



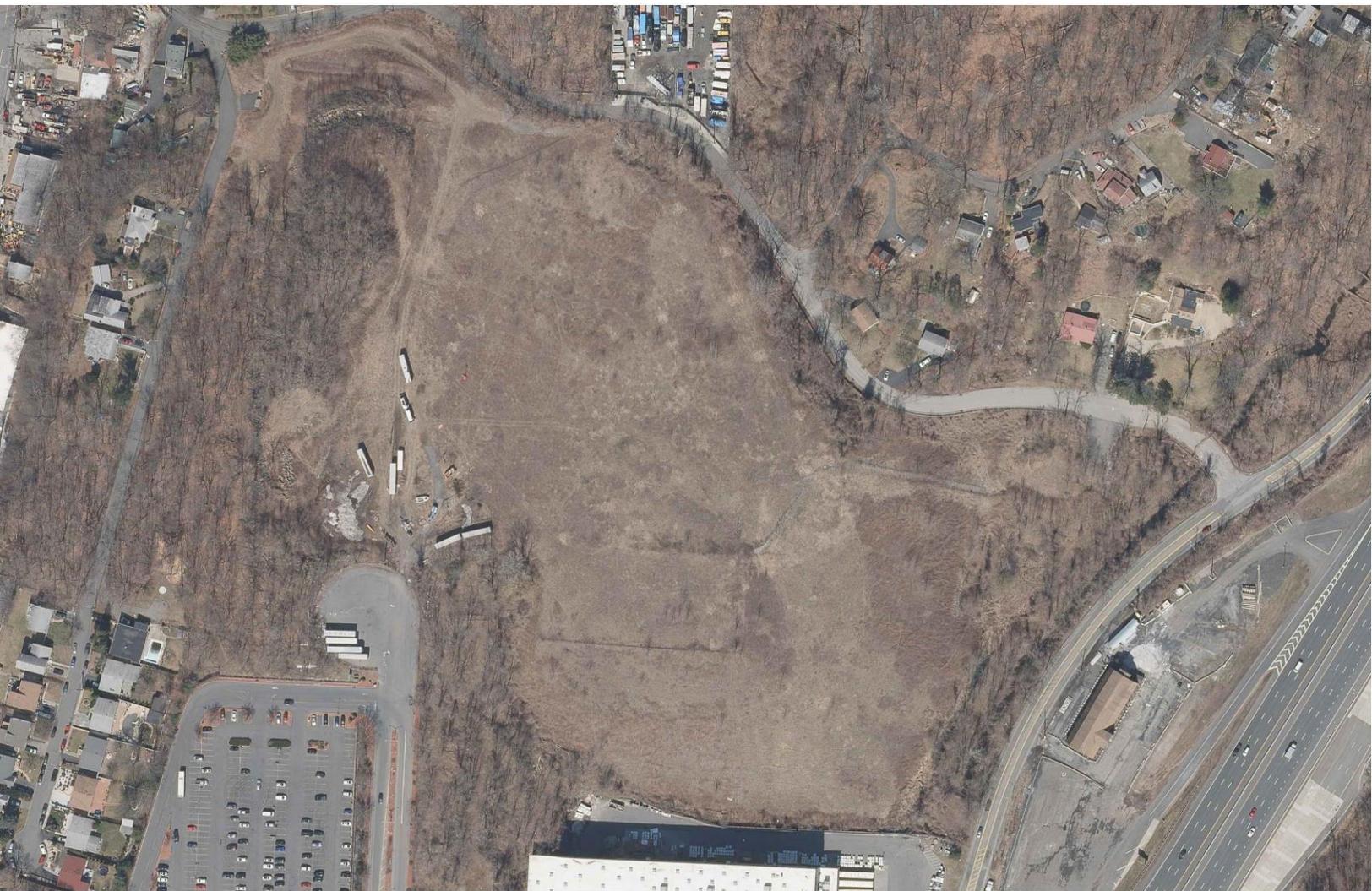
# Periodic Review Report

**Lot 4 – Austin Avenue and Prior Place BCP  
Site (#C360116) – 09-27-2021 to 09-27-2022  
Reporting Period**

Morris Westchester Retail Associates

30 November 2022

➔ **The Power of Commitment**



<b>Project name</b>		Morris - Lot 4 Austin Ave and Prior PI BCP Site					
<b>Document title</b>		Periodic Review Report   Lot 4 – Austin Avenue and Prior Place BCP Site (#C360116) – 09-27-2021 to 09-27-2022 Reporting Period					
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# Executive Summary

The Lot 4 – Austin Ave. and Prior Place Brownfield Cleanup Program (BCP) Site (the ‘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 biennial groundwater sampling and analysis for metals and an annual Site inspection. On behalf of the Site owner, Morris Westchester Retail Associates, LLC, biennial groundwater monitoring is currently being conducted in May of every other year, and annual Site inspection is currently being conducted in September of each year, to coincide with the end of the PRR certification period. However, the 2022 Site inspection occurred on October 11, 2022, after the end of the certification period, in an effort to coordinate with a third-party geotechnical drilling activities at the Site. 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. Intrusive activities that required implementation of the Soil Management Plan were initiated by a third-party on the Site at the end of this PRR’s reporting period. Activities included soil borings related to potential development of the Site that were completed in accordance with a NYSDEC approved Work Plan. The activities will be documented in the next PRR, once they are completed and the Site restored.

Based on the Site inspection conducted on October 11, 2022, the institutional controls and engineering controls for the Site shall remain in place and effective for protecting human health and the environment. The soil cover engineering controls remain in place, and no structures have been built on-Site. The Site is currently in the monitoring stage with groundwater samples being taken from on-Site and off-Site groundwater monitoring wells on a biennial basis, with the last sampling being performed in May 2022. In general, stable or decreasing groundwater 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 continue to be assessed periodically and requests submitted to the NYSDEC and NYSDOH for review and approval as appropriate.

This report is subject to, and must be read in conjunction with, the limitations set out in this report and the assumptions and qualifications contained throughout this report.

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# 1. Introduction

## 1.1 Purpose of this Report

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 (the ‘Site’, BCP Site No. C360116). 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 biennial groundwater monitoring activities conducted on-Site.

## 1.2 Certification Period

This PRR covers the previously agreed to PRR certification period of September 27, 2021 to September 27, 2022. The Site Owner retained GHD Consulting Services Inc. (GHD) to perform biennial groundwater monitoring, annual visual inspection of the Site and its engineering controls, and to prepare this PRR in accordance with the SMP.

## 1.3 Scope and limitations

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

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

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

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

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

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

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

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

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## 2. Site Overview

The currently undeveloped Site is located in the City of Yonkers, Westchester County, New York and, according to information included on the Certificate of Completion (COC) and the NYSDEC Institutional and Engineering Controls Certification Form, reportedly encompasses three (3) parcels reportedly owned/operated by Morris Westchester Retail Associates, LLC, identified as Parcel 3-3244-4 – 45 Stew Leonard Drive, Parcel 3-3244-7 – 65 Austin Avenue, and a portion of Parcel 3-8001-40 – 40 Stew Leonard Drive. A tax map amendment was applied for by the Site Owner in June 2016, prior to issuance of the COC, which combined the multiple tax parcels of 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), which is under common ownership. 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) 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., November 18, 2020. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, BCP Site #C360116, September 27, 2019 to September 27, 2020 Reporting Period.
- GHD Consulting Services Inc., September 29, 2021. Annual Post-Remediation Groundwater Monitoring – Spring 2021.
- GHD Consulting Services Inc., November 11, 2021. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, BCP Site #C360116, September 27, 2020 to September 27, 2021 Reporting Period.

## 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.

### 3.1.3 Groundwater Use

Groundwater is not being used at the Site.

### 3.1.4 Excavations

Soil borings associated with an on-going geotechnical investigation for potential development of the Site were initiated near the end of this PRR's certification period. As these activities were completed after the end of this PRR's certification period, the activities and restoration of the Site will be documented in the next PRR.

