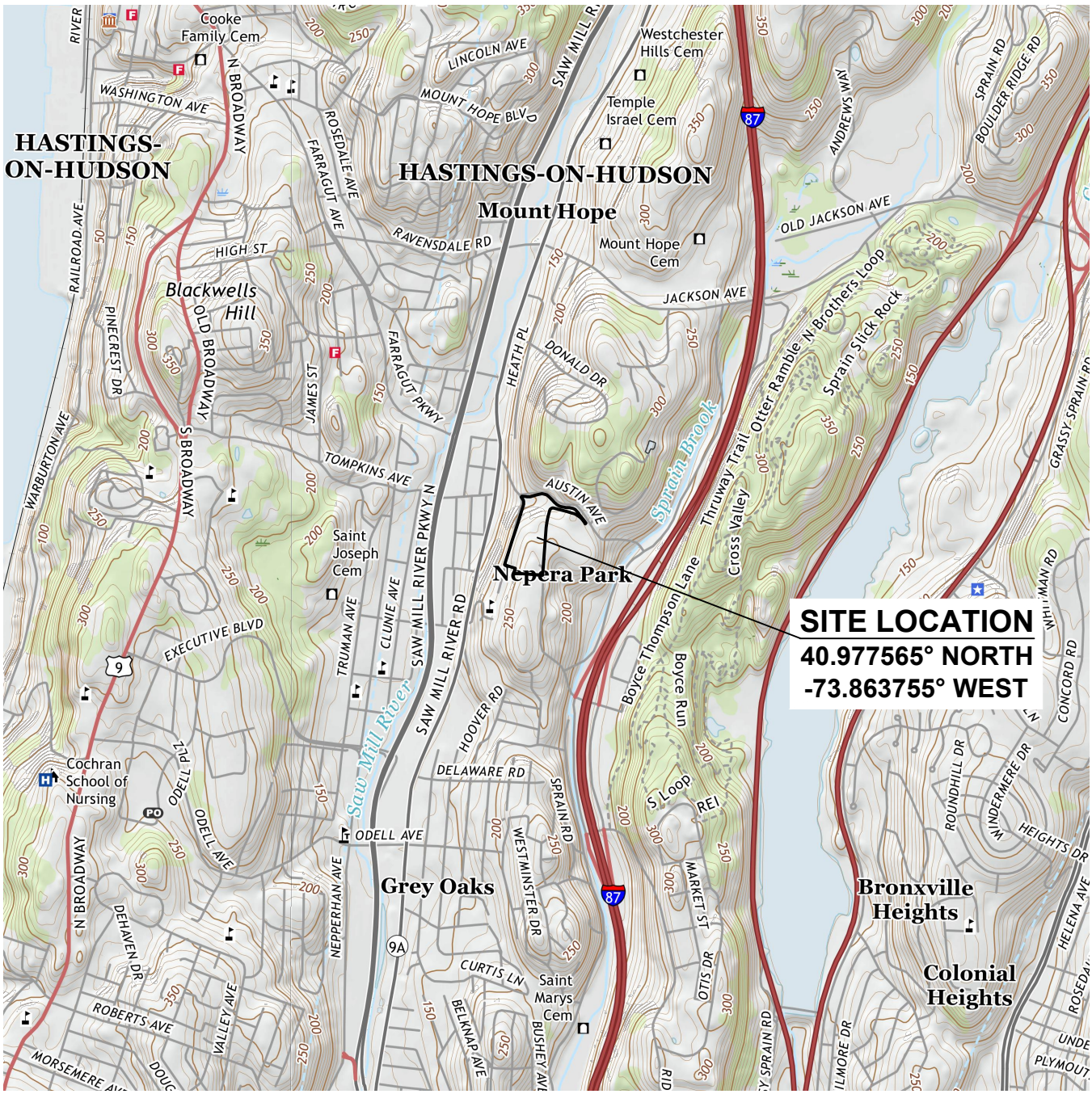
There are currently no structures located on-Site, and, as such, no soil vapor intrusion evaluation, mitigation, or monitoring was conducted. If structures are planned to be built in the future, a soil vapor intrusion evaluation will be conducted and reviewed, appropriate monitoring and/or mitigation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

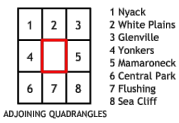
5. Recommendations

Based on a review of the 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. 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).
- 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. In addition, the location of the monitoring wells should be staked and flagged for ease of identification in the field.
- The monitoring wells should be periodically inspected and maintained, including replacing locks or damaged covers if needed.
- The garbage bags observed near the entrance at Stew Leonard Drive should be removed and properly disposed of off-site.
- Based on the potential influence of particles entrained in turbid groundwater samples, it is recommended that future sampling events include sampling of dissolved metals in addition to total metals analysis. Dissolved metals samples would be collected and filtered for laboratory analysis. The additional data will assist in evaluating the potential groundwater impacts and trends.

Figures





CONTOUR INTERVAL: 10 FEET

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YONKERS, NY-NJ (2019)
(U.S. GEOLOGICAL SURVEY WEBSITE)

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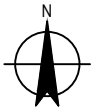

GHD

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

SITE LOCATION MAP

Project No. **11144127**
Report No. **-**
Date **10.29.2020**

FIGURE 1

Filename: G:\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2019 to 9.27.2020 Reporting Period\Figures\Figure 1 - Site Location.dwg
Plot Date: 29 October 2020 - 2:03 PM

LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY
- MW-1 SWR-MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)

NOTES:

1. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
2. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
3. 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.

N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

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Morris Westchester Retail Associates, LLC
Lot 4 - Austin Avenue and Prior Place BCP Site
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SITE LAYOUT

Project No. **11144127**
Report No. **-**
Date **10.29.2020**

FIGURE 2

Filename: G:\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2019 to 9.27.2020 Reporting Period\Figures\Figure 2 - Site Layout.dwg
Plot Date: 29 October 2020 - 12:55 PM

LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY
- MW-1 SWR-MW-1 — 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:

1. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
2. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
3. 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.

N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

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Morris Westchester Retail Associates, LLC
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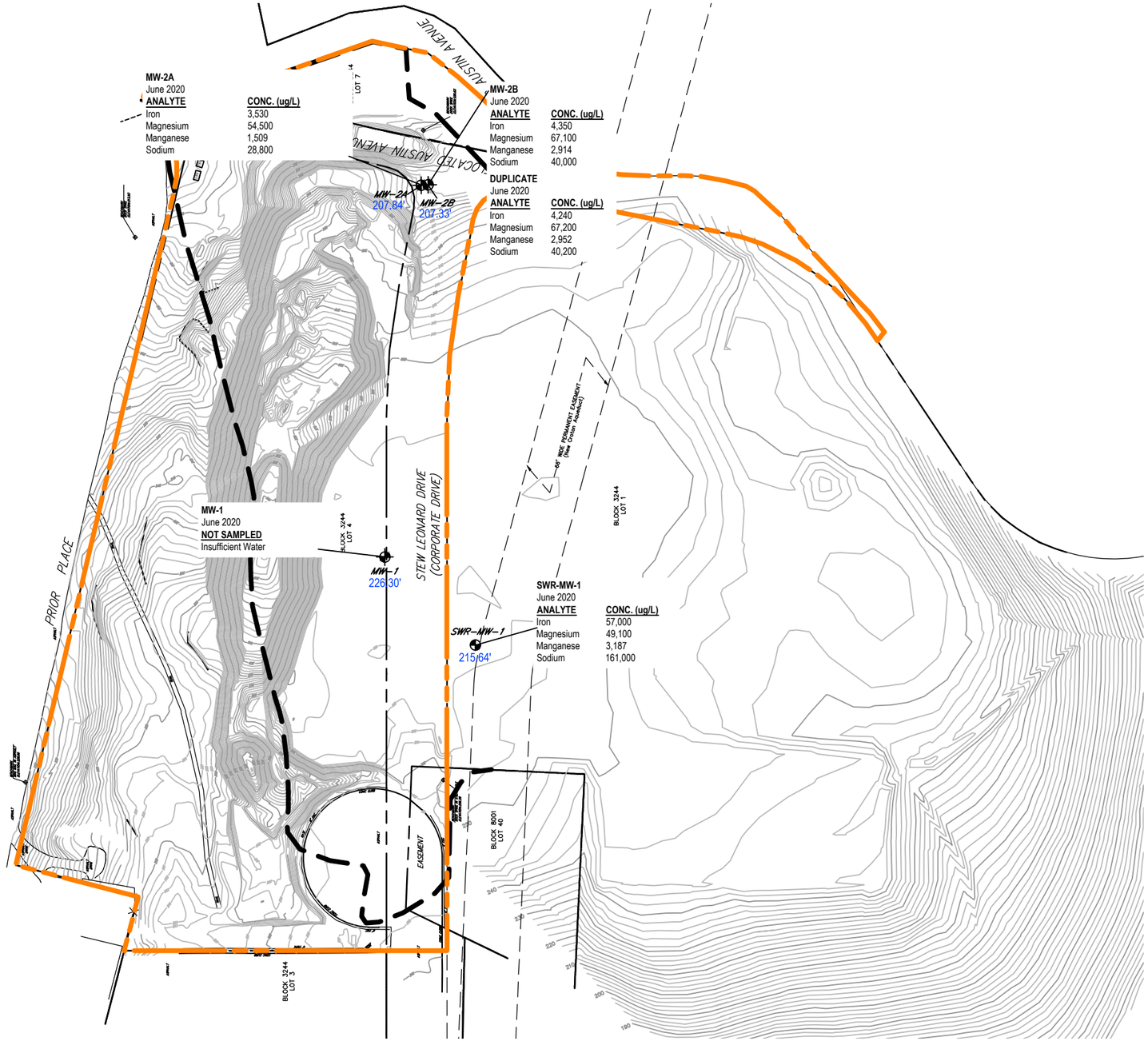
SOIL COVER AREAS

Project No. **11144127**
Report No. **-**
Date **10.29.2020**

FIGURE 3

Filename: G:\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2019 to 9.27.2020 Reporting Period\Figures\Figure 3 - Soil Cover Areas.dwg
Plot Date: 29 October 2020 - 1:17 PM



LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- MW-1 SWR-MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- 207.88' — GROUNDWATER ELEVATION (JUNE 2020 MONITORING EVENT)
- LABORATORY ANALYTICAL RESULTS (JUNE 2020 MONITORING EVENT)

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.

N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

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

GROUNDWATER ELEVATION AND EXCEEDANCES OF GROUNDWATER STANDARDS

Project No. **11144127**
Report No. **-**
Date **10.29.2020**

FIGURE 4

Filename: G:\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2019 to 9.27.2020 Reporting Period\Figures\Figure 4 - GW Elev. and Exceed..dwg
Plot Date: 29 October 2020 - 1:24 PM

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
	5/31/2019			26.91	28.70	226.39	0.29
	6/11/2020			27.00	28.70	226.30	0.28
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
	5/31/2019			23.89	36.20	209.14	1.99
	6/11/2020			25.19	36.20	207.84	1.78
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
	5/31/2019			24.33	55.30	208.63	5.02
	6/11/2020			25.63	55.30	207.33	4.81
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
	5/31/2019			37.03	42.90	216.51	0.95
	6/11/2020			37.90	42.90	215.64	0.81

DTW - Depth to Water

DOW - Depth of Well

Table 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)	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	
		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	Well dry after purging 4.0 liters, shut down pump 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		
	5/30/2019	-	-	-	-	-	-	-	-	ALMOST DRY-attempted to pump / no sample.
	6/11/2020	-	-	-	-	-	-	-	-	ALMOST DRY-no sample.

Table 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)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-2A	5/23/2017	14:25	14.6	1.337	0.41	6.50	65.0	93.2	3	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		
		13:20	11.13	1.92	0	6.58	165	13.9		
		13:25	11.13	1.92	0	6.57	166	13.5		
	6/4/2018	13:10	15.8	1.820	2.48	6.22	148	376	18	Slightly cloudy water. No odor.
		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		
	5/30/2019	10:40	13.4	1.720	6.45	6.45	124	342	2	Cloudy to slighlty cloudy with purge, light brown, no odor.
		10:45	13.2	1.710	6.44	6.44	125	200		
		10:50	13.2	1.710	6.43	6.43	126	140		
		10:55	13.1	1.710	6.43	6.43	125	119		
		11:00	13.1	1.710	6.43	6.43	125	112		
		11:05	13.1	1.710	6.43	6.43	124	109		
		11:10	13.1	1.710	6.45	6.45	124	100		
	6/11/2020	13:40	16.0	1.490	0.70	6.31	229	561	8	Cloudy to slightly cloudy with purge, light brown tint, no odor MS/MSD taken at this location.
		13:45	15.0	1.500	0.69	6.40	239	596		
		13:50	12.6	1.460	0.61	6.49	240	447		
		13:55	12.3	1.420	0.50	6.56	240	412		
		14:00	12.3	1.420	0.40	6.56	241	119		
		14:05	12.3	1.410	0.21	6.56	239	40		
		14:10	12.3	1.410	0.17	6.56	240	62		
		14:15	12.2	1.420	0.09	6.57	237	41		

Table 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)	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	2.2	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	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		
	5/30/2019	11:25	13.9	1.790	0.91	6.51	17	150	2	Water cloudy to clear with purge, no odor.
		11:30	13.4	1.540	0.09	6.47	14	42		
		11:35	13.2	1.560	0.00	6.46	15	39		
		11:40	13.0	1.570	0.00	6.44	15	30		
		11:45	13.1	1.600	0.00	6.43	16	32		
		11:50	13.1	1.610	0.00	6.43	16	29		
		11:55	13.1	1.610	0.00	6.42	15	27		
	6/11/2020	15:10	15.5	1.510	3.16	7.00	202	113	8	Water clear, no odor Blind field duplicate taken at this location.
		15:15	13.0	1.500	2.90	6.69	119	100		
		15:20	13.1	1.480	2.00	6.55	46	41		
		15:25	13.0	1.510	0.17	6.54	20	26		
		15:30	12.7	1.520	0.19	6.53	14	12		
		15:35	12.7	1.530	0.26	6.53	16	14		
		15:40	12.7	1.530	0.66	6.53	20	10		
		15:45	12.7	1.520	0.41	6.53	18	12		

Table 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)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
SWR-MW-1	5/23/2017	10:50	14.9	0.306	0.58	6.84	66.0	14.8	1.9	Well dry after purging 1.9 liters. Water yellowish tint, slightly turbid with some sediment, no sheen, slight odor.
		10:56	15	0.313	0.42	6.85	69.3	18.1		
		11:01	15.3	0.317	0.34	6.86	74.3	24.7		
		11:13	16.2	0.327	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		
	5/30/2019	16:50	12.2	2.110	1.99	6.11	100	>999	3	Water was cloudy with no odor. Well dry after 3 liters of purge. Let recharge then sampled.
		16:55	12.4	1.980	0.77	6.11	67	>999		
		17:00	12.6	1.950	0.33	6.11	70	899		
		17:05	12.2	1.900	0.24	6.10	77	877		
		17:10	12.2	1.870	0.10	6.10	78	822		
		17:15	12.2	1.880	0.11	6.10	76	816		
	6/11/2020	11:45	14.1	1.760	1.19	6.69	-119	>999	3.5	Water cloudy brown with no odor.
		11:50	13.9	1.670	1.26	6.66	-62	496		
		11:55	13.7	1.620	0.91	6.61	-59	512		
		12:00	13.7	1.620	1.00	6.62	-49	410		
		12:05	14.1	1.610	0.96	6.61	-48	396		
		12:10	13.9	1.600	0.90	6.61	-46	411		
		12:15	13.9	1.550	0.82	6.60	-44	420		
		12:20	13.8	1.590	0.80	6.59	-43	407		

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

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

^ - New York Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values, NYSDEC, June 1998 (and subsequent addenda)

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

R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

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-2A																					
Date Sampled		Apr-12				May-17				Nov-17				Jun-18				May-19				Jun-20			
Metals by EPA Methods 6020A/7470A					R.L.				R.L.				R.L.				R.L.				R.L.				R.L.
Aluminum, Total		11,000				354				706				1,910			10	4,100			10	2,180			10
Antimony, Total	3	1.5				0.82	J			1.61	J			2.43	J		4	2.71	J		4	0.8	J		4
Arsenic, Total	25		U		5	0.38	J			0.58				0.45	J		0.5	1.19			0.5	0.93			0.5
Barium, Total	1,000	151				38.45				50.26				57.44			0.5	90.2			0.5	51.43			0.5
Beryllium, Total	3	0.3	J				U		0.5		U		0.5		U		0.5	0.11	J		0.5		U		0.5
Cadmium, Total	5		U		5	0.11	J			0.08	J			0.1	J		0.2	0.11	J		0.2	0.08	J		0.2
Calcium, Total		250,000				300,000				378,000				296,000			100	353,000			100	306,000			100
Chromium, Total	50	30				1.35				2.63				5.71			1	13.54			1	7.11			1
Cobalt, Total		25				19.48				18.70				22.34			0.5	35.63			0.5	25.28			0.5
Copper, Total	200	81				14.05				12.23				30.18			1	47.19			1	31.54			1
Iron, Total	300	**16,000**				**603**				**1,150**				**3,080**			50	**7,060**			50	**3,530**			50
Lead, Total	25	**44**				1.67				1.89				12.63			1	20.83			1	10.88			1
Magnesium, Total	35,000	**52,000**				**58,600**				**65,800**				**56,000**			70	**60,600**			70	**54,500**			70
Manganese, Total	300	**2,530**				**1,554**				**1,489**				**1,637**			1	**1,966**			1	**1,509**			1
Mercury, Total	0.7		U		0.2		U		0.2		U		0.2		U		0.2		U		0.2		U		0.2
Nickel, Total	100	34				6.9				7.95				11.09			2	18.16			2	14.51			2
Potassium, Total		26,000				23,000				23,600				20,500			100	23,700			100	20,600			100
Selenium, Total	10	5	J			**11.1**				8.37				8.42			5	**11**			5	9.81			5
Silver, Total	50		U		7		U		0.4		U		0.4	0.91	J		1	0.37	J		0.4	0.43			0.4
Sodium, Total	20,000	**43,000**				**44,300**				**50,900**				**33,000**			200	**40,300**			100	**28,800**			100
Thallium, Total	0.5	0.2	J				U		0.5		U		0.5	0.18	J		0.5	0.27	J		0.5		U		0.5
Vanadium, Total		35					U		5	3.09	J			6.19			5	16.73			5	7.52			5
Zinc, Total	2,000	95				3.43	J			6.33	J			15.79			10	28.23			10	37.22			10

