

# 200 East Main Street

200 East Main Street

Mount Kisco, Westchester County, New York

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## Remedial Investigation Report – Revision II

NYSDEC Site Number: C360183

*Prepared for:*

200 E Main LLC

48 Grand Street

New Rochelle, New York

*Prepared by:*

Bellucci Engineering, PLLC  
West Hartford, CT

DT Consulting Services, Inc.  
Ulster Park, NY

### Summary of Revisions to Remedial Investigation Report:

| Revision No. | Date Submitted | Summary of Revision                                   | NYSDEC Approval Date |
|--------------|----------------|-------------------------------------------------------|----------------------|
| 0            | April 10, 2025 | Original Submission                                   | -                    |
| 1            | April 3, 2026  | Response to RIR Comment Letter Dated November 6, 2025 | -                    |
| 2            | May 29, 2026   | Response to RIR Comment Letter Dated May 19, 2026     | -                    |

May 29, 2026

Mr. Mark Domaracki  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7014

**RE: Remedial Investigation Report – Revision# II**

200 East Main Street  
Mount Kisco, Westchester County, New York  
BCP Site No.: C360183

Dear Mr. Domaracki:

DT Consulting Services, Inc. (DTCS) and Bellucci Engineering, PLLC (BE) are pleased to present this *Remedial Investigation Report – Revised* for the above referenced property. This report documents both on and off-Site characterization conducted at the Site (200-206 E Main Street) and neighboring properties as outlined in the October 29, 2021, *Remedial Investigative Work Plan (RIWP) – Revised* and the *Off-Site Remedial Investigative Work Plan – Revised II* dated February 14, 2023. Several Interim Remedial Measures (IRMs) including Sub-slab Depressurization/ Mitigation System(s), Soil Vapor Extraction (SVE) Remediation System and Soil Source Removal have been implemented at the Site and one off-Site property in accordance with New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) approved IRM Work Plans/ Design Documents. These IRMs are discussed in the context of this RIR, and the DEC approved (or pending DEC approval) *IRM Construction Completion Reports* are appended to this RIR. If you should have any questions or require additional information, please contact our office.

Respectfully submitted,



Daniel Bellucci, P.E.  
Bellucci Engineering, PLLC



Deborah Thompson, Senior Geologist  
DT Consulting Services, Inc.

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## **CERTIFICATION**

I, Daniel Bellucci, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities were performed in full accordance with the DER-approved work plan(s) and any DER-approved modifications.

Daniel Bellucci, P.E.  
Qualified Environmental Professional



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Signature

May 29, 2026

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Date

## **EXECUTIVE SUMMARY**

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This Remedial Investigation Report (RIR) summarizes environmental investigation services performed by DT Consulting Services, Inc. (herein DTCS) and Bellucci Engineering, PLLC (herein BE) at the property addressed as 200 East Main Street in the Village of Mount Kisco, Westchester County, New York (herein the “Site”) and at off-Site locations proximal to the Site.

Several on and off-Site investigations were performed to define the nature and extent of chlorinated solvent impacts to soil, groundwater, soil vapor and indoor air originating from a former on-Site dry cleaner. The investigations also sought to document the nature and extent of residual petroleum impacts associated with historic on-Site auto repair and Petroleum Bulk Storage (PBS) operations. All investigative work was conducted consistent with NYSDEC-approved Work Plans (*Remedial Investigation Work Plan (RIWP) – Revised* October 29, 2021, and *Off-Site Remedial Investigation Work Plan – Revised II* February 14, 2023). Any variations from the RIWP(s) are described in Section 2.1. This RIR summarizes findings from previous Site assessments, details fieldwork methodologies and sample collection procedures employed during the RI, documents laboratory analysis of samples collected in all media (soil, groundwater, sump water, vapor and indoor air), and provides the pertinent findings based on this work and the resulting analytical data.

RI services were performed in accordance with the RIWP(s) and in general conformance with the New York State Department of Environmental Conservation (NYSDEC or Department) Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10, May 2010).