## 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.

An annual inspection was completed on October 11, 2022, by GHD personnel. Based on field observations, the soil cover system appeared generally unchanged during this certification period, with the exception of the top surface of the soil cover system being scraped to create paths by a third-party geotechnical investigation drilling contractor. Restoration of the soil cover system by regrading, seeding, and mulching is scheduled to occur following completion of the drilling activities and will be documented in the next PRR. No maintenance was reported to be required to amend the soil cover system during this certification period. The vegetative cover on-Site, outside of the paths, 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 and Site Photographs (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 (October 11, 2022), 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 2021 groundwater monitoring report recommended a reduction in groundwater sampling frequency from annual to biennial, a modification of the analytical list to include total and dissolved (filtered) target analyte list (TAL) metals, and the decommissioning of well MW-1 due to extensive damage. These requests were approved by NYSDEC on December 9, 2021. The NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019) with the recently approved changes requires biennial 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 biennial groundwater monitoring is intended to assess the performance of the remedy. Biennial groundwater monitoring was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on May 2, 2022 (Figure 4 and Tables 1 through 3). A groundwater monitoring report will be prepared and transmitted to the NYSDEC. Groundwater monitoring results for the 2022 monitoring event were also uploaded in the NYSDEC EQUS Database, were approved by the EQUS Team, and are ready for use (Appendix C).

Groundwater monitoring well MW-1 will be scheduled for decommissioning, in accordance with previous NYSDEC-approval.

An annual inspection was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on October 11, 2022. 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 May 2022 monitoring event, groundwater samples were collected from wells MW-2A, MW-2B, and SWR-MW-1. Based on the laboratory analytical results, concentrations of contaminants of potential concern in groundwater have shown decreases over time as a result of the remedial action completed at the Site. The groundwater sample analytical results from this PRR's certification period (May 2022 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, Total – all samples
- Iron, Dissolved – MW-2B, SWR-MW-1, and Duplicate (MW-2B)
- Magnesium, Total – MW-2A, MW-2B, and Duplicate (MW-2B)
- Magnesium, Dissolved – MW-2A, MW-2B, and Duplicate (MW-2B)
- Manganese, Total – all samples
- Manganese, Dissolved – all samples
- Sodium, Total – all samples
- Sodium, Dissolved – all samples
- Antimony, Total – MW-2B
- Thallium, Total – MW-2B

Identified concentrations of metals are variable across the Site and over time, with the most recent round of monitoring (May 2022) generally identifying only commonly occurring natural elements in excess of Class GA standards or guidance values on-Site, with the exception of total antimony and total thallium exceedances in the sample and/or field duplicate sample taken from MW-2B. It is noted that the concentrations of antimony and thallium detected in the dissolved (field filtered) sample taken from MW-2B were below the laboratory method detection limit (antimony) or flagged as an estimated value by the laboratory (thallium in the MW-2B duplicate sample and parent sample). Data from historic and future monitoring events will be reviewed and assessed to determine if trends can be discerned.

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 2024.

## 4.2 Soil Vapor Mitigation

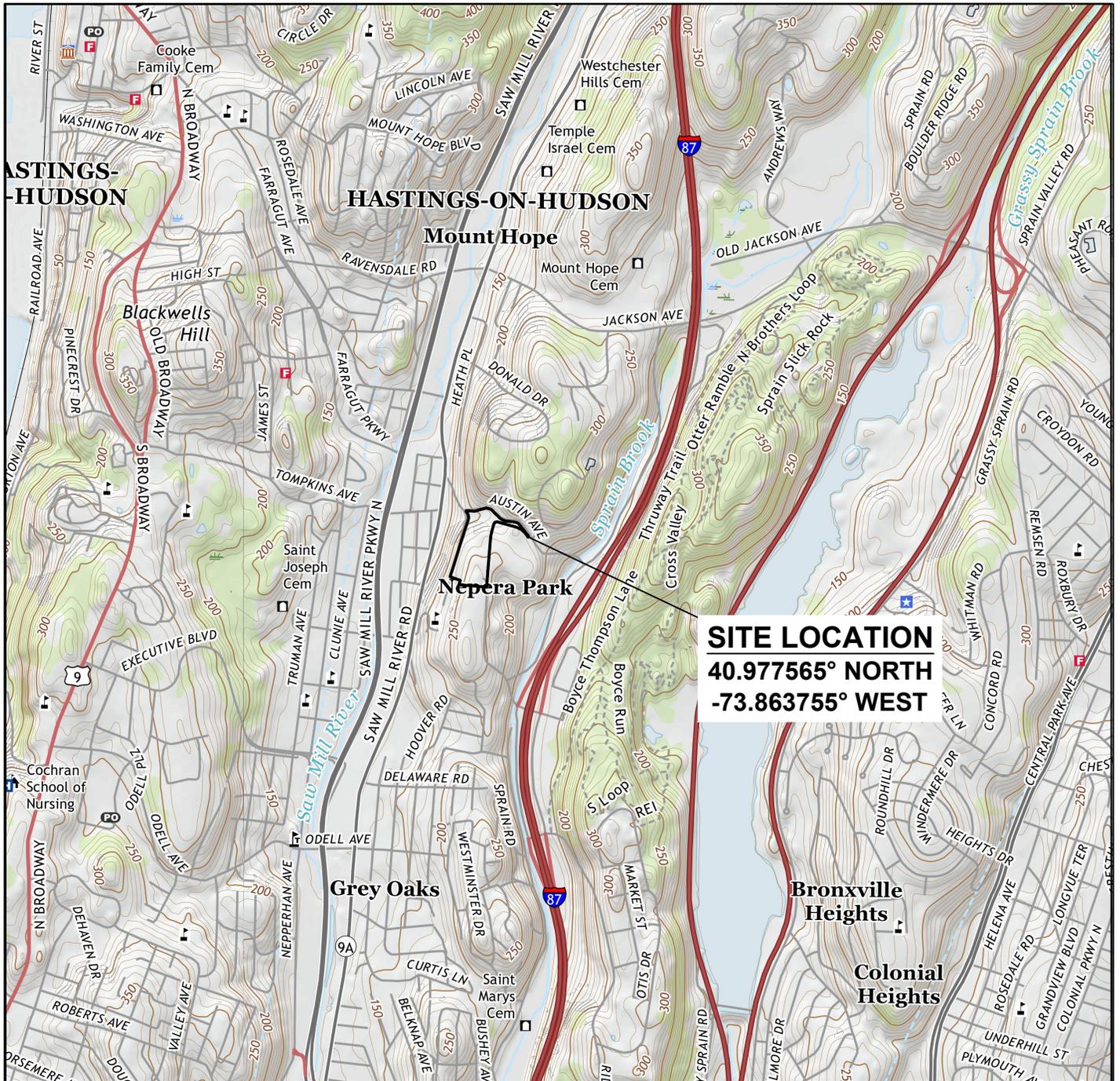
There are currently no structures located on-Site, and, as such, no soil vapor intrusion evaluation, mitigation, or monitoring was conducted. If structures are planned to be built in the future, a soil vapor intrusion evaluation will be conducted and reviewed, appropriate monitoring and/or mitigation 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 and monitoring wells should continue. Based on the annual inspection observations and the biennial groundwater monitoring results, the following recommendations should be implemented:

- 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.
- Groundwater monitoring well MW-1 should be appropriately decommissioned, as previously approved by NYSDEC.
- The completion of the geotechnical investigation by a third-party, including the restoration of the disturbed soil cover system surface and the associated documentation report, should be reviewed and included in the next PRR.

# Figures



**SITE LOCATION**  
**40.977565° NORTH**  
**-73.863755° WEST**

CONTOUR INTERVAL: 10 FEET

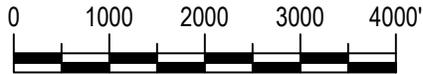
MAP TAKEN FROM: USGS 7.5 MINUTE SERIES  
 TOPOGRAPHIC QUADRANGLES:  
 MOUNT VERNON, NY (2019) &  
 YONKERS, NY-NJ (2019)  
 (U.S. GEOLOGICAL SURVEY WEBSITE)



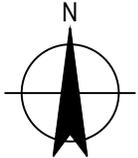
1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

- 1 Nyack
- 2 White Plains
- 3 Glenville
- 4 Yonkers
- 5 Mamaroneck
- 6 Central Park
- 7 Flushing
- 8 Sea Cliff



SCALE 1"=2000' AT ORIGINAL SIZE



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

Project No. 12582345  
 Date 11.01.2022

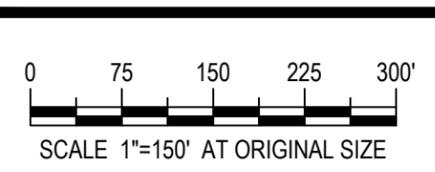
**SITE LOCATION MAP**

**FIGURE 1**



- LEGEND:**
-  LOT 4 BCP SITE PROPERTY BOUNDARY
  -  GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
  -  EXTENT OF ASH (APPROXIMATE)
  -  EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)
  -  ORIGINAL TAX PARCELS (APPROXIMATE)
  -  NEW SUBDIVIDED TAX PARCELS (APPROXIMATE)

- NOTES:**
1. AERIAL PHOTOGRAPHS ARE 6-INCH RESOLUTION AERIAL PHOTOGRAPHS DATED 2021 AND TAKEN FROM THE NYSGIS CLEARINGHOUSE WEBSITE.
  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.