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

^ - New York Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values, NYSDEC, June 1998 (and subsequent addenda)

R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

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				May-19				Jun-20			
Metals by EPA Methods 6020A/7470A				R.L.				R.L.				R.L.				R.L.				R.L.				R.L.	
Aluminum, Total		400				6.06	J			9.80	J			28.3		10		86.5			10	82			10
Antimony, Total	3	0.6				0.46	J				U	4		0.45	J	4			U	4			U	4
Arsenic, Total	25		U	5		0.52				0.63				0.29	J	0.5		1.48			0.5	1.32			0.5
Barium, Total	1,000	81				37.16				47.21				42.25		0.5		51.63			0.5	44.86			0.5
Beryllium, Total	3		U	0.5			U	0.5			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			U	0.2			U	0.2
Calcium, Total		260,000				260,000				296,000				269,000		100		280,000			100	279,000			100
Chromium, Total	50		U	10		0.33	J			0.49	J			0.62	J	1		0.86	J	1		0.68			1
Cobalt, Total		6	J			5.07				6.18				5.31		0.5		5.9			0.5	7.25			0.5
Copper, Total	200		U	10		1.49				0.86	J			1.36		1		1.61			1	1.86			1
Iron, Total	300	**8,300**				**3,040**				**3,850**				**3,630**		50		**4,900**			50	**4,350**			50
Lead, Total	25		U	10			U	0.5			U	1			U	1		0.58	J	1		0.61	J		1
Magnesium, Total	35,000	**65,000**				**60,900**				**67,700**				**64,800**		70		**67,100**			70	**67,100**			70
Manganese, Total	300	**3,040**				**2,413**				**2,722**				**2,532**		1		**2,590**			1	**2,914**			1
Mercury, Total	0.7		U	0.2			U	0.2			U	0.2			U	0.2			U	0.2			U	0.2
Nickel, Total	100	17	J			14.64				16.06				16.21		2		19.52			2	27.7			2
Potassium, Total		37,000				26,200				27,700				24,500		100		28,400			100	26,500			100
Selenium, Total	10		U	10			U	5			U	5			U	5		3.02	J	5		2.34	J		5
Silver, Total	50		U	7			U	0.4			U	0.4		0.35	J	1			U	0.4			U	0.4	
Sodium, Total	20,000	**46,000**				**41,700**				**46,400**				**35,700**		200		**47,300**			100	**40,000**			100
Thallium, Total	0.5		U	0.5			U	0.5			U	0.5			U	0.5			U	0.5			U	0.5	
Vanadium, Total			U	10			U	5			U	5			U	5			U	5			U	5	
Zinc, Total	2,000	16	J			4.22	J			4.55	J				U	10		4.25	J	10		4.23	J		10

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

^ - New York Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values, NYSDEC, June 1998 (and subsequent addenda)

R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

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J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

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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			May-19			Jun-20		
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		25,000			1,260			33			13,600		10	37,400		10	9,600		10
Antimony, Total	3	0.6			0.69	J			U	4		U	4	0.54	J	4	0.63	J	4
Arsenic, Total	25		U	5	1.51			1.11			3.85		0.5	13.11		0.5	2.65		0.5
Barium, Total	1,000	424			67.49			304.7			410.5		0.5	984.1		0.5	391.9		0.5
Beryllium, Total	3	0.7				U	0.5		U	0.5		U	0.5	1.12		0.5	0.22	J	0.5
Cadmium, Total	5		U	5	0.21				U	0.2	0.88		0.2	3		0.2	0.53		0.2
Calcium, Total		120,000			62,200			197,000			204,000		100	223,000		100	164,000		100
Chromium, Total	50	**70**			3.32			1.95			**54.13**		1	**197.2**		1	32.14		1
Cobalt, Total		26			4.04			2.15			22.25		0.5	52.18		0.5	10.6		0.5
Copper, Total	200	89			11.52			0.59	J		96.06		1	**247.4**		1	52.04		1
Iron, Total	300	**80,000**			**2,760**			**45,700**			**76,300**		50	**105,000**		50	**57,000**		50
Lead, Total	25	**54**			5.21				U	1	**33.38**		1	**146.4**		1	20.4		1
Magnesium, Total	35,000	24,000			9,370			**40,300**			**41,400**		70	**60,500**		70	**49,100**		70
Manganese, Total	300	**1,600**			**1,974**			**3,132**			**8,459**		1	**7,788**		1	**3,187**		1
Mercury, Total	0.7	0.2				U	0.2	0.1	J			U	0.2		U	0.2		U	0.2
Nickel, Total	100	52			10.94			2.17			56.1		2	**204.4**		2	32.33		2
Potassium, Total		40,000			11,300			46,100			40,800		100	71,100		100	64,400		100
Selenium, Total	10		U	10		U	5		U	5		U	5	**10.8**		5	2.32	J	5
Silver, Total	50		U	7		U	0.4		U	0.4	1.61		1	2.78		0.4	0.59		0.4
Sodium, Total	20,000	**88,000**			6,550			**116,000**			**62,500**		200	**112,000**		100	**161,000**		100
Thallium, Total	0.5	**0.6**				U	0.5		U	0.5		U	0.5	**1.08**		0.5	0.31	J	0.5
Vanadium, Total		74			3.82	J		1.69	J		42.73		5	129.6		5	31.11		5
Zinc, Total	2,000	155			20.74				U		169.6		10	492.3		10	139.7		10

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

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(-) - Indicates analyte was not analyzed for

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J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

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)			17-May (MW-2B)			Nov-17 (SRW-MW1)			Jun-18 (MW-2B)			May-19 (MW-2B)			Jun-20 (MW-2B)					
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		11,000			5.38	J		37.1			25.9		10	85.4		10	75.5		10			
Antimony, Total	3	1.5				U	4		U	4	0.44	J	4		U	4		U	4			
Arsenic, Total	25		U	5	0.53			1.27			0.26	J	0.5	1.42		0.5	1.34		0.5			
Barium, Total	1,000	164			36.87			314.5			41.61		0.5	49.84		0.5	44.41		0.5			
Beryllium, Total	3	0.3	J			U	0.5		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		U	0.2		U	0.2			
Calcium, Total		300,000			274,000			206,000			266,000		100	273,000		100	281,000		100			
Chromium, Total	50	30			0.48	J		2.03			0.58	J	1	0.79	J	1	0.65	J	1			
Cobalt, Total		28	`		5.25			2.21			5.28		0.5	5.93		0.5	7.31		0.5			
Copper, Total	200	94			1.2				U	1	1.1		1	1.49		1	1.51		1			
Iron, Total	300	**16,000**			**3,030**			**48,200**			**3,560**		50	**4,780**		50	**4,240**		50			
Lead, Total	25	**49**				U	0.5		U	1		U	1	0.57	J	1	0.59	J	1			
Magnesium, Total	35,000	**61,000**			**63,100**			**41,600**			**64,000**		70	**65,100**		70	**67,200**		70			
Manganese, Total	300	**3,020**			**2,456**			**3,271**			**2,510**		1	**2,539**		1	**2,952**		1			
Mercury, Total	0.7		U	0.2		U	0.2		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	19.22		2	29.38		2			
Potassium, Total		30,000			27,100			48,100			24,400		100	27,600		100	26,400		100			
Selenium, Total	10	5	J			U	5		U	5		U	5	2.93	J	5	2.66	J	5			
Silver, Total	50		U	7		U	0.4		U	0.4	0.28	J	1		U	0.4		U	0.4			
Sodium, Total	20,000	**51,000**			**43,400**			**120,000**			**34,900**		200	**46,600**		100	**40,200**		100			
Thallium, Total	0.5	0.2	J			U	0.5		U	0.5		U	0.5		U	0.5		U	0.5			
Vanadium, Total		35				U	5	1.58	J	5		U	5		U	5		U	5			
Zinc, Total	2,000	104			4.1	J			U	10		U	10	4.28	J	10	4	J	10			

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

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R.L. - Laboratory reporting limit

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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

Reporting Period: ~~November 11, 2019 to November 11, 2020~~
September 27, 2019 to September 27, 2020

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

Box 2

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

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

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

Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

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

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

	YES	NO
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	X	☐

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

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

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
X	☐

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

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

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

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

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

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

YES	NO
X	☐

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

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

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. 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 (print name) at Morris Westchester Retail Associates, LLC 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.

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

Keith E. Morris
Vice President

11/17/2020
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

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

I Damian J. Vanetti, P.E. (print name) at GHD Consulting Services Inc. 5788 Widewaters Parkway, Syracuse, New York 13214 (print business address)

am certifying as a Professional Engineer for the Owner and Designated Representative (Owner or Remedial Party)

STATE OF NEW YORK
DAMIAN JAMES VANETTI
No. 068011
LICENSED PROFESSIONAL ENGINEER

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

Stamp (Required for PE)

11-9-20
Date

Appendix B
Site Inspection Form

SITE INSPECTION FORM

Inspections to be conducted annually

SITE: **Austin Avenue and Prior Place (Lot 4)**
BCP # **C360116**

DATE/TIME: 9-22-20 - 10:00 AM
WEATHER: 60 Deg F; Sunny
Ground surface dry

INSPECTORS NAME: Damian Vanetti

COMPANY NAME: GHD

GENERAL SITE CONDITIONS:

Site Access Control	Stew Leonard Dr gate open, Austin Avenue gate closed/locked
Change in Use	None. Site tenant still uses Stew Leonard drive entrance for staging of equipment
Unauthorized Activities	Plastic bags of refuse left on-site adjacent to access road at Stew Leonards

ENGINEERING CONTROLS

SOIL COVER

Soil Cover Condition	No observed changes other than isolated disturbed areas assoc. with geotech invest.
Vegetative Cover	Site was densely vegetated.
Breach of the Soil Cover	Only as approved as part of the geotechnical investigation, areas backfilled and seeded
Woody Growth	Trees are growing on the shot rock pile
Surface Settling	None observed
Burrowing Animals	Some animal burrowing observed near rock pile
Sediment/Erosion Controls	None in place
Surface Erosion	None observed, however, entire site could not be observed due to dense vegetation
Off-site Sediment Transport	None observed

SOIL VAPOR MITIGATION — Not Applicable

System In Place	
System Operating	
Component Conditions	
Damaged Equipment	

ENVIRONMENTAL MONITORING

GROUNDWATER MONITORING WELLS

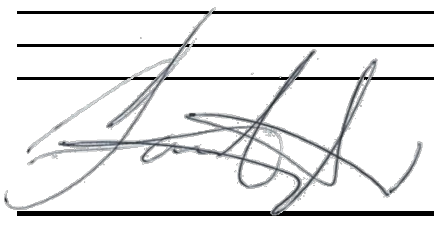
Condition of Monitoring Wells	Monitoring wells in place, covered and locked. No damage observed
Well Caps In Place	Yes
Locks In Place and Secure	Yes

Identify Groundwater Samples Taken: None

Identify Photos Taken: Various photos from across the site

OTHER COMMENTS: Owner notified of observed bags of refuse

INSPECTOR SIGNATURE:



Appendix C
NYSDEC EQuIS Approvals

Renee Stanke

From: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Sent: Thursday, October 1, 2020 10:22 AM
To: Ian McNamara
Cc: Squire, Michael H (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,

Thank you for your EDD submission. NYSDEC has successfully uploaded the data from the EDDs "20200813 1525.C360116.NYSDEC_MERGE" and "20200813 1529.C360116.NYSDEC_MERGE" 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: Ian McNamara <Ian.McNamara@ghd.com>
Sent: Thursday, August 13, 2020 3:33 PM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Squire, Michael H (DEC) <Michael.Squire@dec.ny.gov>
Subject: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116)

Hello,

Attached are the Field Measurements and Chemistry Results EDDs for the Annual 2020 monitoring event performed at the above referenced site in June.

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

Thanks,
Ian

Ian McNamara
Geologist
Environment

GHD
Proudly employee owned
T: +315 802 0312 | M: +315 368 8432 | E: ian.mcnamara@ghd.com
5788 Widewaters Pkwy Syracuse NY 13214 USA | www.ghd.com

Connect

Appendix D
Geotechnical Certification Letter

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Earth, LLC
www.dynamic-earth.com
245 Main Street, Suite 110
Chester, NJ 07930
T. 908-879-7095

September 1, 2020

MORRIS WESTCHESTER RETAIL ASSOCIATES, LLC
MORRIS WESTCHESTER JUNIOR RETAIL ASSOCIATES, LLC
c/o THE MORRIS COMPANIES
350 Veterans Boulevard
Rutherford, New Jersey 07070

Attn: Keith Morris
Vice President

RE: Geotechnical Investigation Compliance Letter
NYS BCP Sites C360116 & 360066
44 and 45 Stew Leonard Drive
City of Yonkers
Westchester County, New York
Project Number: 0650-99-031EC

Dear Mr. Morris;

Dynamic Earth has recently completed their geotechnical investigation at the above referenced property. We understand that portions of the site were part of a former landfill that has been remediated in accordance with Brownfield Cleanup Agreement (BCA) Site Index Number: C360116 and C360066.

Dynamic's overall work performed is summarized below and was conducted in general conformance to the following:

- August 2016 *Site Management Plan* (SMP), prepared by GHD Consulting Services Inc. (GHD);
- March 4, 2020 (last revised) *Geotechnical Investigation Work Plan*, prepared by Dynamic Earth; and
- March 4, 2020 (last revised) *Health and Safety Plan (HASP)*, prepared by Dynamic Earth.

Work Performed:

Our geotechnical investigation included performing 34 soil borings throughout the subject site using truck mounted and all-terrain-vehicle (ATV) mounted drilling equipment. The borings were drilled to depths ranging between approximately 1.8 feet and 100.1 feet below the ground surface. Where encountered, refusal materials were evaluated at select borehole locations using rock coring techniques. In addition to the soil borings, 28 test pits were excavated throughout the subject site using a track-mounted excavator and extended to depths ranging between approximately 1.2 feet to 12 feet below the ground surface. The field investigation was performed in accordance with our *Health and Safety Plan (HASP)* for the subject site.

Borings located within the former landfill were backfilled with soil cuttings below the demarcation layer, to a depth of approximately five to six feet below the ground surface. Cementitious grout mixture was then used to backfill the upper portion of each boring, from below the demarcation layer to the ground surface.

Materials generated from exploratory test pits were temporarily staged and immediately returned to their place of origin following completion of each test pit, on the same day, so no soil stockpiling occurred. Clean soil cover material was staged separately from historic fill material to prevent commingling. Test pits located within the former landfill were backfilled with the historic fill material beneath the depth of the demarcation

fabric encountered (if any), and new fabric was placed at approximately the same depth prior to backfilling with the clean soil cover material.

A ground water monitoring well was installed within test boring location B-18 to a depth of approximately 42 feet below existing site grades. Due to the drilling techniques utilized, an accurate groundwater depth could not be determined during drilling. As such, the well was installed using approximately 42 feet of slotted PVC pipe and approximately three feet of solid riser. The boring annulus was backfilled with clean sand to a depth of approximately six inches below the ground surface; where cementitious grout was then used to backfill the remaining portion of the boring. Both the clean sand and cementitious grout used to construct the well were purchased from a commercial source (i.e. bagged). Dynamic Earth returned approximately 24 hours later to develop the well; however, no groundwater was observed and no samples were taken.

A Photoionization Detector (PID) was used to screen historic fill material excavated from the test pits. The PID readings ranged from 0.0 ppm to 14.7 ppm with no exceedances of the CAMP threshold of five ppm over a 15 minute average. Materials with apparent free petroleum product and/or dense or light non-aqueous phase liquid were not observed during the investigation. Therefore, management and off-site disposal of materials was not required as a part of Dynamic Earth's investigation. In addition, no fill material, other than the sand and grout placed in the single monitoring well, was brought to the site.

Prior to demobilizing from the site, the drilling and excavation equipment was decontaminated via power washing and Alconox. All water generated from this general washing was discharged to an area below the existing demarcation layer of known/historically documented existing fill. Additionally, all equipment was cleaned prior to moving to the next test location by removing excess materials that may have adhered to various equipment components.

Community Air Monitoring Program:

Air monitoring was performed in accordance with the project's Community Air Monitoring Plan (CAMP) with equipment including an auditory and/or visual alarm for real-time notification and resolution of potential issues. A copy of the project's CAMP is included as an appendix to this letter for reference. A PID meter was used to monitor volatile organic compounds (VOC) and three Aeroqual AQS-1 air quality meters were used to monitor air borne particulates down wind and up wind. Particulate monitoring and PID readings were performed continuously when the field investigation penetrated the existing demarcation layer. Results of the CAMP, included as Appendix A to this report, were submitted weekly during the field investigation, and no CAMP threshold exceedances observed.

Daily Field Reports

Dynamic Earth prepared and submitted daily field summaries to the NYSDEC for their review and records. Copies of the daily summaries are included in Appendix B.

Certification:

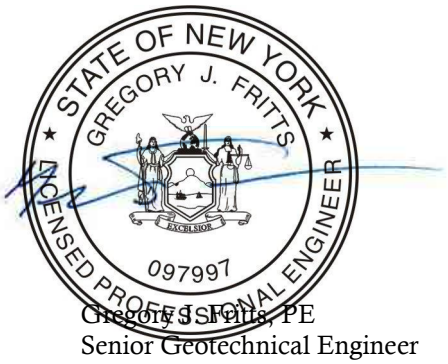
I Gregory J. Fritts certify that I am currently a NYS registered professional engineer, I had primary direct responsibility for the implementation of the subject geotechnical investigation, and I certify that the Investigation Work Plan was implemented and that all geotechnical investigation activities were completed in substantial conformance with the DER-approved Investigation Work Plan

Please do not hesitate to contact us with any questions regarding these matters.