The applicants [Larchmont Development LLC, Sun Devil Development LLC and BCK MK LLC] to the Brownfield Cleanup Program or BCP for this Site, located at 200 East Main Street in the Village of Mount Kisco, Westchester County, New York, had been originally accepted into the Brownfield Cleanup Program or BCP (Site Number C360183) as Volunteers. Thereafter, the NYSDEC determined that the applicants were to be considered Participants, rather than Volunteers, under the BCP as a result of the discovery of intentional releases of PCE by the owner of Prestige Cleaners in or around November 17, 2021.

On November 17, 2021, the field team and Department Project Manager witnessed an unauthorized, improper disposal of waste PCE dry cleaning fluid within the Prestige Cleaner tenant space. More specifically, waste PCE was being evaporated by boiling the waste fluid in a cooking pot in the rear of the former cleaner tenant space. These unauthorized activities are believed to

have ceased as of November 17, 2021, at which time a stop work order was issued by the Department. The operation of a dry-cleaning establishment is no longer being conducted on-Site, and the business was permanently closed on December 31, 2021, and all dry-cleaning equipment was subsequently removed from the property.

### **Summary of Remedial Investigation Environmental Findings**

On October 29, 2021, a *Remedial Investigation Work Plan - Revised* was prepared by DTCS/BE to satisfy the investigation requirement of the NYSDEC BCP. The RIWP was approved by the Department and field work commenced on November 17 and 18, 2021. DTCS BE oversaw the advancement of a total of twelve (12) on-Site and eleven (11) off-Site borings during performance of the RI between November 2021 and December 2023 for collection of soil. A total of two (2) on-Site monitoring wells (note four (4) existing on-Site wells from prior investigations were present on-Site) and nineteen (19) off-Site shallow and deep monitoring wells were installed. Indoor air and soil vapor sampling was conducted in all ground floor and second floor (indoor air only) tenant spaces on the Site. Soil Vapor Intrusion (SVI) evaluations, including indoor air sampling and sub-slab soil vapor (where shallow groundwater did not prevent the collection of vapor samples) were conducted at nine (9) off-Site locations where permission/ access was granted. Exterior soil vapor sampling was conducted at five (5) off-Site locations.

#### *Soil*

On-Site soils beneath the former dry cleaner were found to be impacted with chlorinated volatile organic compounds (cVOCs), namely tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (cis,1-2-DCE) and methylene chloride at the conclusion of laboratory analysis. Impacts from historic on-Site auto repair and gasoline service station operations were also encountered in soils, primarily beneath the building in the location of the former dry cleaner/ Unit #1. The primary petroleum VOCs detected in Site soils include 1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, naphthalene and total xylenes. With the exception of one boring location (SB-2) advanced just north of the former dry cleaner, the on-Site release has not significantly impacted off-Site soils.

#### *Groundwater*

- On-Site groundwater is impacted with both cVOCs and petroleum-based VOCs. The on-Site release of cVOCs to groundwater has resulted in off-Site migration and contamination of groundwater downgradient, and to a lesser degree, crossgradient (east) of the Site. Although source material is present on-Site, DTCS/BE theorized that there is a potential

for off-Site migration of contaminants from upgradient sources via the numerous preferential pathways (i.e., subsurface conduits) present surrounding the Site. An area-wide groundwater survey (October 2024) indicates that local groundwater flows in a northwesterly direction, towards the Kisco River. The sampling conducted to date suggests the impacts are primarily in the upper horizon of the shallow unconfined aquifer. Off-Site wells have shown a decreasing trend in PCE concentrations since the off-Site groundwater sampling program began in 2023.

- Elevated concentrations of petroleum based compounds (1,2,4-trimethylebenzene, 1,3,-trimethylebenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene and total xylenes) persist in on-Site wells with the highest concentrations being detected at MW-4.
- Area-wide PFAS groundwater contamination was observed during the RI. No on-Site soil source material for PFAS was identified, and historic use of the Site, which uses a public water supply, did not include operations known to utilize PFAS compounds.