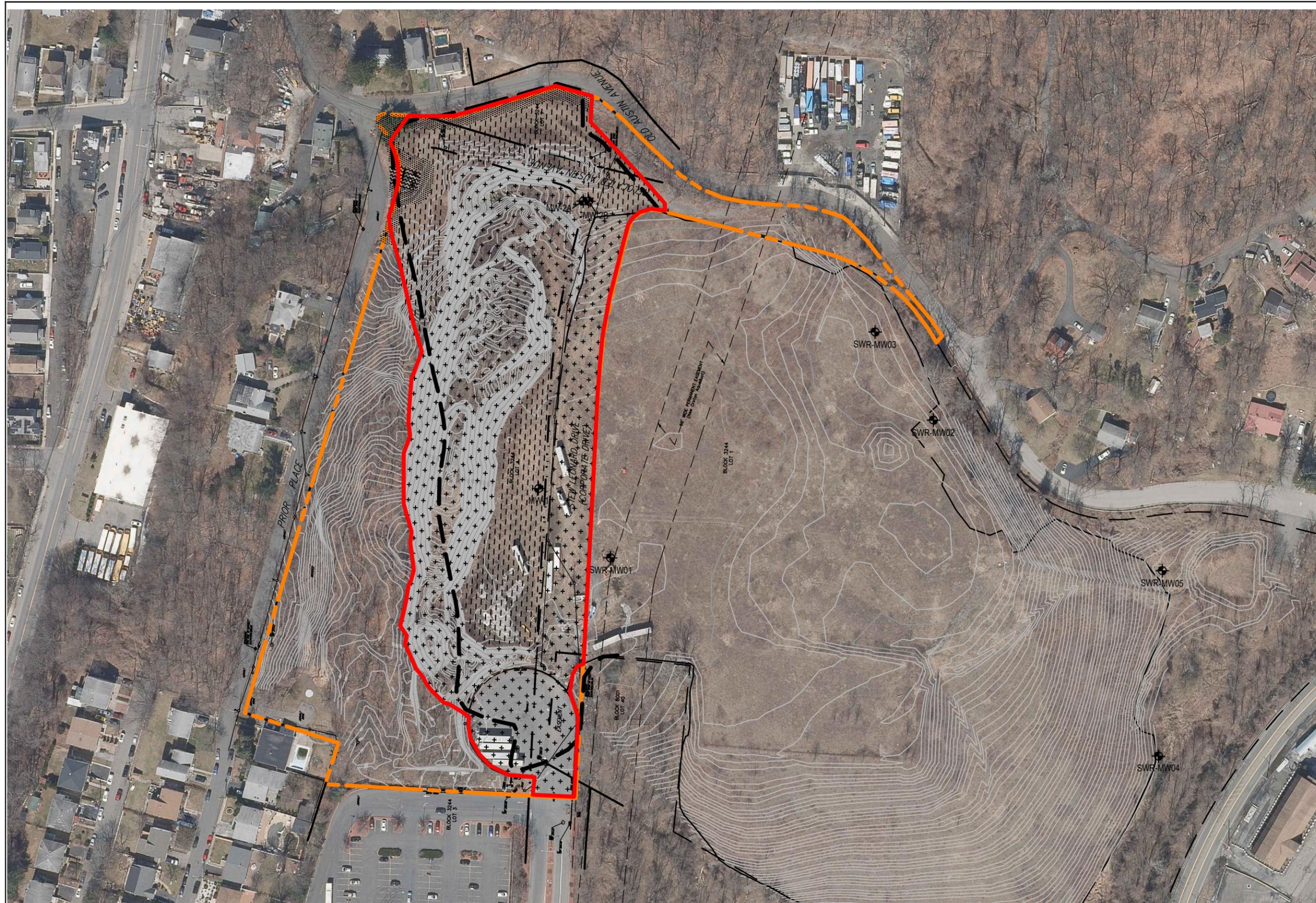


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Project No. 12582345  
 Date 11.01.2022

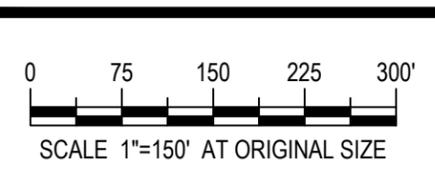
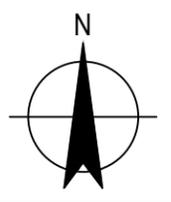
SITE LAYOUT

FIGURE 2



- LEGEND:**
- LOT 4 BCP SITE BOUNDARY (SURVEYED)
  - GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
  - EXTENT OF ASH (APPROXIMATE)
  - EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)
  - AREA WHERE THE SOIL COVER CONTROL IS TRANSITIONED TO THE EXISTING ROADWAY. THE SOIL COVER CONSISTS OF A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 1-FOOT OF 6-INCH MINUS CRUSHED SHOT ROCK (APPROXIMATELY 72,000 SQUARE FEET)
  - TWO SEPARATE AREAS WHERE A SOIL COVER ENGINEERING CONTROL IS ESTABLISHED. THE SOIL COVER CONSISTS OF GEOTEXTILE DEMARCATION LAYER AND MINIMUM OF 1-FOOT OF 6-INCH MINUS CRUSHED SHOT ROCK FROM THE STOCKPILE (APPROXIMATELY 6,000 SQUARE FEET)
  - AREA WHERE THE SOIL COVER ENGINEERING CONTROL IS TRANSITIONED TO THE EXISTING SHOT ROCK STOCKPILE. THE TRANSITION AREA CONSISTS 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 IS ESTABLISHED. THE SOIL COVER CONSISTS OF A MINIMUM OF 6-INCHES OF ASPHALT PAVEMENT (APPROXIMATELY 1,000 SQUARE FEET)
  - AREAS WHERE EXISTING GROUND COVER IS 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. AERIAL PHOTOGRAPHS ARE 6-INCH RESOLUTION AERIAL PHOTOGRAPHS DATED 2021 AND TAKEN FROM THE NYSGIS CLEARINGHOUSE WEBSITE.
  2. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
  3. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
  4. EXTENT OF ASH FROM EXISTING CONDITIONS, PLATE 1, MORRIS WESTCHESTER CONSTRUCTION COMPANY, L.L.P. HISTORIC AUSTIN AVENUE LANDFILL CLOSURE PLAN, LEGGETTE, BRASHEARS, & GRAHAM ENGINEERING SERVICES, P.C. MARCH 1988. REVISED BY S&W REDEVELOPMENT OF NORTH AMERICA, LLC, MAY 2011. FURTHER REVISED BY GHD CONSULTING ENGINEERS, LLC, DECEMBER 2012.