Sincerely,

DYNAMIC EARTH, LLC

David Backman
Principal

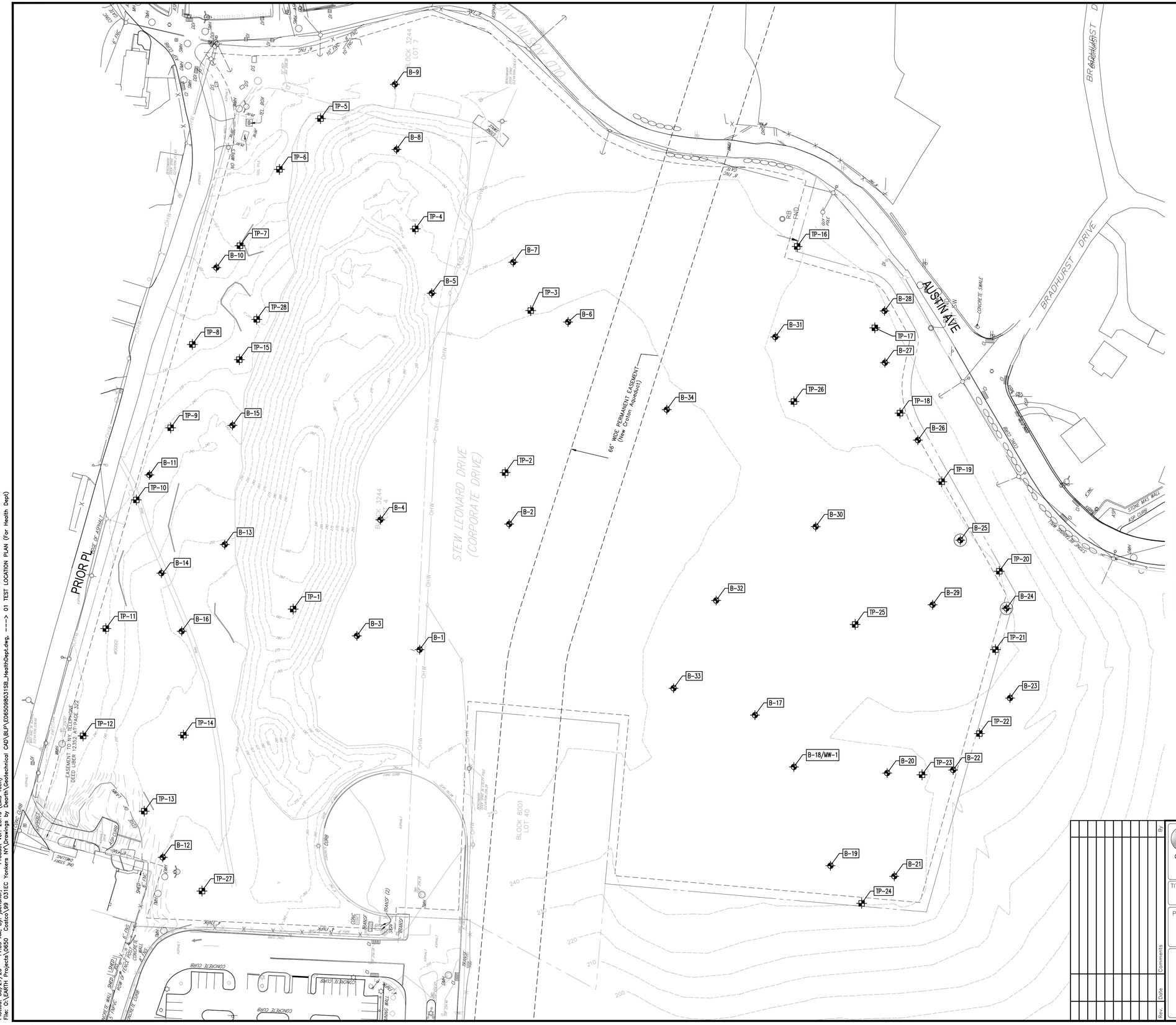


Gregory J. Fritts, PE
Senior Geotechnical Engineer
NY PE License No. 097997

Enclosures – Test Location Plan,
Community Air Monitoring Program Reports
Daily Summary Reports

Cc: Jeffrey Schaumburg, P.E., Dynamic Earth, LLC
Patrick Granitzki, P.E., Dynamic Earth, LLC
Thomas Gallagher, Morris Companies, LLC
Damian Vanetti, P.E., GHD Consulting Services, Inc

TEST LOCATION PLAN



TEST LOCATION SUMMARY

Number	Approx. Surface Elevation (NAVD88)	Final Depth	
		Approx. Depth (feet)	Approx. Elevation (NAVD88)
B-1	251.3	33	218.3
B-2	251.7	47	204.7
B-3	251.1	30.1	221
B-4	251.7	30.1	221.6
B-5	251	43	208
B-6	250.2	33	217.2
B-7	245	41.7	203.3
B-8	242.4	53	189.4
B-9	216	30.7	185.3
B-10	224	18	206
B-11	242.1	1.5	240.6
B-12	260.3	12	248.3
B-13	256	10.1	245.9
B-14	252.3	10	242.3
B-15	243.6	2	241.6
B-16	254.8	1.9	252.9
B-17	243.5	65	178.5
B-18	247	42	205
B-19	245	98	147
B-20	240.5	95.1	145.4
B-21	244.9	100.1	144.8
B-22	234	88	146
B-23	235	61.3	173.7
B-24	240.1	81.4	158.7
B-25	240	65.2	174.8
B-26	238.2	55.1	183.1
B-27	232	45.9	186.1
B-28	232.2	45	187.2
B-29	244.9	10	234.9
B-30	242.7	10	232.7
B-31	238.1	10	228.1
B-32	247.4	10	237.4
B-33	249.8	10	239.8
B-34	250.5	10	240.5
TP-1	251.7	9	242.7
TP-2	251.5	12	239.5
TP-3	248.6	10	238.6
TP-4	247	9	238
TP-5	219.6	5	214.6
TP-6	211	9	202
TP-7	219	8	211
TP-8	227.3	2.2	225.1
TP-9	242	4.5	237.5
TP-10	242.2	9.5	232.7
TP-11	238	7	231
TP-12	240	1.2	238.8
TP-13	254.3	3	251.3
TP-14	256	5	251
TP-15	234.5	1.7	232.8
TP-16	238	7.3	230.7
TP-17	232	9	223
TP-18	236	11	225
TP-19	239	12	227
TP-20	240.5	12	228.5
TP-21	242	9.2	232.8
TP-22	234	11.5	222.5
TP-23	242	12	230
TP-24	246	12	234
TP-25	241.5	12	229.5
TP-26	239.5	12	227.5
TP-27	264.3	3	261.3
TP-28	236.6	4.5	232.1

LEGEND:

B-X — APPROXIMATE BORING LOCATION

TP-1 — APPROXIMATE TEST PIT LOCATION

NOTES:
1. THIS PLAN HAS BEEN PREPARED BASED ON A "YONKERS TOPO AND GRADING CONCEPT" PREPARED ON 02/26/2020 BY MASER CONSULTING.
2. THIS PLAN IS NOT FOR CONSTRUCTION AND WAS PREPARED TO ILLUSTRATE TEST LOCATIONS ONLY.

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

DYNAMIC EARTH, LLC
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Chester, NJ 07930
T: 908.879.7095
F: 908.879.0222
www.dynamic-earth.com
GEOTECHNICAL INVESTIGATION • CONSTRUCTION PHASE TESTING/INSPECTION • RETAINING WALL/SEPTIC SYSTEM DESIGN • LEAP SERVICES • PHASE I/II ENVIRONMENTAL SITE ASSESSMENTS • SITE REMEDIATION
Additional offices conveniently located at:
1904 Main Street, Lake Como, NJ 07719 T: 732.280.0830 F: 732.974.3521 | 8 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521
790 Newtown Yardley Road, Suite 425, Newtown, PA 18940 T: 267.685.0276 F: 267.685.0361
1301 Central Expressway South, Suite 210, Allen, TX 75013 T: 972.534.2100 | 14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.789.6400

TITLE:

TEST LOCATION PLAN

PROJECT:

GEOTECHNICAL INVESTIGATION
44 AND 45 STEW LEONARD DRIVE
CITY OF YONKERS
WEST CHESTER COUNTY, NEW YORK

JOB No:	0650-99-031EC
DATE:	08/27/2020
DRAWN BY:	JD
SCALE: (H) 1"=50' (V)	
DESIGNED BY:	SH
SHEET No:	1
CHECKED BY:	FV/GF
CHECKED BY:	_
	OF 1
Rev. #	0

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev.	Date	Comments	By

Plotted: 08/27/20 – 11:09 AM, By: jdefisher, – Product Ver: 23.1s (LMS Tech)
File: G:\EARTH Projects\0650 Coatos\99 031EC Yonkers NY\Drawings by Dearth\Geotechnical CAD\BLP\E06509803 1SB_HealthDept.dwg, ----> 01 TEST LOCATION PLAN (For Health Dept)

APPENDIX A: COMMUNITY AIR MONITORING PROGRAM REPORTS

AIR QUALITY MONITORING REPORT

Project:	Proposed Retail Development NYS BCP Site C360116 & 360066 44 and 45 Stew Leonard Drive Yonkers, Westchester County, New York
Project No.:	0650-98-031EC
Monitor Dates:	6/10/20 – 6/12/20
Data Manager:	D. Silbert
Field Engineer:	S. Hume
Present on Site:	Craig Geotechnical Drilling (Mark)

As requested, Dynamic Earth, LLC performed the following air quality monitoring services at the above referenced site.

Air Quality Monitoring: During exploratory geotechnical borings and test pits, Dynamic Earth personnel set up three Aeroqual AQS1 Units to monitor PM10 dust particulates and volatile organic compounds (VOCs) to ensure dust or VOCs were not migrating into communities outside the work zone. Two units were set upwind and downwind each day based on the prevailing winds and one unit was moved throughout the day near the active drilling/digging zone to monitor the focal point of potential air quality disruption. PM10 readings of 150ug/m3 above background and VOC exceedances of 5ppm above background will be noted as exceedances. A breakdown of the daily prevailing winds, background standards and exceedances are listed below:

June 10, 2020:

- Prevailing Wind – East
- PM10 Background Level = 3.64 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 11, 2020:

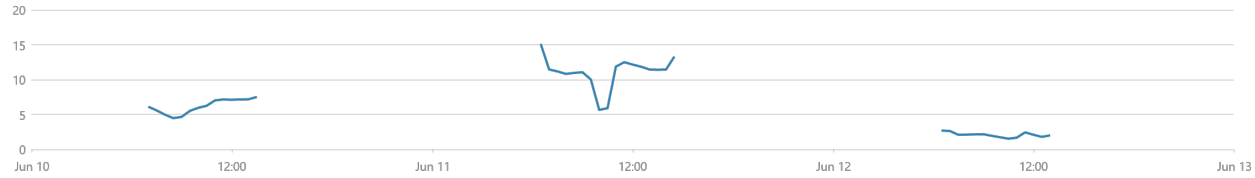
- Prevailing Wind – South
- PM10 Background Level = 9.21 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 12, 2020:

- Prevailing Wind – East
- PM10 Background Level = 1.33 ug/m3
- VOC Background Level = 0
- Exceedances – None

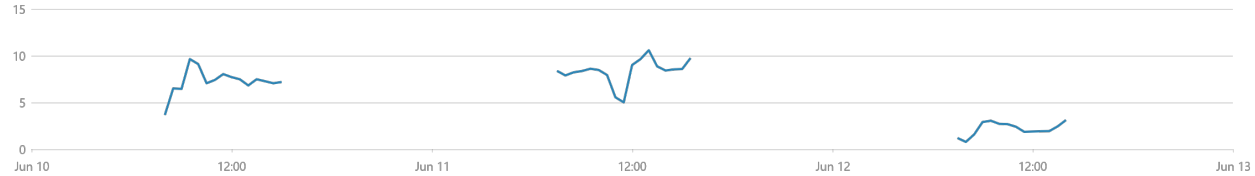
PM10 30 Minute Averages (ug/m3)

Air Monitor Unit AQS1 1150



Air Monitor Unit AQS1 1120

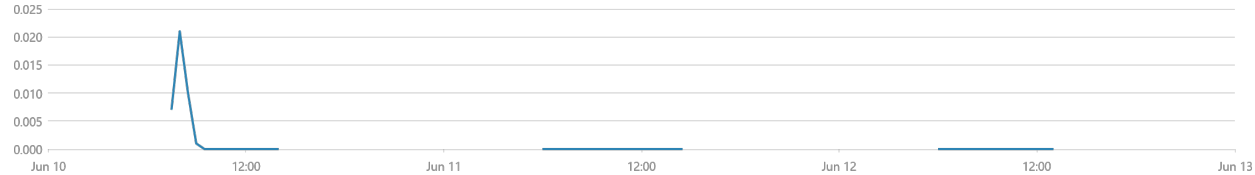
Air Monitor Unit AQS1 824



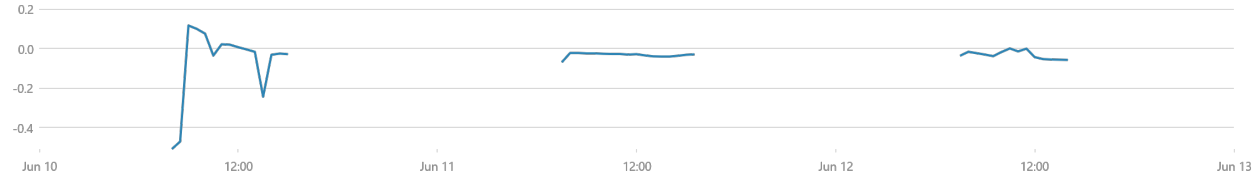
VOC 30 Minute Averages (ppm)

Air Monitor Unit AQS1 1150

Air Monitor Unit AQS1 1120



Air Monitor Unit AQS1 82



Appendix 1
Raw Air Quality Data

Dynamic Earth · AQS1 824 (AQS1 11122018-824)
Data export
6/10/2020 to 6/12/2020
(UTC-05:00) Eastern Time (US & Canada) (Summer time adjusted)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	WS (m/s)	WD (°)	RAIN (mm/min)	HAIL (/cm²h)	PRESS (hPa)	AIR T (°C)	AIR RH (%)	AN1 (V)
6/10/2020 8:15	-0.51	3.64	1.13	39	0	0	1007.2	22	56.3	
6/10/2020 8:22										
6/10/2020 8:23										
6/10/2020 8:30	-1.23	4.74	1.28	43	0	0	1007.3	21.7	58.1	
6/10/2020 8:39										
6/10/2020 8:40										
6/10/2020 8:45	-0.06	7.42	1.33	39	0.1	0	1007.4	21.7	60.1	13.254
6/10/2020 8:53										
6/10/2020 8:54										
6/10/2020 8:56										
6/10/2020 8:57										
6/10/2020 8:58										
6/10/2020 9:00	0.11	6.13	1.37	41.8	0	0	1007.4	22	59.3	13.208
6/10/2020 9:01										
6/10/2020 9:15	0.12	6.75	1.78	45.2	0	0	1007.3	22.1	58.3	13.228
6/10/2020 9:30	0.1	8.99	1.74	39.8	0	0	1007.3	22.2	58.7	13.221
6/10/2020 9:45	0.09	10.27								13.213
6/10/2020 10:00	0.08	9.18								13.213
6/10/2020 10:15	0.07	9.01								13.239
6/10/2020 10:30	-0.03	6.92	1.35	50.9	0	0	1007.4	23.7	55	13.234
6/10/2020 10:43										
6/10/2020 10:44										
6/10/2020 10:45	-0.04	7.13	2.44	88.6	0.1	0	1007.4	23.3	57.4	13.235
6/10/2020 10:50										
6/10/2020 10:52										
6/10/2020 11:00	0.02	7.6	2.13	86.1	0.1	0	1007.3	23.7	57.9	13.239
6/10/2020 11:15	0.02	7.2	1.71	94.4	0	0	1007.2	24.3	58.1	13.238
6/10/2020 11:30	0.02	8.53	1.47	73.8	0	0	1007.1	25	56.5	13.227
6/10/2020 11:45	0.02	7.52	1.36	95.8	0	0	1007.1	25.9	55.5	13.239
6/10/2020 12:00	0.01	7.47	2.03	85.3	0	0	1006.9	26	55.5	13.239
6/10/2020 12:15	0	7.93	1.99	75	0.1	0	1006.7	26.3	57.1	13.238
6/10/2020 12:30	0	8.18								13.248
6/10/2020 12:45	-0.01	6.74								13.238
6/10/2020 13:00	-0.02	6.74								13.231
6/10/2020 13:15	-0.02	6.87								13.222
6/10/2020 13:17										
6/10/2020 13:40										
6/10/2020 13:45	-0.24	7.47	2.34	159	0	0	1008	25.6	57.3	13.248
6/10/2020 13:53										
6/10/2020 13:54										
6/10/2020 14:00	-0.04	7.27	2.06	174.9	0	0	1007.9	25.2	58.9	13.219
6/10/2020 14:15	-0.03	7.25								13.214
6/10/2020 14:30	-0.03	6.87								13.213
6/10/2020 14:45	-0.03	7.22								13.191
6/10/2020 15:00	-0.03	7.18								13.195
6/10/2020 15:01										
6/10/2020 15:15	-0.03	7.09								13.201
6/10/2020 15:27										
6/11/2020 7:29										
6/11/2020 7:30	-0.12	9.21	0.74	22.5	0	0	1005.2	21.3	83.2	13.212
6/11/2020 7:45	-0.02	7.52	0.7	331.5	0	0	1005.3	21.1	84.4	13.216

6/11/2020 8:00	-0.02	7.99	0.18	121.5	0	0	1005.4	21.2	84.3	13.202
6/11/2020 8:15	-0.02	7.77	0.35	53.9	0	0	1005.5	21.4	83.6	13.213
6/11/2020 8:30	-0.02	8.21	0.15	26.5	0	0	1005.5	21.8	82.6	13.233
6/11/2020 8:45	-0.02	8.22	0.31	353.8	0	0	1005.5	22.1	81	13.226
6/11/2020 9:00	-0.02	8.31	0.48	86.1	0	0	1005.7	22.2	81	13.225
6/11/2020 9:15	-0.03	8.39	0.47	121.5	0	0	1005.8	22.3	80.8	13.233
6/11/2020 9:30	-0.03	8.59	0.2	61.4	0	0	1005.8	22.8	79.3	13.213
6/11/2020 9:45	-0.03	8.61	0.01	148.9	0	0	1005.8	22.9	78.3	13.209
6/11/2020 10:00	-0.03	8.72	0.62	84.1	0	0	1005.9	23.1	78.4	13.221
6/11/2020 10:15	-0.03	8.14								13.206
6/11/2020 10:30	-0.03	8.06	1	182.8	0	0	1006.3	23.6	80.2	13.198
6/11/2020 10:31										
6/11/2020 10:33										
6/11/2020 10:45	-0.03	7.81	1.73	185.7	0	0	1006.4	23.6	80.8	13.215
6/11/2020 11:00	-0.03	7.04								13.211
6/11/2020 11:15	-0.03	4.04								13.2
6/11/2020 11:30	-0.03	3.81								13.178
6/11/2020 11:44										
6/11/2020 11:45	-0.03	6.19								13.19
6/11/2020 12:00	-0.03	8.83								13.187
6/11/2020 12:15	-0.03	9.16								13.172
6/11/2020 12:30	-0.03	9.5								13.175
6/11/2020 12:45	-0.04	9.75								13.185
6/11/2020 13:00	-0.04	10.58								13.215
6/11/2020 13:15	-0.04	10.58								13.163
6/11/2020 13:30	-0.04	9.33								13.117
6/11/2020 13:45	-0.04	8.38								13.126
6/11/2020 14:00	-0.04	8.17								13.098
6/11/2020 14:15	-0.04	8.65								13.076
6/11/2020 14:30	-0.04	8.38								13.081
6/11/2020 14:45	-0.04	8.68								13.072
6/11/2020 15:00	-0.03	8.43								13.064
6/11/2020 15:15	-0.03	8.7								13.054
6/11/2020 15:30	-0.03	9.74								13.056
6/11/2020 15:47										
6/12/2020 7:30	-0.06	1.84	0.91	323.1	0	0	1010.4	20.6	73	13.372
6/12/2020 7:33										
6/12/2020 7:34										
6/12/2020 7:45	-0.02	0.7	1.13	338.8	0	0	1010.5	21.2	70.5	13.212
6/12/2020 8:00	-0.02	0.67	1.14	335	0	0	1010.5	21.6	69.2	13.21
6/12/2020 8:15	-0.02	0.86	0.64	336.5	0	0	1010.5	22.4	66.1	13.219
6/12/2020 8:30	-0.02	1.3	0.96	346	0	0	1010.4	23.1	62.1	13.222
6/12/2020 8:45	-0.03	1.84	0.85	345.4	0	0	1010.3	23.5	60.1	13.227
6/12/2020 9:00	-0.03	2.9	1.06	342.2	0	0	1010.3	23.9	54.6	13.238
6/12/2020 9:15	-0.03	2.88	1.35	356.3	0	0	1010.2	24.3	52.8	13.23
6/12/2020 9:30	-0.04	2.55	0.85	349.6	0	0	1010.2	24.8	51.3	13.233
6/12/2020 9:45	-0.04	3.52	1.32	348.4	0	0	1010.2	25.3	49.5	13.247
6/12/2020 10:00	-0.03	2.83	1.26	346.4	0	0	1010.2	25.3	46.4	13.224
6/12/2020 10:15	0	2.56	0.97	340.4	0	0	1010.2	25.9	42.6	13.249
6/12/2020 10:30	0	2.91	1.77	336.5	0	0	1010.2	25.9	38.6	13.25
6/12/2020 10:45	0	2.43	2.04	343.3	0	0	1010.1	25.9	36.8	13.221
6/12/2020 11:00	-0.02	2.56	2	332.5	0	0	1010.1	26.2	33.3	13.228
6/12/2020 11:15	-0.01	2.22	1.81	336.1	0	0	1010.1	26.4	30.2	13.234
6/12/2020 11:30	0	1.9	1.51	329.4	0	0	1009.9	26.5	32.7	13.257
6/12/2020 11:45	0	1.79	1.82	334.3	0	0	1009.8	26.4	31.7	13.236
6/12/2020 12:00	-0.04	1.88								13.228
6/12/2020 12:15	-0.05	1.88								13.224
6/12/2020 12:30	-0.05	1.85								13.23

6/12/2020 12:45	-0.05	1.97	13.259
6/12/2020 12:57			
6/12/2020 13:00	-0.06	1.92	13.267
6/12/2020 13:15	-0.06	1.93	13.195
6/12/2020 13:30	-0.06	2.39	13.161
6/12/2020 13:45	-0.06	2.46	13.157
6/12/2020 14:00	-0.06	3.1	13.168
6/12/2020 14:26			

Dynamic Earth · AQS1 1120 (AQS1 05122019-1120)
Data export
6/10/2020 to 6/12/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/10/2020 7:15	0	6.1	
6/10/2020 7:25			
6/10/2020 7:26			
6/10/2020 7:30	0	5.96	
6/10/2020 7:35			
6/10/2020 7:41			
6/10/2020 7:42			
6/10/2020 7:45	0	5.36	
6/10/2020 7:59			
6/10/2020 8:00	0	5.18	13.001
6/10/2020 8:06			
6/10/2020 8:15	0	4.74	12.98
6/10/2020 8:30	0	4.44	12.965
6/10/2020 8:45	0	4.49	13.005
6/10/2020 9:00	0	4.51	13.007
6/10/2020 9:15	0	4.78	13.01
6/10/2020 9:30	0	5.47	13.007
6/10/2020 9:45	0	5.56	13.005
6/10/2020 10:00	0	5.92	13.008
6/10/2020 10:15	0	5.97	13.01
6/10/2020 10:30	0	5.98	13.008
6/10/2020 10:45	0	6.51	13.005
6/10/2020 11:00	0	6.98	13.009
6/10/2020 11:15	0	7.05	12.984
6/10/2020 11:30	0	7.32	12.973
6/10/2020 11:45	0	6.96	12.978
6/10/2020 12:00	0	6.95	12.986
6/10/2020 12:15	0	7.23	12.982
6/10/2020 12:30	0	7.16	12.976
6/10/2020 12:45	0	7.13	12.967
6/10/2020 13:00	0	7.18	12.973
6/10/2020 13:15	0	7.15	12.953
6/10/2020 13:30	0	7.27	12.95
6/10/2020 13:45	0	7.77	12.933
6/10/2020 14:09			
6/11/2020 6:45	0	15.11	13.276
6/11/2020 6:46			
6/11/2020 7:00	0	11.78	13.05
6/11/2020 7:15	0	11.12	13.04

6/11/2020 7:30	0	11.3	13.038
6/11/2020 7:45	0	11.04	13.039
6/11/2020 8:00	0	10.97	13.037
6/11/2020 8:15	0	10.64	13.04
6/11/2020 8:30	0	10.83	13.039
6/11/2020 8:45	0	11.08	13.04
6/11/2020 9:00	0	11.07	13.039
6/11/2020 9:15	0	11.01	13.042
6/11/2020 9:24			
6/11/2020 9:25			
6/11/2020 9:30	0	10.05	13.039
6/11/2020 9:45	0	9.97	13.033
6/11/2020 10:00	0	7.41	13.03
6/11/2020 10:15	0	3.87	13.024
6/11/2020 10:30	0	3.99	13.017
6/11/2020 10:45	0	7.81	13.012
6/11/2020 11:00	0	11.33	13.013
6/11/2020 11:15	0	12.39	13.012
6/11/2020 11:30	0	12.39	13.012
6/11/2020 11:45	0	12.57	13.013
6/11/2020 12:00	0	12.3	13.01
6/11/2020 12:15	0	12	13.007
6/11/2020 12:30	0	12.15	12.998
6/11/2020 12:45	0	11.54	12.978
6/11/2020 13:00	0	11.31	12.965
6/11/2020 13:15	0	11.59	12.939
6/11/2020 13:30	0	11.47	12.927
6/11/2020 13:45	0	11.32	12.909
6/11/2020 14:00	0	11.29	12.903
6/11/2020 14:15	0	11.58	12.901
6/11/2020 14:30	0	13.29	12.9
6/11/2020 14:55			
6/12/2020 6:45	0	2.68	13.303
6/12/2020 6:46			
6/12/2020 7:00	0	2.59	13.056
6/12/2020 7:15	0	2.63	13.042
6/12/2020 7:30	0	2.02	13.04
6/12/2020 7:45	0	2.14	13.042
6/12/2020 8:00	0	2.1	13.041
6/12/2020 8:15	0	2.08	13.042
6/12/2020 8:30	0	2.22	13.041
6/12/2020 8:45	0	2.03	13.038
6/12/2020 9:00	0	2.15	13.036
6/12/2020 9:09			
6/12/2020 9:15	0	2.16	13.038
6/12/2020 9:30	0	1.9	13.036

6/12/2020 9:45	0	1.95	13.034
6/12/2020 10:00	0	1.83	13.03
6/12/2020 10:15	0	1.62	13.027
6/12/2020 10:30	0	1.44	13.021
6/12/2020 10:45	0	1.59	13.018
6/12/2020 11:00	0	1.5	13.017
6/12/2020 11:15	0	1.82	13.022
6/12/2020 11:30	0	2.19	13.023
6/12/2020 11:45	0	2.65	13.024
6/12/2020 12:00	0	2.36	13.067
6/12/2020 12:15	0	1.8	13.084
6/12/2020 12:30	0	1.63	13.082
6/12/2020 12:45	0	1.92	13.08
6/12/2020 13:00	0	1.98	13.078
6/12/2020 13:22			

Dynamic Earth · AQS 1150 (AQS1 18122019-1150)
Data export
6/10/2020 to 6/12/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)	PM2.5 (µg/m³)
6/10/2020 7:30	0			4.1
6/10/2020 7:31				
6/10/2020 7:45	0.01			3.99
6/10/2020 8:00	0.02	3.98	13.15	4.05
6/10/2020 8:01				
6/10/2020 8:02				
6/10/2020 8:03				
6/10/2020 8:04				
6/10/2020 8:05				
6/10/2020 8:06				
6/10/2020 8:15	0.02	4.06	13.15	
6/10/2020 8:30	0.01	4.13	13.151	
6/10/2020 8:45	0.01	4.01	13.153	
6/10/2020 9:00	0	4.12	13.149	
6/10/2020 9:15	0	4.19	13.149	
6/10/2020 9:30	0	4.15	13.15	
6/10/2020 9:45	0	4.31	13.151	
6/10/2020 10:00	0	4.47	13.147	
6/10/2020 10:15	0	4.93	13.15	
6/10/2020 10:30	0	5.03	13.15	
6/10/2020 10:45	0	5.43	13.15	
6/10/2020 11:00	0	5.59	13.149	
6/10/2020 11:15	0	5.75	13.147	
6/10/2020 11:30	0	5.84	13.143	
6/10/2020 11:45	0	5.63	13.143	
6/10/2020 12:00	0	5.65	13.129	
6/10/2020 12:15	0	5.92	13.116	
6/10/2020 12:30	0	5.79	13.101	
6/10/2020 12:45	0	5.85	13.075	
6/10/2020 13:00	0	5.89	13.059	
6/10/2020 13:15	0	5.84	13.047	
6/10/2020 13:30	0	5.72	13.042	
6/10/2020 13:45	0	6.22	13.036	
6/10/2020 14:00	0	6.11	13.03	
6/10/2020 14:17				
6/11/2020 6:00	0	11.93	13.479	
6/11/2020 6:11				
6/11/2020 6:12				
6/11/2020 6:14				

6/11/2020 6:15	0	9.45	13.361
6/11/2020 6:22			
6/11/2020 6:30	0	8.98	13.16
6/11/2020 6:45	0	8.92	13.113
6/11/2020 7:00	0	8.91	13.113
6/11/2020 7:15	0	9.01	13.113
6/11/2020 7:30	0	9.06	13.115
6/11/2020 7:45	0	9.15	13.117
6/11/2020 8:00	0	9.04	13.117
6/11/2020 8:15	0	9.15	13.116
6/11/2020 8:30	0	9.08	13.115
6/11/2020 8:45	0	9.41	13.114
6/11/2020 9:00	0	9.37	13.115
6/11/2020 9:15	0	8.78	13.116
6/11/2020 9:30	0	8.16	13.115
6/11/2020 9:45	0	7.94	13.113
6/11/2020 10:00	0	6.68	13.113
6/11/2020 10:15	0	2.91	13.112
6/11/2020 10:30	0	2.88	13.107
6/11/2020 10:45	0	6.62	13.096
6/11/2020 11:00	0	9.41	13.092
6/11/2020 11:15	0	10.08	13.09
6/11/2020 11:30	0	11.65	13.159
6/11/2020 11:45	0	12.18	13.167
6/11/2020 12:00	0	11.92	13.169
6/11/2020 12:15	0	12.05	13.163
6/11/2020 12:30	0	11.41	13.152
6/11/2020 12:45	0	11.22	13.147
6/11/2020 13:00	0	11.46	13.097
6/11/2020 13:15	0	10.2	12.939
6/11/2020 13:30	0	9.3	12.926
6/11/2020 13:45	0	9.57	12.914
6/11/2020 14:00	0	9.42	12.933
6/11/2020 14:15	0	9.94	12.924
6/11/2020 14:30	0	10.56	12.906
6/11/2020 14:44			
6/12/2020 6:15	0	1.33	13.424
6/12/2020 6:19			
6/12/2020 6:28			
6/12/2020 6:30	0	1.06	13.157
6/12/2020 6:45	0	0.98	13.125
6/12/2020 7:00	0	0.86	13.129
6/12/2020 7:15	0	0.97	13.139
6/12/2020 7:30	0	0.83	13.146
6/12/2020 7:45	0	0.69	13.146
6/12/2020 8:00	0	0.63	13.146

6/12/2020 8:15	0	0.68	13.15
6/12/2020 8:30	0	0.76	13.149
6/12/2020 8:45	0	0.72	13.151
6/12/2020 9:00	0	0.56	13.152
6/12/2020 9:09			
6/12/2020 9:15	0	0.54	13.152
6/12/2020 9:30	0	0.52	13.193
6/12/2020 9:45	0	0.53	13.211
6/12/2020 10:00	0	0.54	13.215
6/12/2020 10:15	0	0.34	13.157
6/12/2020 10:30	0	0.31	13.151
6/12/2020 10:45	0	0.28	13.151
6/12/2020 11:00	0	0.29	13.179
6/12/2020 11:15	0	0.4	13.181
6/12/2020 11:26			
6/12/2020 11:30	0	0.32	13.146
6/12/2020 11:45	0	0.37	13.14
6/12/2020 12:00	0	0.38	13.146
6/12/2020 12:15	0	0.48	13.185
6/12/2020 12:30	0	0.52	13.185
6/12/2020 12:45	0	0.48	13.183
6/12/2020 13:00	0	0.52	13.174
6/12/2020 13:15	0	0.61	13.157
6/12/2020 13:32			

AIR QUALITY MONITORING REPORT

Project:	Proposed Retail Development NYS BCP Site C360116 & 360066 44 and 45 Stew Leonard Drive Yonkers, Westchester County, New York
Project No.:	0650-98-031EC
Monitor Dates:	6/15/20 – 6/19/20
Data Manager:	D. Silbert
Field Engineer:	S. Hume & T. George
Present on Site:	Craig Geotechnical Drilling (Mark)

As requested, Dynamic Earth, LLC performed the following air quality monitoring services at the above referenced site.