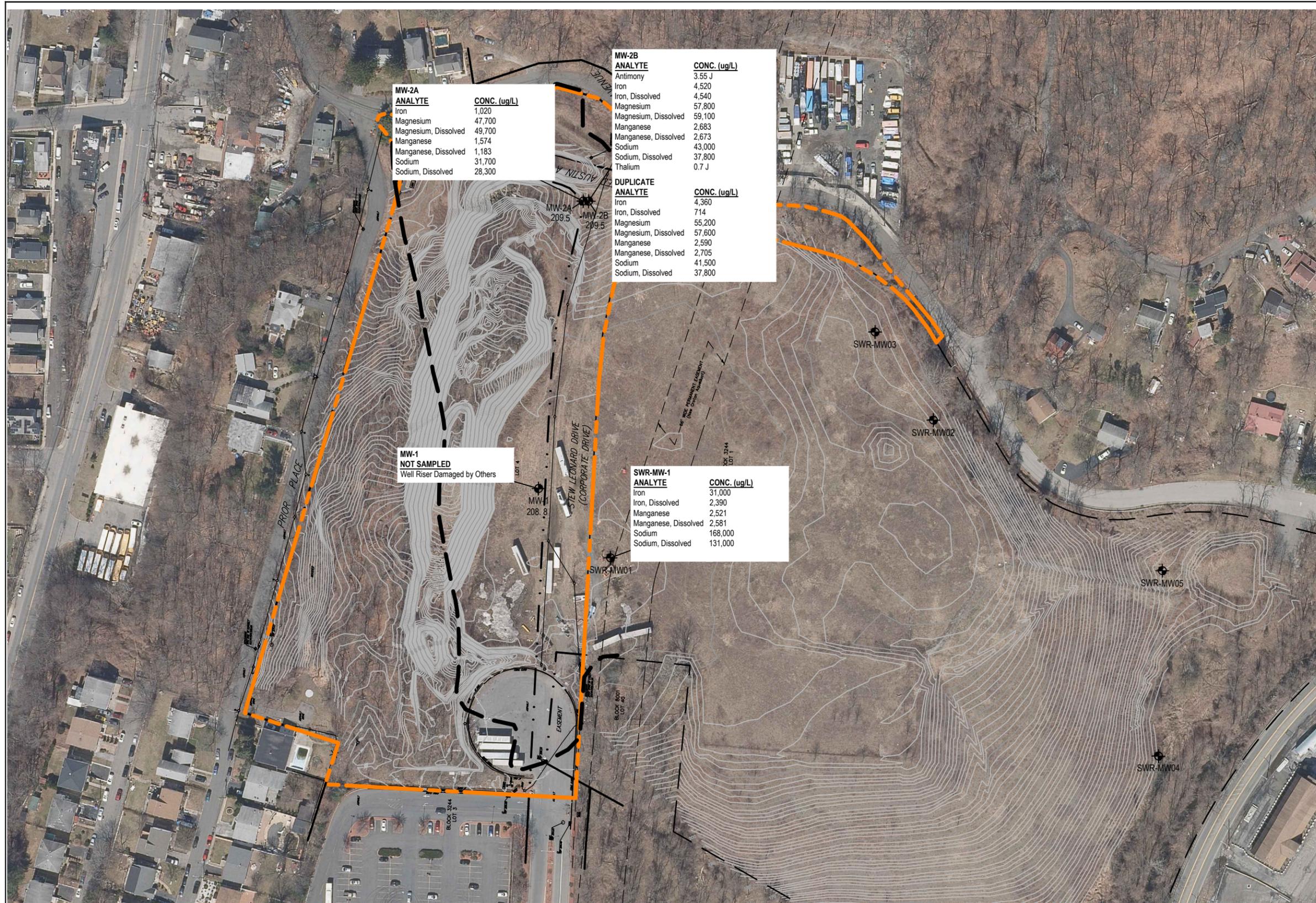


Morris Westchester Retail Associates, LLC  
 Lot 4- Austin Avenue and Prior Place BCP Site  
 Periodic Review Report

Project No. 12582345  
 Date 11.01.2022

SOIL COVER AREAS

FIGURE 3



MW-2A	
ANALYTE	CONC. (ug/L)
Iron	1,020
Magnesium	47,700
Magnesium, Dissolved	49,700
Manganese	1,574
Manganese, Dissolved	1,183
Sodium	31,700
Sodium, Dissolved	28,300

MW-2B	
ANALYTE	CONC. (ug/L)
Antimony	3.55 J
Iron	4,520
Iron, Dissolved	4,540
Magnesium	57,800
Magnesium, Dissolved	59,100
Manganese	2,683
Manganese, Dissolved	2,673
Sodium	43,000
Sodium, Dissolved	37,800
Thalium	0.7 J

DUPLICATE ANALYTE	
ANALYTE	CONC. (ug/L)
Iron	4,360
Iron, Dissolved	714
Magnesium	55,200
Magnesium, Dissolved	57,600
Manganese	2,590
Manganese, Dissolved	2,705
Sodium	41,500
Sodium, Dissolved	37,800

**MW-1**  
NOT SAMPLED  
Well Riser Damaged by Others

SWR-MW-1	
ANALYTE	CONC. (ug/L)
Iron	31,000
Iron, Dissolved	2,390
Manganese	2,521
Manganese, Dissolved	2,581
Sodium	168,000
Sodium, Dissolved	131,000

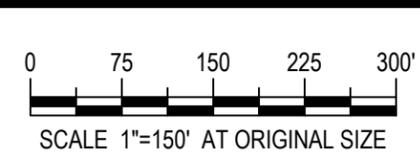
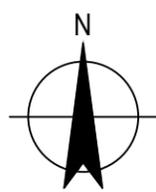
**LEGEND:**

- LOT 4 BCP SITE PROPERTY BOUNDARY (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- GROUNDWATER ELEVATION (MAY 2022 MONITORING EVENT)

WELL ID (SAMPLE DATE)	ANALYTE	CONC. (ug/L)	LABORATORY ANALYTICAL RESULTS (MAY 2022 MONITORING EVENT)
MW-1			
SWR-MW-1			

**NOTES:**

1. ONLY EXCEEDANCES OF THE CLASS GA GROUNDWATER STANDARDS OR GUIDANCE VALUES ARE SHOWN HERE. FOR A COMPLETE SUMMARY OF ANALYTICAL RESULTS, REFER TO THE TABLES.
2. AERIAL PHOTOGRAPHS ARE 6-INCH RESOLUTION AERIAL PHOTOGRAPHS DATED 2021 AND TAKEN FROM THE NYSGIS CLEARINGHOUSE WEBSITE.
3. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
4. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
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Morris Westchester Retail Associates, LLC  
Lot 4- Austin Avenue and Prior Place BCP Site  
Periodic Review Report

**GROUNDWATER ELEVATION AND EXCEEDANCES OF GROUNDWATER STANDARDS**

Project No. 12582345  
Date 11.3.2022

**FIGURE 4**

# Tables



**Table 1: Groundwater Elevation Data. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.  
Periodic Review Report**

<b>Monitoring Well I.D.</b>	<b>Date</b>	<b>Reference Point</b>	<b>Reference Elevation (feet)</b>	<b>DTW (feet)</b>	<b>DOW (feet)</b>	<b>Water Elevation (feet)</b>	<b>Volume (gallons)</b>
<b>MW-2A</b>	4/19/2012	Top of PVC	233.03	25.32	35.95	207.71	1.72
<b>MW-2A</b>	5/23/2017	Top of PVC	233.03	25.55	36.30	207.48	1.74
<b>MW-2A</b>	11/14/2017	Top of PVC	233.03	27.23	36.20	205.80	1.45
<b>MW-2A</b>	6/4/2018	Top of PVC	233.03	24.44	36.20	208.59	1.91
<b>MW-2A</b>	5/31/2019	Top of PVC	233.03	23.89	36.20	209.14	1.99
<b>MW-2A</b>	6/11/2020	Top of PVC	233.03	25.19	36.20	207.84	1.78
<b>MW-2A</b>	5/19/2021	Top of PVC	233.03	24.19	36.20	208.84	1.95
<b>MW-2A</b>	5/2/2022	Top of PVC	233.03	23.53	36.15	209.50	1.92
<b>MW-2B</b>	4/19/2012	Top of PVC	232.96	25.93	55.05	207.03	4.72
<b>MW-2B</b>	5/23/2017	Top of PVC	232.96	24.10	55.30	208.86	5.05
<b>MW-2B</b>	11/14/2017	Top of PVC	232.96	27.68	55.30	205.28	4.47
<b>MW-2B</b>	6/4/2018	Top of PVC	232.96	24.92	55.30	208.04	4.92
<b>MW-2B</b>	5/31/2019	Top of PVC	232.96	24.33	55.30	208.63	5.02
<b>MW-2B</b>	6/11/2020	Top of PVC	232.96	25.63	55.30	207.33	4.81
<b>MW-2B</b>	5/19/2021	Top of PVC	232.96	25.10	55.30	207.86	4.89
<b>MW-2B</b>	5/2/2022	Top of PVC	232.96	24.03	55.30	208.93	4.83
<b>SWR-MW-1</b>	4/19/2012	Top of PVC	253.54	38.80	44.82	214.74	0.98
<b>SWR-MW-1</b>	5/23/2017	Top of PVC	253.54	36.92	42.65	216.62	0.93
<b>SWR-MW-1</b>	11/14/2017	Top of PVC	253.54	39.87	42.90	213.67	0.49
<b>SWR-MW-1</b>	6/4/2018	Top of PVC	253.54	37.47	42.90	216.07	0.88
<b>SWR-MW-1</b>	5/31/2019	Top of PVC	253.54	37.03	42.90	216.51	0.95
<b>SWR-MW-1</b>	6/11/2020	Top of PVC	253.54	37.90	42.90	215.64	0.81
<b>SWR-MW-1</b>	5/19/2021	Top of PVC	253.54	38.08	42.90	215.46	0.78
<b>SWR-MW-1</b>	5/2/2022	Top of PVC	253.54	37.11	42.90	216.43	0.93