Air Quality Monitoring: During exploratory geotechnical borings and test pits, Dynamic Earth personnel set up three Aeroqual AQS1 Units to monitor PM10 dust particulates and volatile organic compounds (VOCs) to ensure dust or VOCs were not migrating into communities outside the work zone. Two units were set upwind and downwind each day based on the prevailing winds and one unit was moved throughout the day near the active drilling/digging zone to monitor the focal point of potential air quality disruption. On Tuesday June 16, 2020, unit AQS1 1150 was not operating due to a damaged battery cable. The downwind monitor and monitor within the direct work zone were running throughout all work activities. Repairs were coordinated in time for use the following work day and the remainder of the week. PM10 readings of 150ug/m3 above background and VOC exceedances of 5ppm above background will be noted as exceedances. A breakdown of the daily prevailing winds, background standards and exceedances are listed below:

June 15, 2020:

- Prevailing Wind – South to North
- PM10 Background Level = 6.34 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 16, 2020:

- Prevailing Wind – North to South
- PM10 Background Level = 9.58 ug/m3
- VOC Background Level = 0
- Exceedances – None
- Unit AQS1 1150 non-operational due to damaged battery connection, no upwind monitor run this day but unit was promptly repaired to continue upwind monitoring throughout the week

June 17, 2020:

- Prevailing Wind – East to West
- PM10 Background Level = 3.79 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 18, 2020:

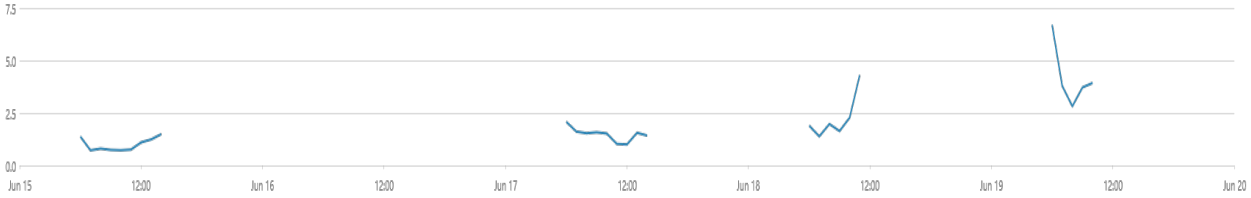
- Prevailing Wind – East to West
- PM10 Background Level = 3.87 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 19, 2020:

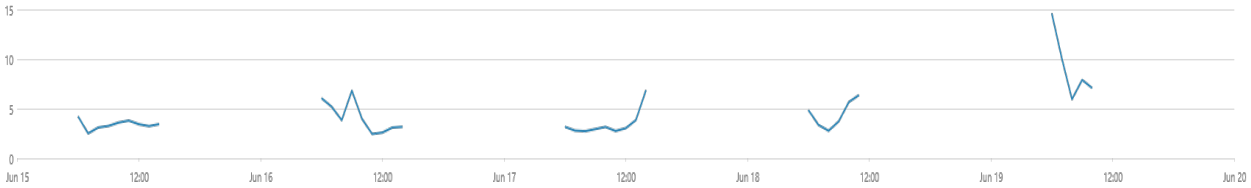
- Prevailing Wind – West to East
- PM10 Background Level = 21.4 ug/m3
- VOC Background Level = 0
- Exceedances – None

PM10 30 Minute Averages (ug/m3)

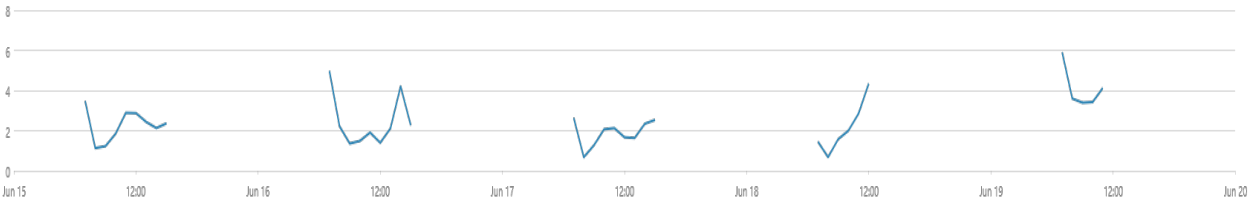
Air Monitor Unit AQS1 1150



Air Monitor Unit AQS1 1120



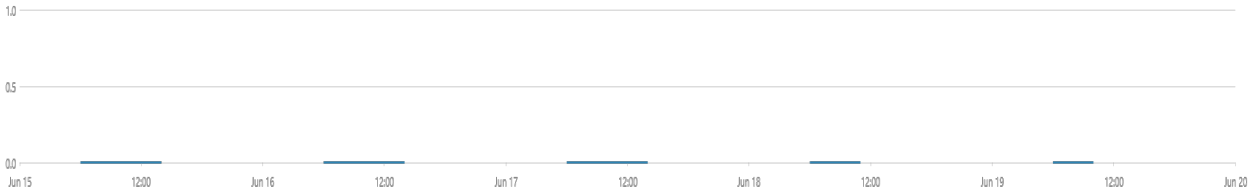
Air Monitor Unit AQS1 824



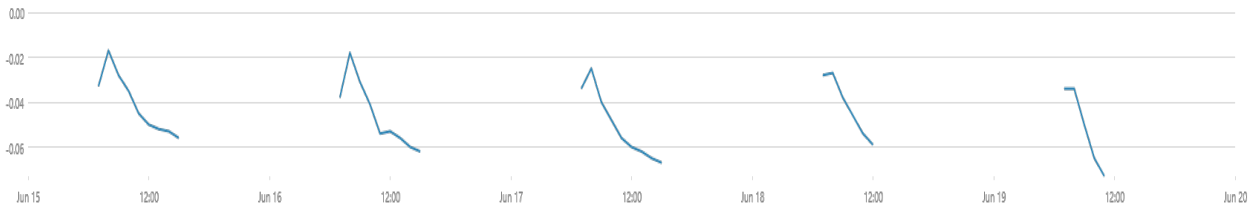
VOC 30 Minute Averages (ppm)

Air Monitor Unit AQS1 1150

Air Monitor Unit AQS1 1120



Air Monitor Unit AQS1 824



Appendix 1
Raw Air Quality Data

Dynamic Earth · AQS1 824 (AQS1 11122018-824)
Data export
6/15/2020 to 6/19/2020
(UTC-05:00) Eastern Time (US & Canada) (Summer time adjusted)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	WS (m/s)	WD (°)	RAIN (mm/min)	HAIL (/cm²h)	PRESS (hPa)	AIR T (°C)	AIR RH (%)	AN1 (V)
6/15/2020 7:30	-0.07	4.18	0.12	280.1	0	0	1021.3	15.3	74.6	13.493
6/15/2020 7:45	-0.01	3.06	0.49	213.1	0	0	1021.4	15.6	69.5	13.235
6/15/2020 8:00	-0.01	1.71	0.48	180.6	0	0	1021.5	16.3	64.7	13.2
6/15/2020 8:15	-0.02	0.87	1.11	138	0	0	1021.6	16.8	61.3	13.201
6/15/2020 8:30	-0.02	1.05	1.26	149.6	0	0	1021.9	17.3	56.3	13.178
6/15/2020 8:45	-0.02	0.9	1.58	114.1	0	0	1022.2	17.9	54.7	13.194
6/15/2020 9:00	-0.02	1.01	1.03	107.9	0	0	1022.4	18	54.3	13.194
6/15/2020 9:15	-0.03	1.2	1.51	115.4	0	0	1022	18.2	53.3	13.186
6/15/2020 9:30	-0.03	1.52	0.65	109.2	0	0	1021.7	18.5	53.8	13.207
6/15/2020 9:45	-0.03	1.18	0.32	234.3	0	0	1021.7	18.9	51.6	13.194
6/15/2020 10:00	-0.03	1.44	0.85	135.2	0	0	1021.8	19.3	49.1	13.195
6/15/2020 10:15	-0.03	1.73	1.07	130.7	0	0	1021.9	19.9	47.1	13.199
6/15/2020 10:30	-0.04	1.97	0.93	252.7	0	0	1021.6	20.3	46.1	13.203
6/15/2020 10:45	-0.04	2.26	0.57	176.8	0	0	1021.5	20.7	45.9	13.208
6/15/2020 11:00	-0.04	2.52	0.57	251.6	0	0	1021.5	20.7	47.9	13.218
6/15/2020 11:15	-0.04	4.03	1.06	287.9	0	0	1021.6	20.8	48	13.224
6/15/2020 11:30	-0.05	2.3	0.5	288.9	0	0	1021.5	21	47.1	13.237
6/15/2020 11:45	-0.05	2.69	0.95	310.4	0	0	1021.3	21.3	47.5	13.223
6/15/2020 12:00	-0.05	3.01	1.2	267	0	0	1021.3	21.4	47.1	13.221
6/15/2020 12:15	-0.05	2.79								13.221
6/15/2020 12:30	-0.05	2.78								13.213
6/15/2020 12:45	-0.05	2.9								13.212
6/15/2020 13:00	-0.05	2.64								13.214
6/15/2020 13:15	-0.05	2.94								13.191
6/15/2020 13:30	-0.05	2.16								13.183
6/15/2020 13:45	-0.05	1.92								13.171
6/15/2020 14:00	-0.05	1.91								13.165
6/15/2020 14:15	-0.05	2.14								13.118
6/15/2020 14:30	-0.05	2.23								13.104
6/15/2020 14:45	-0.05	2.25								13.097
6/15/2020 15:00	-0.06	2.36								13.085
6/15/2020 15:15	-0.06	2.38								13.073
6/15/2020 15:30	-0.06	2.32								13.1
6/16/2020 7:30	-0.15	6.74	0.8	288.2	0	0	1020.5	16.2	77.8	13.68
6/16/2020 7:45	-0.02	4.64	0.47	304.2	0	0	1020.6	16.2	77.5	13.321
6/16/2020 8:00	-0.01	3.17	0.52	294.6	0	0	1020.7	16.7	75.1	13.213
6/16/2020 8:15	-0.02	2.1	0.93	281.8	0	0	1020.8	17.3	72.8	13.202
6/16/2020 8:30	-0.02	1.8	1.1	279.1	0	0	1020.8	17.7	70.2	13.201
6/16/2020 8:45	-0.02	1.8	0.48	286.3	0	0	1020.8	18	68.2	13.201
6/16/2020 9:00	-0.03	1.57	0.54	272.6	0	0	1020.8	18.7	65.1	13.196
6/16/2020 9:15	-0.03	1.65	0.48	240.2	0	0	1020.8	19.2	61.6	13.217
6/16/2020 9:30	-0.03	1.1	0.71	147	0	0	1020.8	19.9	55.2	13.199
6/16/2020 9:45	-0.04	1.13	0.5	142.1	0	0	1020.8	20.5	51.8	13.2
6/16/2020 10:00	-0.04	1.51	0.38	241.1	0	0	1020.8	20.8	51.6	13.208
6/16/2020 10:15	-0.04	1.31	0.66	139.9	0	0	1020.7	21.6	47.2	13.197
6/16/2020 10:30	-0.04	1.62	1.38	132.1	0	0	1020.6	22.2	45.1	13.197
6/16/2020 10:45	-0.05	1.51	1.33	130.3	0	0	1020.6	22.5	41.2	13.2
6/16/2020 11:00	-0.05	1.77	1.38	97.6	0	0	1020.6	22.7	40.5	13.206
6/16/2020 11:15	-0.05	2.24	2.05	105.2	0	0	1020.7	22.6	41.6	13.206
6/16/2020 11:45	-0.11	0.94	2.31	93.6	0	0	1020.5	24.3	34.5	13.262
6/16/2020 12:00	-0.06	1.1	3.45	109.4	0	0	1020.4	22.8	37.1	13.221
6/16/2020 12:15	-0.05	1.48	2.86	78.3	0	0	1020.4	22.7	37.2	13.213
6/16/2020 12:30	-0.05	1.31	3.37	48.7	0	0	1020.4	22.5	37.9	13.239

6/16/2020 12:45	-0.05	1.7								13.22
6/16/2020 13:00	-0.05	1.8								13.225
6/16/2020 13:15	-0.06	2.06	2.64	104.1	0	0	1019.9	23.2	37.1	13.233
6/16/2020 13:30	-0.06	2.05	2.74	96.3	0	0	1019.8	23.3	36.8	13.199
6/16/2020 13:45	-0.06	2.53	2.82	97	0	0	1019.7	23.1	37.5	13.229
6/16/2020 14:00	-0.06	4.21	2.77	85.7	0	0	1019.7	23.6	38.5	13.208
6/16/2020 14:15	-0.06	7.62	2.42	92.1	0	0	1019.6	23.7	38.9	13.209
6/16/2020 14:30	-0.06	2.55	2.7	86.9	0	0	1019.4	23.4	39.2	13.179
6/16/2020 14:45	-0.06	2.45	2.46	83.1	0	0	1019.4	23.4	40.3	13.192
6/16/2020 15:00	-0.06	2.26	2.45	80.6	0	0	1019.4	23.4	40.2	13.174
6/17/2020 7:30	-0.08	3.58	1.35	44.1	0	0	1017.2	17.5	72.7	13.614
6/17/2020 7:45	-0.02	2.29	1.22	54.3	0	0	1017.2	18.1	70.6	13.276
6/17/2020 8:00	-0.02	0.87	1.6	37.1	0	0	1017.4	18.6	66	13.206
6/17/2020 8:15	-0.02	0.71	1.72	60.9	0	0	1017.5	19	62.6	13.203
6/17/2020 8:30	-0.03	0.48	1.7	53	0	0	1017.6	19.4	60.4	13.208
6/17/2020 8:45	-0.03	0.66	1.56	61.2	0	0	1017.6	19.8	57.6	13.202
6/17/2020 9:00	-0.04	0.96	1.81	61.1	0	0	1017.6	20.3	55.6	13.209
6/17/2020 9:15	-0.04	1.1	1.59	81.7	0	0	1017.5	20.6	53.8	13.226
6/17/2020 9:30	-0.04	1.44	1.94	88	0	0	1017.5	20.9	51.9	13.218
6/17/2020 9:45	-0.04	1.61	1.96	64.7	0	0	1017.4	21.2	50.2	13.228
6/17/2020 10:00	-0.04	1.63	1.68	63	0	0	1017.3	21.8	49.6	13.232
6/17/2020 10:15	-0.05	2.07	2.01	103	0	0	1017.3	22.2	48.8	13.224
6/17/2020 10:30	-0.05	2.19	1.17	77.1	0	0	1017.2	22.8	47.7	13.243
6/17/2020 10:45	-0.05	2.39	2.22	113.2	0	0	1017.2	22.6	48.6	13.226
6/17/2020 11:00	-0.05	2.39	2.33	121	0	0	1017.1	23	48	13.222
6/17/2020 11:15	-0.06	2.13	2.15	106	0	0	1017	23.2	47.2	13.249
6/17/2020 11:30	-0.06	2.04	2.15	89.7	0	0	1016.9	23.1	47.7	13.239
6/17/2020 11:45	-0.06	1.94	2.77	122	0	0	1016.8	23.5	46.4	13.241
6/17/2020 12:00	-0.06	1.86	2.38	98.2	0	0	1016.7	23.9	46	13.239
6/17/2020 12:15	-0.06	1.69	2.29	72.9	0	0	1016.4	23.8	47.3	13.229
6/17/2020 12:30	-0.06	1.64	2.83	93.1	0	0	1016.3	23.6	49.4	13.243
6/17/2020 12:45	-0.06	1.48	2.5	95.5	0	0	1016.1	24	50.3	13.217
6/17/2020 13:00	-0.06	1.52	2.27	94.7	0	0	1015.9	24.2	49.2	13.217
6/17/2020 13:15	-0.06	1.44	2.54	83.6	0	0	1015.7	24.3	49.2	13.21
6/17/2020 13:30	-0.06	1.67	2.76	92.5	0	0	1015.5	23.4	53.2	13.211
6/17/2020 13:45	-0.06	1.93	2.51	98.9	0	0	1015.4	24.3	51.7	13.177
6/17/2020 14:00	-0.06	2.04	2.35	81.9	0	0	1015.4	24.3	50.9	13.186
6/17/2020 14:15	-0.06	2.21	2.65	96.3	0	0	1015.3	24.6	49.7	13.167
6/17/2020 14:30	-0.07	2.5	3.19	118	0	0	1015.2	24.3	50.1	13.138
6/17/2020 14:45	-0.07	2.63	2.36	93.5	0	0	1015.1	24.5	50.3	13.125
6/17/2020 15:00	-0.07	2.5	2.16	85.7	0	0	1015	24.3	52.5	13.116
6/17/2020 15:15	-0.07	2.59	3.1	63.5	0	0	1015	24.5	51	13.094
6/18/2020 7:15	-0.09	3.87	0.81	19.3	0	0	1014.7	18.2	88.1	13.518
6/18/2020 7:30	-0.02	1.7	0.8	27.1	0	0	1014.7	17.8	90.1	13.228
6/18/2020 7:45	-0.02	0.57	0.93	50.2	0	0	1014.7	17.7	91.4	13.224
6/18/2020 8:00	-0.02	0.56	1.51	120.1	0	0	1014.7	17.7	91.7	13.216
6/18/2020 8:15	-0.03	0.54	0.99	89.4	0	0	1014.6	18	90.3	13.221
6/18/2020 8:30	-0.03	0.67	1.11	74.7	0	0	1014.5	18.3	88.8	13.216
6/18/2020 8:45	-0.03	0.97	1.06	47.5	0	0	1014.5	18.7	87	13.229
6/18/2020 9:00	-0.03	1.17	1.82	91.7	0	0	1014.3	19	86	13.235
6/18/2020 9:15	-0.04	1.37	1.24	45.1	0	0	1014.4	19.5	84.7	13.225
6/18/2020 9:30	-0.04	1.66	1.29	49.8	0	0	1014.4	19.7	83.9	13.228
6/18/2020 9:45	-0.04	2.11	1.31	51.2	0	0	1014.2	20.2	82.4	13.215
6/18/2020 10:00	-0.04	1.82	1.88	115.6	0	0	1014.3	20.6	81.3	13.218
6/18/2020 10:15	-0.05	2.11	1.47	94.8	0	0	1014.7	20.6	80.9	13.224
6/18/2020 10:30	-0.05	2.07	1.13	90.7	0	0	1014.6	21.1	79.7	13.242
6/18/2020 10:45	-0.05	1.99	1.3	79.5	0	0	1014.5	21.5	79	13.223
6/18/2020 11:00	-0.05	2.1								13.226
6/18/2020 11:15	-0.05	2.35								13.227
6/18/2020 11:30	-0.06	2.81								13.214

6/18/2020 11:45	-0.06	4.17								13.218
6/18/2020 12:00	-0.06	4.35								13.236
6/19/2020 7:15	-0.23	12.45	0.8	167	0	0	1012.8	20.8	79.1	13.781
6/19/2020 7:30	-0.03	6.9	0.79	287.6	0	0	1012.9	21.1	77.5	13.411
6/19/2020 7:45	-0.02	4.49	0.65	288.9	0	0	1013	21.6	74.7	13.216
6/19/2020 8:00	-0.03	3.65	0.85	279.2	0	0	1013.1	22	73.1	13.2
6/19/2020 8:15	-0.03	3.68	0.97	304.8	0	0	1013	21.8	73.1	13.216
6/19/2020 8:30	-0.04	3.72	0.45	158.9	0	0	1013.1	22	73.3	13.23
6/19/2020 8:45	-0.04	3.34	0.88	314.2	0	0	1013.1	22.6	71	13.234
6/19/2020 9:00	-0.05	3.18	0.54	184.1	0	0	1013.2	22.9	69.5	13.227
6/19/2020 9:15	-0.05	3.44	0.67	265.9	0	0	1013.1	23.5	67.9	13.229
6/19/2020 9:30	-0.05	3.69	0.18	244.3	0	0	1012.9	24	65	13.221
6/19/2020 9:45	-0.06	3.26	0.29	309.9	0	0	1012.9	24.6	62.8	13.222
6/19/2020 10:00	-0.06	2.98	0.19	226.9	0	0	1012.7	25	61.1	13.237
6/19/2020 10:15	-0.06	3.55	0.68	197.7	0	0	1012.6	24.8	61	13.237
6/19/2020 10:30	-0.07	3.5	1.03	304.3	0	0	1012.5	25.5	59.6	13.229
6/19/2020 10:45	-0.07	3.67	0.62	170.4	0	0	1012.4	25.4	59.5	13.227
6/19/2020 11:00	-0.07	4.26	0.66	148.7	0	0	1012.3	26	56.6	13.238
6/19/2020 11:15	-0.07	4.17	0.7	151.6	0	0	1012.1	25.4	59	13.248
6/19/2020 11:30	-0.07	4.1	0.99	125.8	0	0	1011.9	25.9	56.7	13.237
6/19/2020 11:45	-0.07	3.85	0.51	255.3	0	0	1011.9	25.8	57.1	13.226

Dynamic Earth · AQS1 1120 (AQS1 05122019-1120)
Data export
6/15/2020 to 6/19/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/15/2020 6:30	0	6.34	13.422
6/15/2020 6:45	0	3.23	13.109
6/15/2020 7:00	0	2.1	13.044
6/15/2020 7:15	0	2.71	13.043
6/15/2020 7:30	0	2.61	13.042
6/15/2020 7:45	0	2.6	13.043
6/15/2020 8:00	0	2.88	13.044
6/15/2020 8:15	0	3.18	13.043
6/15/2020 8:30	0	3.25	13.042
6/15/2020 8:45	0	3.11	13.045
6/15/2020 9:00	0	3.36	13.045
6/15/2020 9:15	0	3.33	13.046
6/15/2020 9:30	0	3.21	13.046
6/15/2020 9:45	0	3.13	13.045
6/15/2020 10:00	0	3.82	13.045
6/15/2020 10:15	0	3.78	13.044
6/15/2020 10:30	0	3.29	13.045
6/15/2020 10:45	0	3.51	13.043
6/15/2020 11:00	0	3.45	13.043
6/15/2020 11:15	0	3.45	13.056
6/15/2020 11:30	0	4.74	13.074
6/15/2020 11:45	0	3.53	13.039
6/15/2020 12:00	0	3.95	13.03
6/15/2020 12:15	0	3.36	13.012
6/15/2020 12:30	0	3.23	13
6/15/2020 12:45	0	3.18	12.978
6/15/2020 13:00	0	3.31	12.96
6/15/2020 13:15	0	3.25	12.939
6/15/2020 13:30	0	3.12	12.932
6/15/2020 13:45	0	3.29	12.923
6/15/2020 14:00	0	3.45	12.909
6/15/2020 14:15	0	3.41	12.905
6/15/2020 14:30	0	3.53	12.903
6/16/2020 6:15	0	9.58	13.255
6/16/2020 6:30	0	5.7	13.057
6/16/2020 6:45	0	4.78	13.053
6/16/2020 7:00	0	5.13	13.056
6/16/2020 7:15	0	4.83	13.052
6/16/2020 7:30	0	4.87	13.055
6/16/2020 7:45	0	5.98	13.051
6/16/2020 8:00	0	4.49	13.049

6/16/2020 8:15	0	4.38	13.047
6/16/2020 8:30	0	3.43	13.047
6/16/2020 8:45	0	3.04	13.045
6/16/2020 9:00	0	6.53	13.044
6/16/2020 9:15	0	14.95	13.044
6/16/2020 9:30	0	3.06	13.044
6/16/2020 9:45	0	2.69	13.043
6/16/2020 10:00	0	3.06	13.043
6/16/2020 10:15	0	3.91	13.042
6/16/2020 10:30	0	6.11	13.042
6/16/2020 10:45	0	2.8	13.035
6/16/2020 11:00	0	3.02	13.067
6/16/2020 11:15	0	2.4	13.047
6/16/2020 11:30	0	2.36	13.017
6/16/2020 11:45	0	2.29	13.007
6/16/2020 12:00	0	2.19	12.989
6/16/2020 12:15	0	2.59	12.971
6/16/2020 12:30	0	2.63	12.946
6/16/2020 12:45	0	2.95	12.937
6/16/2020 13:00	0	3.02	12.93
6/16/2020 13:15	0	3.06	12.92
6/16/2020 13:30	0	3.1	12.906
6/16/2020 13:45	0	3.22	12.904
6/16/2020 14:00	0	3.17	12.904
6/17/2020 6:30	0	3.79	13.168
6/17/2020 6:45	0	2.64	13.051
6/17/2020 7:00	0	2.77	13.053
6/17/2020 7:15	0	2.78	13.051
6/17/2020 7:30	0	2.72	13.051
6/17/2020 7:45	0	2.89	13.048
6/17/2020 8:00	0	2.8	13.048
6/17/2020 8:15	0	2.84	13.046
6/17/2020 8:30	0	2.68	13.046
6/17/2020 8:45	0	2.6	13.045
6/17/2020 9:00	0	2.65	13.044
6/17/2020 9:15	0	2.73	13.043
6/17/2020 9:30	0	2.89	13.044
6/17/2020 9:45	0	3.5	13.043
6/17/2020 10:00	0	3.25	13.045
6/17/2020 10:15	0	3.26	13.042
6/17/2020 10:30	0	3.09	13.044
6/17/2020 10:45	0	3.02	13.041
6/17/2020 11:00	0	3.21	13.041
6/17/2020 11:15	0	2.4	13.023
6/17/2020 11:30	0	2.42	13.011
6/17/2020 11:45	0	3.12	13.003

6/17/2020 12:00	0	3.91	12.979
6/17/2020 12:15	0	2.81	12.963
6/17/2020 12:30	0	2.64	12.94
6/17/2020 12:45	0	2.77	12.932
6/17/2020 13:00	0	2.89	12.915
6/17/2020 13:15	0	4.91	12.983
6/17/2020 13:30	0	4.12	12.913
6/17/2020 13:45	0	3.29	12.902
6/17/2020 14:00	0	3.17	12.902
6/17/2020 14:15	0	10.91	12.901
6/17/2020 14:30	0	4.4	12.899
6/18/2020 6:30	0	3.37	13.354
6/18/2020 6:45	0	5.98	13.073
6/18/2020 7:00	0	5.55	13.043
6/18/2020 7:15	0	2.59	13.043
6/18/2020 7:30	0	2.63	13.042
6/18/2020 7:45	0	2.6	13.042
6/18/2020 8:00	0	2.69	13.042
6/18/2020 8:15	0	2.77	13.043
6/18/2020 8:30	0	2.62	13.046
6/18/2020 8:45	0	2.96	13.042
6/18/2020 9:00	0	2.97	13.04
6/18/2020 9:15	0	5.99	13.074
6/18/2020 9:30	0	4.18	13.043
6/18/2020 9:45	0	3.69	13.041
6/18/2020 10:00	0	3.55	13.06
6/18/2020 10:15	0	3.78	13.042
6/18/2020 10:30	0	4.55	13.041
6/18/2020 10:45	0	9.24	13.04
6/18/2020 11:00	0	6.37	13.042
6/19/2020 6:15	0	21.4	13.594
6/19/2020 6:30	0	14.25	13.126
6/19/2020 6:45	0	14.55	13.047
6/19/2020 7:00	0	13.05	13.053
6/19/2020 7:15	0	9.35	13.052
6/19/2020 7:30	0	9.2	13.052
6/19/2020 7:45	0	8.61	13.05
6/19/2020 8:00	0	6.1	13.047
6/19/2020 8:15	0	6.35	13.047
6/19/2020 8:30	0	5.99	13.047
6/19/2020 8:45	0	5.36	13.047
6/19/2020 9:00	0	7.85	13.045
6/19/2020 9:15	0	8.05	13.046
6/19/2020 9:30	0	9.57	13.046
6/19/2020 9:45	0	6.11	13.045
6/19/2020 10:00	0	7.75	13.045
6/19/2020 10:15	0	7.08	13.092
6/19/2020 10:30	0	6.12	13.109

Dynamic Earth · AQS 1150 (AQS1 18122019-1150)
Data export
6/15/2020 to 6/19/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/15/2020 6:15	0	2.38	13.326
6/15/2020 6:30	0	1.21	13.138
6/15/2020 6:45	0	1.07	13.142
6/15/2020 7:00	0	0.94	13.144
6/15/2020 7:15	0	0.65	13.146
6/15/2020 7:30	0	0.68	13.144
6/15/2020 7:45	0	0.62	13.144
6/15/2020 8:00	0	0.74	13.146
6/15/2020 8:15	0	0.78	13.146
6/15/2020 8:30	0	0.85	13.145
6/15/2020 8:45	0	0.85	13.146
6/15/2020 9:00	0	0.75	13.147
6/15/2020 9:15	0	0.76	13.146
6/15/2020 9:30	0	0.77	13.147
6/15/2020 9:45	0	0.7	13.149
6/15/2020 10:00	0	0.69	13.148
6/15/2020 10:15	0	0.68	13.146
6/15/2020 10:30	0	0.74	13.145
6/15/2020 10:45	0	0.79	13.143
6/15/2020 11:00	0	0.76	13.13
6/15/2020 11:15	0	0.73	13.118
6/15/2020 11:30	0	0.78	13.106
6/15/2020 11:45	0	0.75	13.078
6/15/2020 12:00	0	0.75	13.051
6/15/2020 12:15	0	1.21	13.04
6/15/2020 12:30	0	1.34	13.023
6/15/2020 12:45	0	1.12	13.008
6/15/2020 13:00	0	1.2	13.006
6/15/2020 13:15	0	1.22	13.005
6/15/2020 13:30	0	1.22	13.003
6/15/2020 13:45	0	1.32	13
6/15/2020 14:00	0	1.51	12.997
6/15/2020 14:15	0	1.48	12.991
6/15/2020 14:30	0	1.49	12.991
6/17/2020 6:15	0	3.64	13.718
6/17/2020 6:30	0	2.18	13.297
6/17/2020 6:45	0	1.78	13.129
6/17/2020 7:00	0	1.8	13.121
6/17/2020 7:15	0	1.62	13.122
6/17/2020 7:30	0	1.56	13.13

6/17/2020 7:45	0	1.48	13.136
6/17/2020 8:00	0	1.55	13.142
6/17/2020 8:15	0	1.53	13.143
6/17/2020 8:30	0	1.6	13.145
6/17/2020 8:45	0	1.47	13.147
6/17/2020 9:00	0	1.58	13.145
6/17/2020 9:15	0	1.55	13.148
6/17/2020 9:30	0	1.57	13.149
6/17/2020 9:45	0	1.61	13.151
6/17/2020 10:00	0	1.65	13.151
6/17/2020 10:15	0	1.48	13.153
6/17/2020 10:30	0	1.44	13.153
6/17/2020 10:45	0	1.54	13.152
6/17/2020 11:00	0	1.33	13.154
6/17/2020 11:15	0	0.99	13.152
6/17/2020 11:30	0	0.9	13.151
6/17/2020 11:45	0	0.89	13.151
6/17/2020 12:00	0	0.91	13.145
6/17/2020 12:15	0	0.97	13.13
6/17/2020 12:30	0	0.96	13.107
6/17/2020 12:45	0	1.16	13.084
6/17/2020 13:00	0	1.25	13.06
6/17/2020 13:15	0	1.53	13.064
6/17/2020 13:30	0	1.75	13.069
6/17/2020 13:45	0	1.68	13.033
6/17/2020 14:00	0	1.45	13.024
6/17/2020 14:15	0	1.57	13.014
6/17/2020 14:30	0	0.78	13.017
6/18/2020 6:30	0	2.86	13.561
6/18/2020 6:45	0	1.64	13.223
6/18/2020 7:00	0	1.6	13.118
6/18/2020 7:15	0	1.48	13.111
6/18/2020 7:30	0	1.22	13.111
6/18/2020 7:45	0	1.25	13.113
6/18/2020 8:00	0	1.5	13.113
6/18/2020 8:15	0	2.2	13.114
6/18/2020 8:30	0	2.3	13.116
6/18/2020 8:45	0	1.91	13.115
6/18/2020 9:00	0	1.6	13.116
6/18/2020 9:15	0	1.58	13.119
6/18/2020 9:30	0	1.49	13.121
6/18/2020 9:45	0	1.88	13.12
6/18/2020 10:00	0	1.27	13.119
6/18/2020 10:15	0	1.62	13.12
6/18/2020 10:30	0	2.32	13.119
6/18/2020 10:45	0	3.9	13.117
6/18/2020 11:00	0	4.38	13.114

6/18/2020 11:15	0	4.17	13.116
6/19/2020 6:00	0	13.29	13.671
6/19/2020 6:15	0	7.26	13.247
6/19/2020 6:30	0	5.93	13.121
6/19/2020 6:45	0	5.15	13.121
6/19/2020 7:00	0	4.29	13.129
6/19/2020 7:15	0	3.92	13.136
6/19/2020 7:30	0	3.82	13.142
6/19/2020 7:45	0	3.13	13.142
6/19/2020 8:00	0	2.84	13.146
6/19/2020 8:15	0	2.7	13.143
6/19/2020 8:30	0	2.87	13.149
6/19/2020 8:45	0	2.87	13.171
6/19/2020 9:00	0	3.16	13.2
6/19/2020 9:15	0	3.61	13.205
6/19/2020 9:30	0	3.93	13.206
6/19/2020 9:45	0	4.16	13.208
6/19/2020 10:00	0	4.38	13.178
6/19/2020 10:15	0	3.83	13.149
6/19/2020 10:30	0	3.67	13.147
6/19/2020 10:45	0	3.47	13.175

AIR QUALITY MONITORING REPORT

Project:	Proposed Retail Development NYS BCP Site C360116 & 360066 44 and 45 Stew Leonard Drive Yonkers, Westchester County, New York
Project No.:	0650-98-031EC
Monitor Dates:	6/23/20 – 6/26/20
Data Manager:	D. Silbert
Field Engineers:	S. Hume & T. George
Present on Site:	Craig Geotechnical Drilling (Mark)

As requested, Dynamic Earth, LLC performed the following air quality monitoring services at the above referenced site.

Air Quality Monitoring: During exploratory geotechnical borings and test pits, Dynamic Earth personnel set up three Aeroqual AQS1 Units to monitor PM10 dust particulates and volatile organic compounds (VOCs) to ensure dust or VOCs were not migrating into communities outside the work zone. Two units were set upwind and downwind each day based on the prevailing winds and one unit was moved throughout the day near the active drilling/digging zone to monitor the focal point of potential air quality disruption. PM10 readings of 150ug/m3 above background and VOC exceedances of 5ppm above background will be noted as exceedances. Technical errors were encountered with Unit 1120 on June 23, 2020 and Unit 1150 on June 26, 2020 which has limited our data results, likely caused by a faulty battery connection. Specto has been contacted for a replacement to ensure this issue is resolved. PM10 and VOCs were not encountered during the weekly monitoring at levels nearing any exceedances. A breakdown of the daily prevailing winds, background standards and exceedances are listed below:

June 23, 2020:

- Prevailing Wind – South to North
- PM10 Background Level = 14.01 ug/m3
- VOC Background Level = 0
- Exceedances – None
- Monitor AQS1 experienced a technical error and data was not record data following the first 15 minute interval on Tuesday June 23, 2020

June 24, 2020:

- Prevailing Wind – Northwest to Southeast
- PM10 Background Level = 32.54 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 25, 2020:

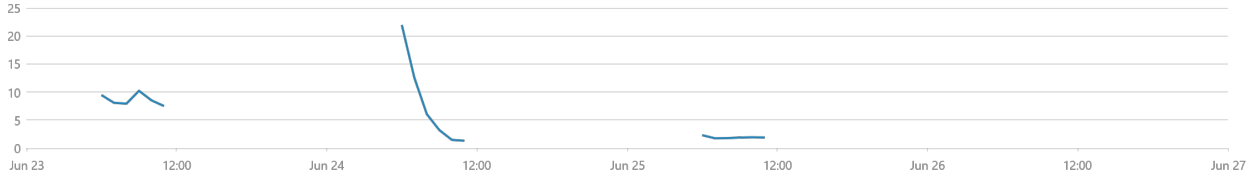
- Prevailing Wind – North to South
- PM10 Background Level = 4.31 ug/m3
- VOC Background Level = 0
- Exceedances – None

June 26, 2020:

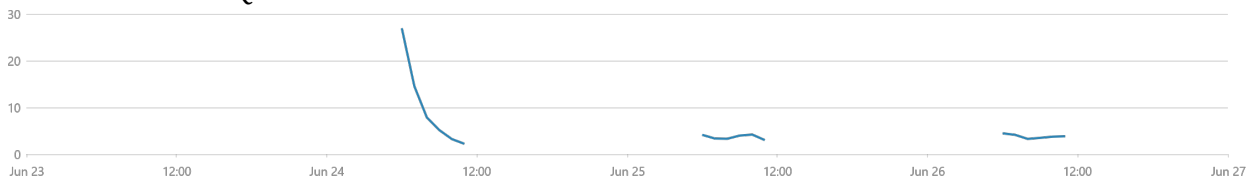
- Prevailing Wind – West to East
- PM10 Background Level = 7.71 ug/m3
- VOC Background Level = 0
- Exceedances – None
- Monitor AQS1 1150 experienced a technical error and data was not recorded on Friday June 26, 2020

PM10 30 Minute Averages (ug/m3)