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.  
Periodic Review Report

Monitoring Well I.D.	Date	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-2A	5/23/2017	14.2	1.325	0.05	6.52	97.4	16.5	3	MS/MSD taken at this location.
MW-2A	11/14/2017	11.13	1.92	0	6.57	166	13.5	3	MS/MSD taken at this location.
MW-2A	6/4/2018	12.6	1.780	0.13	6.15	165	165	18	Slightly cloudy water. No odor.
MW-2A	5/30/2019	13.1	1.710	6.45	6.45	124	100	2	Cloudy to slightly cloudy with purge, light brown, no odor.
MW-2A	6/11/2020	12.2	1.420	0.09	6.57	237	41	8	Cloudy to slightly cloudy with purge, light brown tint, no odor MS/MSD taken at this location.
MW-2A	5/19/2021	14.1	1.534	0.31	6.43	153	278	4	Slightly cloudy water. No odor.
MW-2A	5/2/2022	10.95	1.53	0	7	245	40.2	6.5	-



Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.  
Periodic Review Report

Monitoring Well I.D.	Date	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-2B	5/23/2017	15.1	1.336	0.33	6.54	13.7	18.9	2.2	Blind field duplicate taken at this location.
MW-2B	11/14/2017	9.34	1.51	0.0	6.4	85	0.0	-	-
MW-2B	6/4/2018	12.7	1.740	0.12	6.13	46	90.0	18	Clear water. No odor.
MW-2B	5/30/2019	13.1	1.610	0.00	6.42	15	27.0	2	Water cloudy to clear with purge, no odor.
MW-2B	6/11/2020	12.7	1.520	0.41	6.53	18	12.0	8	Water clear, no odor Blind field duplicate taken at this location.
MW-2B	5/19/2021	26.0	1.527	0.60	6.63	-61	37.7	8	Water cloudy to clear with purge, no odor. MS/MSD taken at this location. Blind field duplicate taken at this location.
MW-2B	5/2/2022	11.11	1.54	1.68	7.25	117	11.9	3.5	-



**Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.  
Periodic Review Report**

Monitoring Well I.D.	Date	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
SWR-MW-1	5/23/2017	16.2	0.327	0.57	6.86	58.7	49.7	1.9	Well dry after purging 1.9 liters. Water yellowish tint, slightly turbid with some sediment, no sheen, slight odor.
SWR-MW-1	11/14/2017	8.96	1.02	0.99	6.08	0.0	87.1	-	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.
SWR-MW-1	6/4/2018	12.5	1.920	0.23	6.42	101	631	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.
SWR-MW-1	5/30/2019	12.2	1.880	0.11	6.10	76	816	3	Water was cloudy with no odor. Well dry after 3 liters of purge. Let recharge then sampled.
SWR-MW-1	6/11/2020	13.8	1.590	0.80	6.59	-43	407	3.5	Water cloudy brown with no odor.
SWR-MW-1	5/19/2021	18.1	1.536	1.81	6.52	-37	31	1.2	Water cloudy brown with no odor.
SWR-MW-1	5/2/2022	10.44	1.8	0.65	7.24	25	18.9	6.5	-

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

( - ) - No field parameters collected

MW-1 was found to be damaged by others on 5-19-2021 and is no longer able to be gauged or sampled and has been removed from the summary tables.



Table 3: Groundwater Data Summary. Lot 4- Austin Avenue and Prior Place BCP Site. Yonkers, NY  
Periodic Review Report

				Metals by EPA Methods 6020A and 7470A																		
				Aluminum	Aluminum (dissolved)	Antimony	Antimony (dissolved)	Arsenic	Arsenic (dissolved)	Barium	Barium (dissolved)	Beryllium	Beryllium (dissolved)	Cadmium	Cadmium (dissolved)	Calcium	Calcium (dissolved)	Chromium	Chromium (dissolved)	Cobalt	Cobalt (dissolved)	
Class GA Standards						3	3	25	25	1,000	1,000	3	3	5	5			50	50			
Sample ID	Date Sampled	LocCode	Sample Type	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
MW-2A	4/12/2012	MW-2A		11,000	-	1.5	-	<5 U	-	151	-	0.3 J	-	<5 U	-	250,000	-	30	-	25	-	
MW-2A~Duplicate	4/12/2012	MW-2A	DUP	11,000	-	1.5	-	<5 U	-	164	-	0.3 J	-	<5 U	-	300,000	-	30	-	28	-	
MW-2A	5/17/2017	MW-2A		354	-	0.82 J	-	0.38 J	-	38.45	-	<0.5 U	-	0.11 J	-	300,000	-	1.35	-	19.48	-	
MW-2A	11/14/2017	MW-2A		706	-	1.61 J	-	0.58	-	50.26	-	<0.5 U	-	0.08 J	-	378,000	-	2.63	-	18.70	-	
MW-2A	6/4/2018	MW-2A		1,910	-	2.43 J	-	0.45 J	-	57.44	-	<0.5 U	-	0.1 J	-	296,000	-	5.71	-	22.34	-	
MW-2A	5/19/2019	MW-2A		4,100	-	2.71 J	-	1.19	-	90.2	-	0.11 J	-	0.11 J	-	353,000	-	13.54	-	35.63	-	
MW-2A	6/11/2020	MW-2A		2,180	-	0.8 J	-	0.93	-	51.43	-	<0.5 U	-	0.08 J	-	306,000	-	7.11	-	25.28	-	
MW-2A	5/19/2021	MW-2A		18,400	5.47 J	1.07 J	<4 U	2.33	0.22 J	211.1	33.32	0.51	<0.5 U	0.19 J	0.06 J	244,000	303,000	<b>54.45</b>	0.26 J	100.8	9.3	
WG-12582345-050222-RR-004	5/2/2022	MW-2A		550	11.6	1.05 J	0.50 J	0.52	<0.50 U	38.80	29.22	<0.50 U	<0.50 U	0.08 J	0.08 J	255,000	289,000	2.25	0.32 J	18.43	6.59	
MW-2B	4/12/2012	MW-2B		400	-	0.6	-	<5 U	-	81	-	<0.5 U	-	<5 U	-	260,000	-	<10 U	-	6 J	-	
MW-2B	5/17/2017	MW-2B		6.06 J	-	0.46 J	-	0.52	-	37.16	-	<0.5 U	-	<0.2 U	-	260,000	-	0.33 J	-	5.07	-	
MW-2B~Duplicate	5/17/2017	MW-2B	DUP	5.38 J	-	<4 U	-	0.53	-	36.87	-	<0.5 U	-	<0.2 U	-	274,000	-	0.48 J	-	5.25	-	
MW-2B	11/14/2017	MW-2B		9.80 J	-	<4 U	-	0.63	-	47.21	-	<0.5 U	-	<0.2 U	-	296,000	-	0.49 J	-	6.18	-	
MW-2B	6/4/2018	MW-2B		28.3	-	0.45 J	-	0.29 J	-	42.25	-	<0.5 U	-	<0.2 U	-	269,000	-	0.62 J	-	5.31	-	
MW-2B~Duplicate	6/4/2018	MW-2B	DUP	25.9	-	0.44 J	-	0.26 J	-	41.61	-	<0.5 U	-	<0.2 U	-	266,000	-	0.58 J	-	5.28	-	
MW-2B	5/19/2019	MW-2B		86.5	-	<4 U	-	1.48	-	51.63	-	<0.5 U	-	<0.2 U	-	280,000	-	0.86 J	-	5.9	-	
MW-2B~Duplicate	5/19/2019	MW-2B	DUP	85.4	-	<4 U	-	1.42	-	49.84	-	<0.5 U	-	<0.2 U	-	273,000	-	0.79 J	-	5.93	-	
MW-2B	6/11/2020	MW-2B		82	-	<4 U	-	1.32	-	44.86	-	<0.5 U	-	<0.2 U	-	279,000	-	0.68	-	7.25	-	
MW-2B~Duplicate	6/11/2020	MW-2B	DUP	75.5	-	<4 U	-	1.34	-	44.41	-	<0.5 U	-	<0.2 U	-	281,000	-	0.65 J	-	7.31	-	
MW-2B	5/19/2021	MW-2B		25.9	5.13 J	0.48 J	<4 U	0.58	0.57	43.51	45.55	<0.5 U	<0.5 U	<0.2 U	<0.2 U	242,000	232,000	0.54 J	0.48 J	6.52	7.36	
MW-2B~Duplicate	5/19/2021	MW-2B	DUP	19.1	4.74 J	<4 U	<4 U	0.67	0.54	42.18	43.07	<0.5 U	<0.5 U	<0.2 U	<0.2 U	202,000	229,000	0.44 J	0.46 J	5.89	7.21	
WG-12582345-050222-RR-002	5/2/2022	MW-2B		138	137	<b>3.55 J</b>	<4.00 U	1.38	0.37 J	46.47	41.78	<0.50 U	<0.50 U	<0.20 U	<0.20 U	235,000	254,000	0.89 J	0.78 J	6.95	6.80	
WG-12582345-050222-RR-003	5/2/2022	MW-2B	DUP	131	4.19 J	1.03 J	<4.00 U	1.25	<0.50 U	44.15	37.89	<0.50 U	<0.50 U	<0.20 U	<0.20 U	225,000	254,000	0.65 J	0.27 J	6.88	6.49	
SWR-MW-1	4/12/2012	SWR-MW-1		25,000	-	0.6	-	<5 U	-	424	-	0.7	-	<5 U	-	120,000	-	<b>70</b>	-	26	-	
SWR-MW-1	5/17/2017	SWR-MW-1		1,260	-	0.69 J	-	1.51	-	67.49	-	<0.5 U	-	0.21	-	62,200	-	3.32	-	4.04	-	
SRW-MW1~Duplicate	11/1/2017	SWR-MW-1	DUP	37.1	-	<4 U	-	1.27	-	314.5	-	<0.5 U	-	<0.2 U	-	206,000	-	2.03	-	2.21	-	
SWR-MW-1	11/14/2017	SWR-MW-1		33	-	<4 U	-	1.11	-	304.7	-	<0.5 U	-	<0.2 U	-	197,000	-	1.95	-	2.15	-	
SWR-MW-1	6/4/2018	SWR-MW-1		13,600	-	<4 U	-	3.85	-	410.5	-	<0.5 U	-	0.88	-	204,000	-	<b>54.13</b>	-	22.25	-	
SWR-MW-1	5/19/2019	SWR-MW-1		37,400	-	0.54 J	-	13.11	-	984.1	-	1.12	-	3	-	223,000	-	<b>197.2</b>	-	52.18	-	
SWR-MW-1	6/11/2020	SWR-MW-1		9,600	-	0.63 J	-	2.65	-	391.9	-	0.22 J	-	0.53	-	164,000	-	32.14	-	10.6	-	
SWR-MW-1	5/19/2021	SWR-MW-1		871	12.4	<4 U	<4 U	2.95	1.6	178.8	174.9	<0.5 U	<0.5 U	0.09 J	<0.2 U	128,000	144,000	4.96	2.07	8.25	4.77	
WG-12582345-050222-RR-001	5/2/2022	SWR-MW-1		239	8.13 J	1.96 J	<4.00 U	0.68	<0.50 U	237.2	118.9	<0.50 U	<0.50 U	<0.20 U	<0.20 U	119,000	124,000	2.79	1.34	1.33	1.15	