Air Monitor Unit AQS1 1150



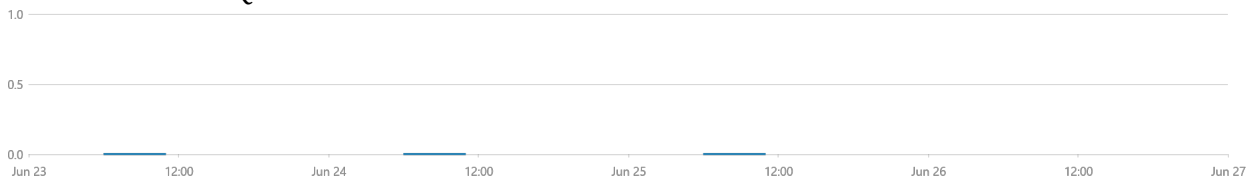
Air Monitor Unit AQS1 1120



Air Monitor Unit AQS1 824

VOC 30 Minute Averages (ppm)

Air Monitor Unit AQS1 1150



Air Monitor Unit AQS1 1120

Air Monitor Unit AQS1 824

Appendix 1
Raw Air Quality Data

Dynamic Earth · AQS1 824 (AQS1 11122018-824)
Data export
6/23/2020 to 6/26/2020
(UTC-05:00) Eastern Time (US & Canada) (Summer time adjusted)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	WS (m/s)	WD (°)	RAIN (mm/min)	HAIL (/cm²h)	PRESS (hPa)	AIR T (°C)	AIR RH (%)	AN1 (V)
6/23/2020 7:30	-0.05	7.32	0.84	149	0	0	1001.8	23.3	79.9	13.474
6/23/2020 7:45	-0.02	5.32	1.29	171	0	0	1001.8	24	75.6	13.224
6/23/2020 8:00	-0.03	4.44	1.49	176.1	0	0	1001.9	24.8	70.5	13.209
6/23/2020 8:15	-0.03	5.01	1.75	169.2	0	0	1001.8	25.2	69.2	13.212
6/23/2020 8:30	-0.04	5.53	1.84	161.2	0	0	1001.4	25.5	68.4	13.217
6/23/2020 8:45	-0.04	6.47	1.38	158.8	0	0	1001.4	26.2	68.5	13.23
6/23/2020 9:00	-0.05	6.56	1.39	166.8	0	0	1001.5	26.7	66.1	13.231
6/23/2020 9:15	-0.06	6.18								13.231
6/23/2020 9:30	-0.06	6.29								13.252
6/23/2020 9:45	-0.07	6.5								13.289
6/23/2020 10:00	-0.08	6.99								13.286
6/23/2020 10:15	-0.08	6.06								13.274
6/23/2020 10:30	-0.08	6.06								13.295
6/23/2020 10:45	-0.09	7.04								13.301
6/23/2020 11:00	-0.09	7.27								13.29
6/23/2020 11:15	-0.09	7.39								13.299
6/23/2020 11:30	-0.09	7.71								13.281
6/23/2020 11:45	-0.09	7.49								13.29
6/23/2020 12:00	-0.1	6.71								13.284
6/24/2020 7:15	-0.11	26.47	1.13	274.4	0	0	996.7	23.6	85	13.505
6/24/2020 7:30	-0.03	16.21	1.3	254	0	0	996.8	23.8	83.4	13.247
6/24/2020 7:45	-0.03	13.74	1.03	238.9	0	0	996.9	24.1	81.9	13.219
6/24/2020 8:00	-0.03	12.08	1.18	258.6	0	0	997	24.2	81.2	13.244
6/24/2020 8:15	-0.04	10.54	1.37	233.9	0	0	997.1	24.3	80.1	13.235
6/24/2020 8:30	-0.04	8.58	1.45	241.1	0	0	997.1	24.7	78	13.239
6/24/2020 8:45	-0.05	6.74	1.3	248.5	0	0	997.2	24.9	76.1	13.243
6/24/2020 9:00	-0.05	6.23	1.31	279.7	0	0	997.2	25.1	74.7	13.222
6/24/2020 9:15	-0.06	5.88	1.1	273.1	0	0	997.2	25.6	72.2	13.235
6/24/2020 9:30	-0.06	4.79	1.32	266	0	0	997.2	25.9	70.6	13.243
6/24/2020 9:45	-0.06	3.15	1.42	265.7	0	0	997.4	25.8	67.6	13.229
6/24/2020 10:00	-0.06	2.9	1.8	260.1	0	0	997.4	26.6	63.5	13.233
6/24/2020 10:15	-0.07	2.93	1.79	262.4	0	0	997.5	27.2	60.8	13.245
6/24/2020 10:30	-0.07	2.82	3.28	279.1	0	0	997.6	26.7	61.6	13.234
6/24/2020 10:45	-0.07	2.34	2.94	271.3	0	0	997.8	26.4	57.3	13.263
6/24/2020 11:00	-0.07	1.71	2.51	275.1	0	0	998	26.8	49.4	13.253
6/24/2020 11:15	-0.07	1.56	2.03	269.2	0	0	998	27.4	45.5	13.239
6/24/2020 11:30	-0.07	1.47	2.48	269.8	0	0	998.1	27.8	38.8	13.232
6/24/2020 11:45	-0.08	1.44	1.99	275.6	0	0	998.1	28	36.7	13.224
6/25/2020 7:15	-0.08	2.31	0.34	302.2	0	0	1006.1	21.3	65.8	13.625
6/25/2020 7:30	-0.02	1.78	0.76	298.3	0	0	1006	22	61.7	13.297
6/25/2020 7:45	-0.02	1.13	0.89	318.2	0	0	1006	23	54.3	13.201
6/25/2020 8:00	-0.03	1.1	0.8	312.4	0	0	1006.2	23.4	51.6	13.199
6/25/2020 8:15	-0.04	1.46	1.12	295.5	0	0	1006.4	23.6	50.2	13.21
6/25/2020 8:30	-0.04	1.71	1.03	307.5	0	0	1006.5	22.9	52.4	13.217
6/25/2020 8:45	-0.05	2.15	0.54	310.2	0	0	1006.6	23.2	51.9	13.212
6/25/2020 9:00	-0.05	1.93	0.43	330.6	0	0	1006.7	23.4	51.5	13.22
6/25/2020 9:15	-0.05	2.48	0.61	293.7	0	0	1006.7	24.4	46.9	13.223
6/25/2020 9:30	-0.06	2.53	1.31	228.3	0	0	1006.7	24.9	44.9	13.24
6/25/2020 9:45	-0.06	2.42	0.74	215.9	0	0	1006.8	25.6	43.2	13.234
6/25/2020 10:00	-0.07	2.37	1.99	143.4	0	0	1006.9	26.2	42.1	13.246
6/25/2020 10:15	-0.07	2.24								13.244
6/25/2020 10:30	-0.07	2.45								13.241
6/25/2020 10:45	-0.07	2.51								13.225

6/25/2020 11:00	-0.08	2.63								13.246
6/25/2020 11:15	-0.08	2.75								13.253
6/25/2020 11:30	-0.08	2.59								13.286
6/25/2020 11:45	-0.08	2.75								13.273
6/25/2020 12:00	-0.09	2.28								13.278
6/26/2020 7:30	-0.04	2.06	1.25	277.3	0	0	1006.9	22.1	62.8	13.417
6/26/2020 7:45	-0.02	0.96	1.97	297.9	0	0	1006.9	22.9	55.2	13.212
6/26/2020 8:00	-0.03	0.39	1.99	302.9	0	0	1006.8	22.6	55.1	13.2
6/26/2020 8:15	-0.03	1.11	2.06	291.8	0	0	1006.9	23.2	55.3	13.204
6/26/2020 8:30	-0.04	2.34	1.97	293.2	0	0	1007	23.6	55.9	13.205
6/26/2020 8:45	-0.05	2.22	1.5	298.9	0	0	1006.9	23.3	57.2	13.21
6/26/2020 9:00	-0.05	1.98	1.29	277.4	0	0	1006.9	24.4	53.5	13.223
6/26/2020 9:15	-0.05	2.21	1.25	298.3	0	0	1006.8	24.8	50.6	13.221
6/26/2020 9:30	-0.06	1.75	1.47	304.6	0	0	1006.8	25.3	48.2	13.221
6/26/2020 9:45	-0.06	1.67	1.56	302.6	0	0	1006.9	25.7	47.4	13.222
6/26/2020 10:00	-0.07	1.76	1.79	300	0	0	1006.8	26.3	45.7	13.237
6/26/2020 10:15	-0.07	1.92	1.95	283.4	0	0	1006.8	26.6	44.4	13.225
6/26/2020 10:30	-0.07	1.56	1.91	302.3	0	0	1006.8	26.1	44.9	13.225
6/26/2020 10:45	-0.08	1.6	1.74	291.2	0	0	1006.7	25.8	46.2	13.237
6/26/2020 11:00	-0.08	1.58	1.85	295.7	0	0	1006.5	26.6	43.3	13.231
6/26/2020 11:15	-0.08	1.97	1.77	279.9	0	0	1006.4	27.2	41.6	13.243
6/26/2020 11:30	-0.08	1.96	2.09	297.4	0	0	1006.3	27.4	41	13.225
6/26/2020 11:45	-0.08	1.87	1.77	275.8	0	0	1006.3	27.6	39.6	13.268
6/26/2020 12:00	-0.08	3.16	1.65	296.5	0	0	1006.2	27.9	38.7	13.27
6/26/2020 12:15	-0.08	1.35	0.35	266.1	0	0	1006.1	27.9	38.2	13.256
6/26/2020 12:30	-0.08	1.29	1.59	227.9	0	0	1006	28.5	37.3	13.215

Dynamic Earth · AQS1 1120 (AQS1 05122019-1120)
Data export
6/23/2020 to 6/26/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/23/2020 6:15	0	14.01	13.331
6/24/2020 6:30	0	32.54	13.297
6/24/2020 6:45	0	21.69	13.046
6/24/2020 7:00	0	18.56	13.036
6/24/2020 7:15	0	16	13.03
6/24/2020 7:30	0	13.01	13.032
6/24/2020 7:45	0	10.61	13.033
6/24/2020 8:00	0	9.51	13.036
6/24/2020 8:15	0	8.76	13.036
6/24/2020 8:30	0	7.26	13.036
6/24/2020 8:45	0	5.81	13.036
6/24/2020 9:00	0	5.29	13.028
6/24/2020 9:15	0	4.96	13.03
6/24/2020 9:30	0	5.29	13.029
6/24/2020 9:45	0	4.97	13.022
6/24/2020 10:00	0	4.14	13.017
6/24/2020 10:15	0	3.66	13.065
6/24/2020 10:30	0	2.76	13.08
6/24/2020 10:45	0	2.28	13.081
6/24/2020 11:00	0	2.19	13.079
6/25/2020 6:15	0	4.31	13.461
6/25/2020 6:30	0	4.09	13.11
6/25/2020 6:45	0	4.06	13.045
6/25/2020 7:00	0	3.19	13.043
6/25/2020 7:15	0	3.29	13.042
6/25/2020 7:30	0	3.2	13.043
6/25/2020 7:45	0	3.64	13.043
6/25/2020 8:00	0	3.09	13.043
6/25/2020 8:15	0	3.05	13.043
6/25/2020 8:30	0	3.02	13.04
6/25/2020 8:45	0	3.93	13.043
6/25/2020 9:00	0	3.74	13.042
6/25/2020 9:15	0	4.02	13.044
6/25/2020 9:30	0	4.03	13.043
6/25/2020 9:45	0	4.06	13.042
6/25/2020 10:00	0	4.5	13.042
6/25/2020 10:15	0	4.63	13.066
6/25/2020 10:30	0	4.13	13.098
6/25/2020 10:45	0	3.42	13.097
6/25/2020 11:00	0	2.99	13.104

6/26/2020 6:00	0	7.71	13.442
6/26/2020 6:15	0	4.68	13.073
6/26/2020 6:30	0	4.31	13.051
6/26/2020 6:45	0	3.46	13.053
6/26/2020 7:00	0	3.65	13.054
6/26/2020 7:15	0	3.99	13.055
6/26/2020 7:30	0	4.71	13.051
6/26/2020 7:45	0	4.14	13.049
6/26/2020 8:00	0	3.78	13.049
6/26/2020 8:15	0	3.25	13.047
6/26/2020 8:30	0	3	13.047
6/26/2020 8:45	0	2.95	13.047
6/26/2020 9:00	0	3.38	13.045
6/26/2020 9:15	0	3.55	13.044
6/26/2020 9:30	0	3.41	13.042
6/26/2020 9:45	0	3.53	13.044
6/26/2020 10:00	0	3.56	13.042
6/26/2020 10:15	0	3.7	13.039
6/26/2020 10:30	0	3.76	13.031
6/26/2020 10:45	0	3.85	13.016
6/26/2020 11:00	0	4	13.01
6/26/2020 11:15	0	3.85	13.063
6/26/2020 11:30	0	3.55	13.062

Dynamic Earth · AQS 1150 (AQS1 18122019-1150)
Data export
6/23/2020 to 6/26/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/23/2020 6:30	0	10.15	13.342
6/23/2020 6:45	0	8.96	13.122
6/23/2020 7:00	0	8.55	13.112
6/23/2020 7:15	0	8.8	13.115
6/23/2020 7:30	0	6.74	13.127
6/23/2020 7:45	0	8.19	13.137
6/23/2020 8:00	0	7.91	13.143
6/23/2020 8:15	0	8.27	13.145
6/23/2020 8:30	0	7.45	13.179
6/23/2020 8:45	0	8.08	13.204
6/23/2020 9:00	0	10.59	13.202
6/23/2020 9:15	0	11.53	13.207
6/23/2020 9:30	0	9.51	13.21
6/23/2020 9:45	0	9.2	13.21
6/23/2020 10:00	0	8.3	13.208
6/23/2020 10:15	0	8.57	13.207
6/23/2020 10:30	0	8.84	13.205
6/23/2020 10:45	0	8.33	13.201
6/23/2020 11:00	0	7.5	13.207
6/24/2020 6:30	0	25.08	13.069
6/24/2020 6:45	0	19.04	13.054
6/24/2020 7:00	0	16.45	13.067
6/24/2020 7:15	0	13.84	13.075
6/24/2020 7:30	0	11.08	13.073
6/24/2020 7:45	0	8.84	13.073
6/24/2020 8:00	0	7.57	13.074
6/24/2020 8:15	0	6.75	13.063
6/24/2020 8:30	0	5.58	13.051
6/24/2020 8:45	0	4.24	13.042
6/24/2020 9:00	0	3.67	13.035
6/24/2020 9:15	0	3.7	13.014
6/24/2020 9:30	0	3.09	13.01
6/24/2020 9:45	0	2.36	13.007
6/24/2020 10:00	0	1.84	13.006
6/24/2020 10:15	0	1.64	13.025
6/24/2020 10:30	0	1.16	13.046
6/24/2020 10:45	0	1.2	13.046
6/24/2020 11:00	0	1.31	13.049
6/25/2020 6:00	0	2.93	13.305
6/25/2020 6:15	0	2.37	13.123

6/25/2020 6:30	0	2.15	13.129
6/25/2020 6:45	0	2.03	13.133
6/25/2020 7:00	0	1.77	13.133
6/25/2020 7:15	0	1.69	13.133
6/25/2020 7:30	0	1.79	13.126
6/25/2020 7:45	0	1.74	13.127
6/25/2020 8:00	0	1.71	13.127
6/25/2020 8:15	0	1.65	13.125
6/25/2020 8:30	0	1.81	13.121
6/25/2020 8:45	0	1.92	13.119
6/25/2020 9:00	0	1.98	13.118
6/25/2020 9:15	0	1.87	13.114
6/25/2020 9:30	0	1.82	13.117
6/25/2020 9:45	0	1.84	13.114
6/25/2020 10:00	0	1.92	13.115
6/25/2020 10:15	0	1.83	13.115
6/25/2020 10:30	0	2.06	13.168
6/25/2020 10:45	0	1.91	13.171
6/25/2020 11:00	0	1.89	13.156

AIR QUALITY MONITORING REPORT

Project:	Proposed Retail Development NYS BCP Site C360116 & 360066 44 and 45 Stew Leonard Drive Yonkers, Westchester County, New York
Project No.:	0650-98-031EC
Monitor Dates:	6/29/20 – 6/30/20
Data Manager:	D. Silbert
Field Engineers:	S. Hume & T. George
Present on Site:	Craig Geotechnical Drilling (Mark)

As requested, Dynamic Earth, LLC performed the following air quality monitoring services at the above referenced site.

Air Quality Monitoring: During exploratory geotechnical borings and test pits, Dynamic Earth personnel set up three Aeroqual AQS1 Units to monitor PM10 dust particulates and volatile organic compounds (VOCs) to ensure dust or VOCs were not migrating into communities outside the work zone. Two units were set upwind and downwind each day based on the prevailing winds and one unit was moved throughout the day near the active drilling/digging zone to monitor the focal point of potential air quality disruption. PM10 readings of 150ug/m3 above background and VOC exceedances of 5ppm above background will be noted as exceedances. A technical error, later determined as hard drive failure, was encountered with Unit 1150 during the week which has limited our data results to Units 824 and 1120 only. The two units that were definitively working were placed downwind and within the active work zone. PM10 and VOCs were not encountered during the weekly monitoring at levels nearing any exceedances. A breakdown of the daily prevailing winds, background standards and exceedances are listed below:

June 29, 2020:

- Prevailing Wind – North to South
- PM10 Background Level = 10.33 ug/m3
- VOC Background Level = 0
- Exceedances – None
- Unit AQS1 1150 was running upwind due to a suspected modem issue restricting mobile data access, however hard drive failure occurred and the upwind data was not recorded.
-

June 30, 2020:

- Prevailing Wind – North to South
- PM10 Background Level = 4.58 ug/m3
- VOC Background Level = 0
- Exceedances – None
- Unit AQS1 1150 was running upwind due to a suspected modem issue restricting mobile data access, however hard drive failure occurred and the upwind data was not recorded.