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

MW-1 was found to be damaged by others on 5-19-2021 and is no longer able to be gauged or sampled and has been removed from the summary tables.



Table 3: Groundwater Data Summary. Lot 4- Austin Avenue and Prior Place BCP Site. Yonkers, NY  
Periodic Review Report

				Metals by EPA Methods 6020A and 7470A																	
				Copper	Copper (dissolved)	Iron	Iron (dissolved)	Lead	Lead (dissolved)	Magnesium	Magnesium (dissolved)	Manganese	Manganese (dissolved)	Mercury	Mercury (dissolved)	Nickel	Nickel (dissolved)	Potassium	Potassium (dissolved)	Selenium	Selenium (dissolved)
Class GA Standards				200	200	300	300	25	25	35,000	35,000	300	300	0.7	0.7	100	100			10	10
Sample ID	Date Sampled	LocCode	Sample Type																		
MW-2A	4/12/2012	MW-2A		81	-	<b>16,000</b>	-	<b>44</b>	-	<b>52,000</b>	-	<b>2,530</b>	-	<0.2 U	-	34	-	26,000	-	5 J	-
MW-2A~Duplicate	4/12/2012	MW-2A	DUP	94	-	<b>16,000</b>	-	<b>49</b>	-	<b>61,000</b>	-	<b>3,020</b>	-	<0.2 U	-	37	-	30,000	-	5 J	-
MW-2A	5/17/2017	MW-2A		14.05	-	<b>603</b>	-	1.67	-	<b>58,600</b>	-	<b>1,554</b>	-	<0.2 U	-	6.9	-	23,000	-	<b>11.1</b>	-
MW-2A	11/14/2017	MW-2A		12.23	-	<b>1,150</b>	-	1.89	-	<b>65,800</b>	-	<b>1,489</b>	-	<0.2 U	-	7.95	-	23,600	-	8.37	-
MW-2A	6/4/2018	MW-2A		30.18	-	<b>3,080</b>	-	12.63	-	<b>56,000</b>	-	<b>1,637</b>	-	<0.2 U	-	11.09	-	20,500	-	8.42	-
MW-2A	5/19/2019	MW-2A		47.19	-	<b>7,060</b>	-	20.83	-	<b>60,600</b>	-	<b>1,966</b>	-	<0.2 U	-	18.16	-	23,700	-	<b>11</b>	-
MW-2A	6/11/2020	MW-2A		31.54	-	<b>3,530</b>	-	10.88	-	<b>54,500</b>	-	<b>1,509</b>	-	<0.2 U	-	14.51	-	20,600	-	<b>9.81</b>	-
MW-2A	5/19/2021	MW-2A		129.8	13.59	<b>29,800</b>	37.6 J	<b>73.14</b>	0.35 J	<b>58,300</b>	<b>59,000</b>	<b>2,190</b>	<b>1,632</b>	<0.2 U	<0.2 U	59.67	5.96	22,900	22,600	8.84	7.67
WG-12582345-050222-RR-004	5/2/2022	MW-2A		16.55	11.72	<b>1,020</b>	27.1 J	3.69	<1.00 U	<b>47,700</b>	<b>49,700</b>	<b>1,574</b>	<b>1,183</b>	<0.20 U	<0.20 U	7.31	4.84	20,300	21,000	7.02	6.44
MW-2B	4/12/2012	MW-2B		<10 U	-	<b>8,300</b>	-	<10 U	-	<b>65,000</b>	-	<b>3,040</b>	-	<0.2 U	-	17 J	-	37,000	-	<10 U	-
MW-2B	5/17/2017	MW-2B		1.49	-	<b>3,040</b>	-	<0.5 U	-	<b>60,900</b>	-	<b>2,413</b>	-	<0.2 U	-	14.64	-	26,200	-	<5 U	-
MW-2B~Duplicate	5/17/2017	MW-2B	DUP	1.2	-	<b>3,030</b>	-	<0.5 U	-	<b>63,100</b>	-	<b>2,456</b>	-	<0.2 U	-	15.09	-	27,100	-	<5 U	-
MW-2B	11/14/2017	MW-2B		0.86 J	-	<b>3,850</b>	-	<1 U	-	<b>67,700</b>	-	<b>2,722</b>	-	<0.2 U	-	16.06	-	27,700	-	<5 U	-
MW-2B	6/4/2018	MW-2B		1.36	-	<b>3,630</b>	-	<1 U	-	<b>64,800</b>	-	<b>2,532</b>	-	<0.2 U	-	16.21	-	24,500	-	<5 U	-
MW-2B~Duplicate	6/4/2018	MW-2B	DUP	1.1	-	<b>3,560</b>	-	<1 U	-	<b>64,000</b>	-	<b>2,510</b>	-	<0.2 U	-	16.29	-	24,400	-	<5 U	-
MW-2B	5/19/2019	MW-2B		1.61	-	<b>4,900</b>	-	0.58 J	-	<b>67,100</b>	-	<b>2,590</b>	-	<0.2 U	-	19.52	-	28,400	-	3.02 J	-
MW-2B~Duplicate	5/19/2019	MW-2B	DUP	1.49	-	<b>4,780</b>	-	0.57 J	-	<b>65,100</b>	-	<b>2,539</b>	-	<0.2 U	-	19.22	-	27,600	-	2.93 J	-
MW-2B	6/11/2020	MW-2B		1.86	-	<b>4,350</b>	-	0.61 J	-	<b>67,100</b>	-	<b>2,914</b>	-	<0.2 U	-	27.7	-	26,500	-	2.34 J	-
MW-2B~Duplicate	6/11/2020	MW-2B	DUP	1.51	-	<b>4,240</b>	-	0.59 J	-	<b>67,200</b>	-	<b>2,952</b>	-	<0.2 U	-	29.38	-	26,400	-	2.66 J	-
MW-2B	5/19/2021	MW-2B		0.59 J	<1 U	<b>6,280</b>	<b>6,990</b>	<1 U	<1 U	<b>53,000</b>	<b>58,800</b>	<b>3,224</b>	<b>3,705</b>	<0.2 U	<0.2 U	11.31	11.91	25,400	25,200	<5 U	<5 U
MW-2B~Duplicate	5/19/2021	MW-2B	DUP	0.82 J	<1 U	<b>6,010</b>	<b>6,900</b>	<1 U	<1 U	<b>52,900</b>	<b>57,600</b>	<b>2,566</b>	<b>3,583</b>	<0.2 U	<0.2 U	10.17	11.96	23,100	26,200	<5 U	<5 U
WG-12582345-050222-RR-002	5/2/2022	MW-2B		1.17	1.32	<b>4,520</b>	<b>4,540</b>	1.24	1.53	<b>57,800</b>	<b>59,100</b>	<b>2,683</b>	<b>2,673</b>	<0.20 U	<0.20 U	26.30	25.00	23,100	23,000	3.24 J	<5.00 U
WG-12582345-050222-RR-003	5/2/2022	MW-2B	DUP	1.28	<1.00 U	<b>4,360</b>	<b>714</b>	1.10	<1.00 U	<b>55,200</b>	<b>57,600</b>	<b>2,590</b>	<b>2,705</b>	<0.20 U	<0.20 U	26.41	23.66	22,200	23,400	2.88 J	<5.00 U
SWR-MW-1	4/12/2012	SWR-MW-1		89	-	<b>80,000</b>	-	<b>54</b>	-	24,000	-	<b>1,600</b>	-	0.2	-	52	-	40,000	-	<10 U	-
SWR-MW-1	5/17/2017	SWR-MW-1		11.52	-	<b>2,760</b>	-	5.21	-	9,370	-	<b>1,974</b>	-	<0.2 U	-	10.94	-	11,300	-	<5 U	-
SRW-MW1~Duplicate	11/1/2017	SWR-MW-1	DUP	<1 U	-	<b>48,200</b>	-	<1 U	-	<b>41,600</b>	-	<b>3,271</b>	-	<0.2 U	-	1.97 J	-	48,100	-	<5 U	-
SWR-MW-1	11/14/2017	SWR-MW-1		0.59 J	-	<b>45,700</b>	-	<1 U	-	<b>40,300</b>	-	<b>3,132</b>	-	0.1 J	-	2.17	-	46,100	-	<5 U	-
SWR-MW-1	6/4/2018	SWR-MW-1		96.06	-	<b>76,300</b>	-	<b>33.38</b>	-	<b>41,400</b>	-	<b>8,459</b>	-	<0.2 U	-	56.1	-	40,800	-	<5 U	-
SWR-MW-1	5/19/2019	SWR-MW-1		<b>247.4</b>	-	<b>105,000</b>	-	<b>146.4</b>	-	<b>60,500</b>	-	<b>7,788</b>	-	<0.2 U	-	<b>204.4</b>	-	71,100	-	<b>10.8</b>	-
SWR-MW-1	6/11/2020	SWR-MW-1		52.04	-	<b>57,000</b>	-	20.4	-	<b>49,100</b>	-	<b>3,187</b>	-	<0.2 U	-	32.33	-	64,400	-	2.32 J	-
SWR-MW-1	5/19/2021	SWR-MW-1		8.31	<1 U	<b>24,700</b>	<b>28,000</b>	3.5	<1 U	30,600	<b>38,000</b>	<b>4,391</b>	<b>4,076</b>	<0.2 U	<0.2 U	13.29	8.37	49,900	61,500	<5 U	<5 U
WG-12582345-050222-RR-001	5/2/2022	SWR-MW-1		2.51	<1.00 U	<b>31,000</b>	<b>2,390</b>	0.93 J	<1.00 U	34,800	32,500	<b>2,521</b>	<b>2,581</b>	<0.20 U	<0.20 U	2.51	1.95 J	55,000	56,200	<5.00 U	<5.00 U

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

MW-1 was found to be damaged by others on 5-19-2021 and is no longer able to be gauged or sampled and has been removed from the summary tables.



Table 3: Groundwater Data Summary. Lot 4- Austin Avenue and Prior Place BCP Site. Yonkers, NY  
Periodic Review Report

				Metals by EPA Methods 6020A and 7470A									
				Silver	Silver (dissolved)	Sodium	Sodium (dissolved)	Thallium	Thallium (dissolved)	Vanadium	Vanadium (dissolved)	Zinc	Zinc (dissolved)
				ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
Class GA Standards				50	50	20,000	20,000	0.5	0.5			2,000	2,000
Sample ID	Date Sampled	LocCode	Sample Type										
MW-2A	4/12/2012	MW-2A		<7 U	-	<b>43,000</b>	-	0.2 J	-	35	-	95	-
MW-2A~Duplicate	4/12/2012	MW-2A	DUP	<7 U	-	<b>51,000</b>	-	0.2 J	-	35	-	104	-
MW-2A	5/17/2017	MW-2A		<0.4 U	-	<b>44,300</b>	-	<0.5 U	-	<5 U	-	3.43 J	-
MW-2A	11/14/2017	MW-2A		<0.4 U	-	<b>50,900</b>	-	<0.5 U	-	3.09 J	-	6.33 J	-
MW-2A	6/4/2018	MW-2A		0.91 J	-	<b>33,000</b>	-	0.18 J	-	6.19	-	15.79	-
MW-2A	5/19/2019	MW-2A		0.37 J	-	<b>40,300</b>	-	0.27 J	-	16.73	-	28.23	-
MW-2A	6/11/2020	MW-2A		0.43	-	<b>28,800</b>	-	<0.5 U	-	7.52	-	37.22	-
MW-2A	5/19/2021	MW-2A		1.41	<0.4 U	<b>26,700</b>	<b>32,200</b>	0.41 J	<1 U	64.17	<5 U	108.5	3.81 J
WG-12582345-050222-RR-004	5/2/2022	MW-2A		<0.40 U	<0.40 U	<b>31,700</b>	<b>28,300</b>	<1.00 U	0.16 J	2.34 J	<5.00 U	6.44 J	<10.00 U
MW-2B	4/12/2012	MW-2B		<7 U	-	<b>46,000</b>	-	<0.5 U	-	<10 U	-	16 J	-
MW-2B	5/17/2017	MW-2B		<0.4 U	-	<b>41,700</b>	-	<0.5 U	-	<5 U	-	4.22 J	-
MW-2B~Duplicate	5/17/2017	MW-2B	DUP	<0.4 U	-	<b>43,400</b>	-	<0.5 U	-	<5 U	-	4.1 J	-
MW-2B	11/14/2017	MW-2B		<0.4 U	-	<b>46,400</b>	-	<0.5 U	-	<5 U	-	4.55 J	-
MW-2B	6/4/2018	MW-2B		0.35 J	-	<b>35,700</b>	-	<0.5 U	-	<5 U	-	<10 U	-
MW-2B~Duplicate	6/4/2018	MW-2B	DUP	0.28 J	-	<b>34,900</b>	-	<0.5 U	-	<5 U	-	<10 U	-
MW-2B	5/19/2019	MW-2B		<0.4 U	-	<b>47,300</b>	-	<0.5 U	-	<5 U	-	4.25 J	-
MW-2B~Duplicate	5/19/2019	MW-2B	DUP	<0.4 U	-	<b>46,600</b>	-	<0.5 U	-	<5 U	-	4.28 J	-
MW-2B	6/11/2020	MW-2B		<0.4 U	-	<b>40,000</b>	-	<0.5 U	-	<5 U	-	4.23 J	-
MW-2B~Duplicate	6/11/2020	MW-2B	DUP	<0.4 U	-	<b>40,200</b>	-	<0.5 U	-	<5 U	-	4 J	-
MW-2B	5/19/2021	MW-2B		<0.4 U	<0.4 U	<b>35,900</b>	<b>39,700</b>	0.2 J	0.2 J	<5 U	<5 U	31.36	4.35 J
MW-2B~Duplicate	5/19/2021	MW-2B	DUP	<0.4 U	<0.4 U	<b>36,600</b>	<b>39,600</b>	<1 U	<1 U	<5 U	<5 U	32.46	4.06 J
WG-12582345-050222-RR-002	5/2/2022	MW-2B		0.16 J	<0.40 U	<b>43,000</b>	<b>37,800</b>	<b>0.70 J</b>	0.38 J	<5.00 U	<5.00 U	4.17 J	6.93 J
WG-12582345-050222-RR-003	5/2/2022	MW-2B	DUP	0.33 J	<0.40 U	<b>41,500</b>	<b>37,800</b>	<1.00 U	0.19 J	<5.00 U	<5.00 U	4.05 J	3.68 J
SWR-MW-1	4/12/2012	SWR-MW-1		<7 U	-	<b>88,000</b>	-	<b>0.6</b>	-	74	-	155	-
SWR-MW-1	5/17/2017	SWR-MW-1		<0.4 U	-	6,550	-	<0.5 U	-	3.82 J	-	20.74	-
SRW-MW1~Duplicate	11/1/2017	SWR-MW-1	DUP	<0.4 U	-	<b>120,000</b>	-	<0.5 U	-	1.58 J	-	<10 U	-
SWR-MW-1	11/14/2017	SWR-MW-1		<0.4 U	-	<b>116,000</b>	-	<0.5 U	-	1.69 J	-	<0 U	-
SWR-MW-1	6/4/2018	SWR-MW-1		1.61	-	<b>62,500</b>	-	<0.5 U	-	42.73	-	169.6	-
SWR-MW-1	5/19/2019	SWR-MW-1		2.78	-	<b>112,000</b>	-	<b>1.08</b>	-	129.6	-	492.3	-
SWR-MW-1	6/11/2020	SWR-MW-1		0.59	-	<b>161,000</b>	-	0.31 J	-	31.11	-	139.7	-
SWR-MW-1	5/19/2021	SWR-MW-1		<0.4 U	<0.4 U	<b>102,000</b>	<b>148,000</b>	<1 U	<1 U	2.99 J	<5 U	73.91	5.31 J
WG-12582345-050222-RR-001	5/2/2022	SWR-MW-1		<0.40 U	<0.40 U	<b>168,000</b>	<b>131,000</b>	<1.00 U	0.15 J	1.99 J	<5.00 U	9.53 J	3.42 J