PM10 30 Minute Averages (ug/m3)

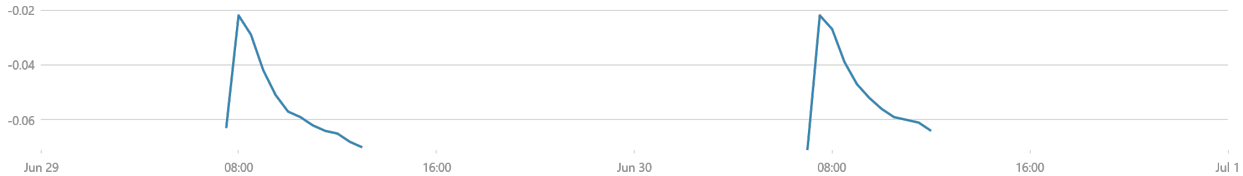
Air Monitor Unit AQS1 1120

Air Monitor Unit AQS1 824

VOC 30 Minute Averages (ppm)

Air Monitor Unit AQS1 1120

Air Monitor Unit AQS1 824



Appendix 1
Raw Air Quality Data

Dynamic Earth · AQS1 824 (AQS1 11122018-824)
Data export
6/29/2020 to 6/30/2020
(UTC-05:00) Eastern Time (US & Canada) (Summer time adjusted)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	WS (m/s)	WD (°)	RAIN (mm/min)	HAIL (/cm²h)	PRESS (hPa)	AIR T (°C)	AIR RH (%)	AN1 (V)
6/29/2020 7:45	-0.06	5.27	1.58	278.7	0	0	1000.7	21.3	83.7	13.549
6/29/2020 8:00	-0.02	2.63	1.07	302.6	0	0	1000.8	22.2	79.6	13.239
6/29/2020 8:15	-0.02	2.24	1.58	299.5	0	0	1001	23	75.6	13.212
6/29/2020 8:30	-0.03	2.36	2.07	298.3	0	0	1001.1	23.3	73	13.188
6/29/2020 8:45	-0.03	2.42	1.9	301.1	0	0	1001.1	23.6	71.4	13.211
6/29/2020 9:00	-0.04	2.88	2.13	305.1	0	0	1001.1	23.9	70.8	13.208
6/29/2020 9:15	-0.04	3.14								13.216
6/29/2020 9:30	-0.05	3.16								13.201
6/29/2020 9:45	-0.05	3.32								13.212
6/29/2020 10:00	-0.06	3.52								13.203
6/29/2020 10:15	-0.06	3.6								13.208
6/29/2020 10:30	-0.06	3.2								13.216
6/29/2020 10:45	-0.06	3.27								13.208
6/29/2020 11:00	-0.06	3.4								13.209
6/29/2020 11:15	-0.06	3.55								13.22
6/29/2020 11:30	-0.06	3.61								13.219
6/29/2020 11:45	-0.06	3.43								13.209
6/29/2020 12:00	-0.06	3.24								13.227
6/29/2020 12:15	-0.07	3.41								13.215
6/29/2020 12:30	-0.07	2.94								13.211
6/29/2020 12:45	-0.07	2.77								13.204
6/29/2020 13:00	-0.07	2.68								13.212
6/30/2020 7:15	-0.07	2.64	1.18	317.5	0	0	1003.2	19.5	86.3	13.619
6/30/2020 7:30	-0.02	0.24	1.24	322	0	0	1003.2	20	83.6	13.27
6/30/2020 7:45	-0.02	-0.38	1.76	312.6	0	0	1003.4	20.6	80.9	13.186
6/30/2020 8:00	-0.02	-0.15	1.93	324	0	0	1003.5	21	79.2	13.18
6/30/2020 8:15	-0.03	0.08	1.96	311.9	0	0	1003.6	21.2	77.2	13.198
6/30/2020 8:30	-0.04	0.43	1.94	325.4	0	0	1003.6	21.5	76.3	13.206
6/30/2020 8:45	-0.04	0.66	1.6	331	0	0	1003.7	21.9	75.1	13.203
6/30/2020 9:00	-0.05	1.04								13.205
6/30/2020 9:15	-0.05	2.85								13.205
6/30/2020 9:30	-0.05	2.96								13.205
6/30/2020 9:45	-0.05	1.19								13.216
6/30/2020 10:00	-0.05	1.28								13.231
6/30/2020 10:15	-0.06	1.47								13.221
6/30/2020 10:30	-0.06	1.44								13.218
6/30/2020 10:45	-0.06	1.37								13.214
6/30/2020 11:00	-0.06	1.21								13.221
6/30/2020 11:15	-0.06	1.48								13.214
6/30/2020 11:30	-0.06	1.54								13.221
6/30/2020 11:45	-0.06	1.67								13.202
6/30/2020 12:00	-0.06	1.34								13.212
6/30/2020 12:15	-0.06	1								13.208

Dynamic Earth · AQS1 1120 (AQS1 05122019-1120)
Data export
6/29/2020 to 6/30/2020
(UTC-05:00) Eastern Time (US & Canada)
Averaging period: 15 minutes

Time	VOC H (ppm)	PM10 (µg/m³)	Battery Voltage (V)
6/29/2020 6:30	0	10.33	13.438
6/29/2020 6:45	0	5.95	13.072
6/29/2020 7:00	0	6.02	13.048
6/29/2020 7:15	0	6.1	13.052
6/29/2020 7:30	0	6.31	13.043
6/29/2020 7:45	0	6.06	13.044
6/29/2020 8:00	0	6.25	13.043
6/29/2020 8:15	0	6.02	13.044
6/29/2020 8:30	0	5.75	13.045
6/29/2020 8:45	0	6.12	13.045
6/29/2020 9:00	0	6.08	13.044
6/29/2020 9:15	0	5.95	13.044
6/29/2020 9:30	0	5.63	13.045
6/29/2020 9:45	0	5.71	13.045
6/29/2020 10:00	0	5.61	13.067
6/29/2020 10:15	0	6.1	13.096
6/29/2020 10:30	0	5.81	13.044
6/29/2020 10:45	0	5.55	13.043
6/29/2020 11:00	0	6.19	13.044
6/29/2020 11:15	0	6.1	13.043
6/29/2020 11:30	0	5.9	13.04
6/29/2020 11:45	0	5.77	13.041
6/30/2020 6:00	0.34	4.58	13.549
6/30/2020 6:15	0	2.45	13.148
6/30/2020 6:30	0	4.07	13.045
6/30/2020 6:45	0	3.14	13.042
6/30/2020 7:00	0	3.42	13.045
6/30/2020 7:15	0	3.68	13.043
6/30/2020 7:30	0	3.19	13.046
6/30/2020 7:45	0	3.21	13.044
6/30/2020 8:00	0	3.29	13.046
6/30/2020 8:15	0	3.65	13.049
6/30/2020 8:30	0	3.4	13.047
6/30/2020 8:45	0	19.39	13.049
6/30/2020 9:00	0	14.74	13.046
6/30/2020 9:15	0	3.31	13.048
6/30/2020 9:30	0	3	13.046
6/30/2020 9:45	0	3.21	13.046
6/30/2020 10:00	0	3.37	13.044
6/30/2020 10:15	0	3.74	13.045
6/30/2020 10:30	0	3.7	13.043
6/30/2020 10:45	0	4.19	13.041
6/30/2020 11:00	0	3.92	13.04
6/30/2020 11:15	0	3.4	13.032
6/30/2020 11:30	0	3.51	13.017

APPENDIX B: DAILY FIELD SUMMARY REPORTS

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/10/2020

Weather: Sunny, 87°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed two borings and three test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-1: Final depth 33 feet; No apparent demarcation fabric was encountered. Upon cuttings were used for backfilled to 5.5 feet where the top of cinders and ash was encountered. The remaining six feet was grouted.

- B-2: Final depth 47 feet; Demarcation fabric encountered at 5.5 feet. Upon completion of B-2 cuttings were used for backfilled to six feet below grade. The remaining six feet were grouted.

- TP-1: Final depth nine feet (refusal); no demarcation fabric encountered; new fabric was placed at 5.3 feet where the top of cinders and ash were encountered. All excavated landfill materials placed below demarcation fabric and soil cap restored.

- TP-3: Final depth 10.2 feet (refusal); demarcation fabric encountered at four feet; new fabric placed at the same depth. All excavated landfill materials placed below demarcation fabric and soil cap restored.

- TP-5: Final depth five feet (refusal); demarcation fabric encountered at 1.7 feet; new fabric placed at the same depth. All excavated landfill materials placed below demarcation fabric and soil cap restored.

The air monitors were set up upwind, downwind, and at the approximate locations of work zone. Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/11/2020

Weather: Overcast/Rain, 81°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed three borings and five test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-3: Final depth 30.1 feet; Upon completion of B-3 cuttings were used as backfill to six feet below grade. The remaining six feet was grouted.
- B-4: Final depth 30 feet; Upon completion of B-4 cuttings were used as backfill to six feet below grade. The remaining six feet was grouted.
- B-5: Final depth 35 feet; Upon completion of B-5 cuttings were used as backfill to six feet below grade. The remaining six feet was grouted.
- TP-6: Final depth nine feet (refusal); demarcation fabric encountered at 1.5 feet; new fabric placed at the same depth. All excavated landfill materials placed below demarcation fabric and soil cap restored.
- TP-7: Final Depth eight feet (refusal); demarcation fabric encountered at 2.3 feet, new fabric placed at the same depth. All excavated landfill materials placed below demarcation fabric and soil cap restored.

TP-8, 9, and 10 were located outside of the existing landfill, as such no historic fill or demarcation fabric was encountered.

- TP-8: Final depth 2.2 feet (refusal);
- TP-9: Final depth 4.5 feet (refusal)
- TP-10: Final depth 9.5 feet (refusal)

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/12/2020

Weather: Sunny, 82°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed two borings and five test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-6: Final depth 33 feet; Upon completion of B-6 cuttings were used as backfill to six feet below grade. The remaining six feet were grouted.
- B-7: Final depth 41.7 feet; Upon completion of B-7 cuttings were used as backfill to six feet below grade. The remaining six feet were grouted.

TP-11, 12, 13, 14, 15 were located outside of the existing landfill, as such no historic fill or demarcation fabric was encountered.

- TP-11: Final depth 7 feet (refusal)
- TP-12: Final depth 1.2 feet (refusal)
- TP-13: Final depth 3 feet (refusal)
- TP-14: Final depth 5 feet (refusal)
- TP-15: Final depth 1.7 feet (refusal)

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/15/2020

Weather: Sunny, 72°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed two borings and six test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-8 Final depth 53 feet; Upon completion of B-8 cuttings were used for backfilled to six feet, and the top six feet were grouted.
- B-9: Final depth 30.7 feet; Upon completion of B-9 cuttings were used for backfilled to six feet, and the top six feet were grouted.
- TP-16: Final depth 7.3 feet (refusal); demarcation fabric encountered at 3.8 feet; new fabric placed approximately at the same depth.
- TP-17: Final depth 9.2 feet (refusal); demarcation fabric encountered at 3.0 feet, new fabric placed approximately at the same depth.
- TP-18: Final depth 11 feet; demarcation fabric encountered at 5.3 feet, new fabric placed approximately at the same depth.
- TP-19: Final depth 12 feet; demarcation fabric encountered at 4.5 feet, new fabric placed approximately at the same depth.
- TP-20: Final depth 12 feet; demarcation fabric encountered at 2.5 feet, new fabric placed approximately at the same depth.
- TP-21: Final depth 9.2 feet (refusal); demarcation fabric encountered at 2.3 feet, new fabric placed approximately at the same depth.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/16/2020

Weather: Sunny, 78°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed nine borings and two test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-10 Final depth 18 feet; landfill material to 12 feet; rock to 18 feet.
  Upon completion of B-10 cuttings were used for backfilled to six feet, and the top six feet were grouted.

Borings B-11 through B-16 were not located within the existing landfill.

- B-11/11A: Final depth 1.5 feet; Fill material to 1.5 feet; refusal at 1.5 feet at both B-11 and B-11A. Upon completion of B-11 cuttings were used for backfill.

- B-12: Final depth 10 feet; fill material to 1.8 feet; weathered rock to 5 feet, rock to 10 feet. Upon completion of B-12 cuttings were used for backfilled to five feet, and the top five feet were grouted.

- B-13: Final depth 10 feet; fill material to 0.9 feet; weathered rock to 5 feet, rock to 10 feet. Upon completion of B-13 cuttings were used for backfilled to five feet, and the top five feet were grouted.

- B-14: Final depth 10 feet; fill material to 1.6 feet; weathered rock to 5 feet, rock to 10 feet. Upon completion of B-14 cuttings were used for backfilled to five feet, and the top five feet were grouted.

- B-15/15A: Final depth 2.0 feet; Fill material to 2.0 feet; refusal at 2.0 feet at both B-15 and B-15A. Upon completion of B-15 cuttings were used for backfill.

- B-16/16A: Final depth 1.9 feet; Fill material to 1.9 feet; refusal at 1.9 feet at both B-16 and B-16A. Upon completion of B-16 cuttings were used for backfill.

- TP-22: Final depth 11.5 feet; demarcation fabric encountered at 4.7 feet, new fabric placed approximately at the same depth.

- TP-23: Final depth 12 feet; no historical fill or demarcation fabric encountered.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/17/2020

Weather: Sunny, 82°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed two borings and four test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-17: Final depth 65 feet; Upon completion of B-17 cuttings were used for backfill to six feet, and the top six feet were grouted.
- B-18: Final depth 42 feet; Landfill materiaThis hole not backfilled, the piezometer is to be installed first thing on 6/18/2020.
- TP-2: Final depth 12 feet; demarcation fabric encountered at 3 feet, new fabric placed approximately at the same depth.
- TP-24: Final depth 12 feet; no historical landfill or demarcation fabric encountered.
- TP-25: Final depth 12 feet; demarcation fabric encountered at 2.0 feet, new fabric placed approximately at the same depth.
- TP-26: Final depth 11 feet; demarcation fabric encountered at 4.7 feet, new fabric placed approximately at the same depth.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/18/2020

Weather: Overcast, 80°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed one borings and three test pits at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-19: Final depth 98 feet. Upon completion of B-19 cuttings were used for backfill to six feet, and the top six feet were grouted.
- TP-4: Final depth 9 feet (refusal); no historical fill or demarcation fabric encountered.

TP-27 and TP-28 were located outside of the existing landfill.

- TP-27: Final depth 3 feet (refusal)
- TP-28: Final depth 4.5 feet (refusal)

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/19/2020

Weather: Sunny, 83°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed one boring at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-20: Final depth 95.1 feet; Upon completion of B-20 cuttings were used for backfill to six feet, and the top six feet were grouted.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/23/2020

Weather: Sunny, 86°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling performed one boring at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-21: Final depth 100.1 feet. Upon completion of B-21 cuttings were used for backfill to five feet, and the top five feet were grouted.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/24/2020

Weather: Partly Cloudy, 84°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling completed two borings at the subject site. A third boring was started and is scheduled to be completed tomorrow. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-28: Final depth 45 feet. Upon completion of B-28 cuttings were used for backfill to five feet, and the top five feet were grouted.
- B-27: Final depth 46 feet. Upon completion of B-27 cuttings were used for backfill to five feet, and the top five feet were grouted.
- B-26: Currently at 30 feet; to be completed tomorrow, June 25, 2020.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/25/2020

Weather: Sunny, 81°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling completed two borings at the subject site. A third boring was started and is scheduled to be completed tomorrow. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-26: Final depth 55.1 feet; refusal at 55.1 feet. Upon completion of B-26 cuttings were used for backfill to five feet, and the top five feet were grouted.
- B-25: Final depth 65.2 feet; refusal at 65.2 feet. Upon completion of B-25 cuttings were used for backfill to five feet, and the top five feet were grouted.
- B-24: Currently at 47 feet; to be completed tomorrow.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/26/2020

Weather: Sunny, 86°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling completed one borings at the subject site. A second boring was started and is scheduled to be completed Monday June 29, 2020. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-24: Final depth 81.4 feet. Upon completion of B-24 cuttings were used for backfill to five feet, and the top five feet were grouted.

- B-22: Currently at 65 feet; to be completed Monday.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/29/2020

Weather: Sunny, 87°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling completed one borings at the subject site. A second boring was started and is scheduled to be completed Tuesday June 30, 2020. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-22: Final depth 88 feet. Upon completion of B-22 cuttings were used for backfill to five feet, and the top five feet were grouted.

- B-23: Currently at 45 feet; to be completed tomorrow.

Results of the community air monitoring program did not indicate any exceedances.

DYNAMIC EARTH

REPORT OF SITE INSPECTION

Project: Proposed Retail Development
NYS BCP Site C360116 & 360066
44 and 45 Stew Leonard Drive
West Chester County, New York

Project No.: 0650-99-031EC **Inspection Date:** 06/30/2020

Weather: Overcast, 78°F **Inspector:** S. Hume

Present on Site: Craig Geotechnical Drilling (Mark)

Borings and Test Pit Inspection: Craig Geotechnical Drilling completed seven borings at the subject site. The work performed was done in accordance with Dynamic Earth's March 4, 2020 *Geotechnical Work Investigation Plan.*

- B-23: Final depth 60.1 feet. Upon completion of B-23 cuttings were used for backfill to five feet, and the top five feet were grouted.
- B-29: Final depth 10 feet. Upon completion of B-29, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.
- B-30: Final depth 10 feet. Upon completion of B-30, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.
- B-31: Final depth 10 feet. Upon completion of B-31, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.
- B-32: Final depth 10 feet. Upon completion of B-32, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.
- B-33: Final depth 10 feet. Upon completion of B-33, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.
- B-34: Final depth 10 feet. Upon completion of B-34, bentonite hole plug was used to backfill to five feet, and the top five feet were grouted.

Results of the community air monitoring program did not indicate any exceedances.

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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