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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
<b>Site No.</b>	<b>C360116</b>	
<b>Site Name Lot 4 - Austin Ave and Prior Place</b>		
Site Address: 45 Stew Leonard Drive and 65 Austin Avenue      Zip Code: 10710		
City/Town: Yonkers		
County: Westchester		
Site Acreage: 9.929		
Reporting Period: <del>November 11, 2019 to November 11, 2020</del> <span style="color: red;">September 27, 2021 to September 27, 2022</span>		
		YES    NO
1. Is the information above correct?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Box 2</b>
		YES    NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>		
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

**Box 2A**

YES NO

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

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

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

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

**SITE NO. C360116**

**Box 3**

**Description of Institutional Controls**

Parcel

Owner

Institutional Control

**3-3244-4**

Morris Westchester Retail Associates LLC

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

Controls at the site include:

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

**3-3244-7**

Morris Westchester Retail Associates LLC

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

Controls at the site include:

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

**3-8001-40 (p/o)**

Morris Westchester Retail Associates LLC

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

Controls at the site include:

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

**Box 4**

**Description of Engineering Controls**

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

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

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

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

YES      NO

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

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

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

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

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C360116

Box 6

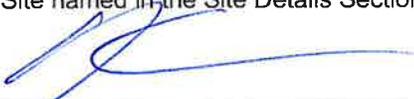
**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

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

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

11/29/2022  
Date

**IC/EC CERTIFICATIONS**

**Box 7**

**Signature**

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

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

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



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

\_\_\_\_\_  
Stamp  
(Required for PE)

11-29-2022  
Date

# **Appendix B**

**Annual Site Inspection Form and Site  
Photographs**



# SITE INSPECTION FORM

Inspections to be conducted annually

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

**DATE/TIME:** 10/11/2022  
**WEATHER:** Partly Sunny, 50F, Moist ground dry

**INSPECTORS NAME:** Damian Vanetti

**COMPANY NAME:** GHD

**GENERAL SITE CONDITIONS:**

Site Access Control Access gate at Stew Leonard Drive open. Access at Austin Ave. locked  
Change in Use None. Stew Leonards still uses access road at entrance for equipment staging  
Unauthorized Activities C&D Debris Pile adjacent to entrance road

**ENGINEERING CONTROLS**

**SOIL COVER**

Soil Cover Condition Vegetation well established and no observed erosion areas  
Vegetative Cover Vegetation well established  
Breach of the Soil Cover Drilling contractor for third party has created paths and scraped top surface of cover  
Woody Growth Woody growth is present on shot rock pile and perimeter areas.  
Surface Settling None observed  
Burrowing Animals None observed in soil cover  
Sediment/Erosion Controls None observed  
Surface Erosion None observed  
Off-site Sediment Transport None observed

**SOIL VAPOR MITIGATION**

System In Place NOT APPLICABLE - NO OCCUPIED STRUCTURES  
System Operating \_\_\_\_\_  
Component Conditions \_\_\_\_\_  
Damaged Equipment \_\_\_\_\_

**ENVIRONMENTAL MONITORING**

**GROUNDWATER MONITORING WELLS**

Condition of Monitoring Wells Lot 4 Monitoring wells MW-2A and MW-2B were intact, covered and locked -  
MW-1 steel casing and riser was knocked over and crushed (see photo log)  
Well Caps In Place Yes  
Locks In Place and Secure Yes

**Identify Groundwater Samples Taken:** NONE

**Identify Photos Taken:** General site photos included in log  
Photos of third party contractor activities being completed under NYSDEC Approved Work Plan

**OTHER COMMENTS:**

MW-1 has been approved by NYSDEC to be decommissioned; schedule decommissioning with Owner  
Third party contractor is scheduled to restore soil cover surface including regrading, seeding and straw mulch. Third party to document work in accordance with Work Plan.  
Mowing and removal of woody growth recommended on soil cover area

**INSPECTOR SIGNATURE:**

\_\_\_\_\_

# Site Photographs



*Photo 1 View of southeastern portion of Site.*



*Photo 2 Typical Site groundwater monitoring wells.*



*Photo 3 Damaged Site groundwater monitoring well MW-1 from unknown event – to be decommissioned.*



*Photo 4 View of path cleared by third-party geotechnical investigation contractor.*



**Photo 5** *View of northwestern portion of the Site near intersection of Austin Avenue and Prior Place.*

# **Appendix C**

**NYSDEC EQuIS Approval**

## Ian McNamara

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**From:** dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>  
**Sent:** Friday, November 11, 2022 4:24 PM  
**To:** Ian McNamara  
**Cc:** Squire, Michael H (DEC)  
**Subject:** RE: Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116) - Biennial 2022 Groundwater Monitoring EQUIS Submittal

Ian,

Thank you for your EDD submission. NYSDEC has successfully uploaded the data from the EDDs "20220921 2241.C360116.NYSDEC\_MERGE" and "20220921 2243.C360116.NYSDEC\_MERGE" to Lot 4 - Austin Ave and Prior Place in the NYSDEC EQUIS database and the data is available for use within the system.

Aaron  
NYSDEC EIMS Team



**Department of  
Environmental  
Conservation**

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**From:** Ian McNamara <Ian.McNamara@ghd.com>  
**Sent:** Wednesday, September 21, 2022 10:45 PM  
**To:** dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>  
**Cc:** Squire, Michael H (DEC) <Michael.Squire@dec.ny.gov>  
**Subject:** Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116) - Biennial 2022 Groundwater Monitoring EQUIS Submittal

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

Hello,

Attached are 2 EDDs for the 2022 biennial sampling event completed at the above referenced site in May. One contains field parameters and water levels and one contains laboratory analytical results. Please let me know if edits are needed for a successful upload.

Thank you,  
Ian

**Ian McNamara** (he/him)  
**Senior Project Manager – Environment**  
**Northeast Quality & Project Delivery Lead**

**GHD**

Proudly employee-owned | [ghd.com](http://ghd.com)

5788 Widewaters Parkway Syracuse New York 13214 USA

D 315 802 0312 | M 315 368 8432 | E [ian.mcnamara@ghd.com](mailto:ian.mcnamara@ghd.com)