#### *Soil Vapor and Indoor Air*

- On-Site soil vapor/ indoor air and off-Site indoor air at the downgradient adjacent building, located at 192 E Main Street, have been impacted by the on-Site dry-cleaning solvent release such that mitigation of these structures was required. Mitigation of these structures was completed as Interim Remedial Measures or IRM's. These IRMs include four on-site SSDS(s), an off-Site SSDS/ Mitigation system (192 E Main Street) and an on-Site Soil Vapor Extraction System (SVES).

A Remedial Action Work Plan (RAWP) will be prepared summarizing the RI findings and outlining the remedial strategy for the Site. The majority of the remedial elements (i.e. on and off Site IRMs) have been implemented as of the date of this RI to prevent exposure and limit further degradation of local groundwater, soil vapor and indoor air quality. Long term groundwater monitoring will continue to document groundwater quality area-wide. A decreasing trend in VOCs in groundwater is anticipated, however, should this not be established by the data within a 3-year timeframe, consideration of treatment/remediation of groundwater will be made in consultation with the NYSDEC.

A BCP Track 4 cleanup with the use of Engineering and Institutional Controls (ECs/ ICs) to manage residual impacted Site media has been deemed sufficient by the NYSDEC, based on the RI findings. A Site Management Plan will be required for long-term management of residual

contamination, including plans for operation, maintenance, monitoring, inspection and certification of ECs/ ICs, and reporting at a specified frequency.

## 1.0 INTRODUCTION AND BACKGROUND

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This RIR summarizes environmental investigation services performed by DTCS/BE at the Site and at off-Site locations proximal to the Site. This RIR has been prepared to satisfy the investigation requirements of the NYSDEC BCP. The Site has been accepted into the BCP Program (Site Number C360183). On October 29, 2021, a *Revised Remedial Investigation Work Plan* was submitted to NYSDEC by DTCS/BE to satisfy the investigation requirements of the NYSDEC BCP. The RIWP was approved by the Department and field work commenced on November 17 and 18, 2021 (See Appendix K). Additional indoor ambient air sampling, not originally outlined in the approved RI Work Plan, was conducted on November 22, 2021, within the retail spaces located on the second level of the Site structure at the request of the Department. This additional sampling was conducted in response to the observation, on November 18, 2021, of an unauthorized and illegal disposal/release of a significant quantity of waste PCE dry cleaning fluid by Prestige Cleaners within the Prestige Cleaner tenant space (Unit #1). On-going illegal disposal/releases by Prestige Cleaners is believed to have taken place before that date, but was ceased, per direction of the NYSDEC, as of November 18, 2021. The operations of a dry-cleaning establishment is no longer being conducted on-Site, and the business was permanently closed on December 31, 2021.

An off-Site investigation was deemed necessary based on a preliminary evaluation of the on-Site RI data gathered between November 2021 and February 2022. An *Off-Site Air and Sub-Slab Soil Vapor Sampling Plan* was submitted to the Department on June 27, 2022. The approved work plan included indoor air and sump pump sampling at 192 East Main Street, sub-slab soil vapor, indoor air and sump pump sampling at 190 East Main Street and sub-slab soil vapor and indoor air sampling at 10 Dakin Avenue. Note that both 190 and 192 East Main Street parcels utilize basement sumps to deter groundwater from collecting in the subgrade portion of the Site structures. Sump pumps are utilized at both facilities to discharge collected groundwater into the municipal stormwater and sewer system(s). These properties are located in close proximity to the Site and in the downgradient direction. It should be noted that a SVI investigation at the upgradient Mount Kisco Elementary School was performed on October 10, 2022. The upgradient sensitive receptor is located approximately 300-feet from the dry cleaner and approximately 27-feet higher in elevation. The results from the Elementary School sampling event indicated that there were *no impacts* of cVOCs which warrant additional investigation or mitigation. Pertinent data tables, figures and laboratory reports associated with school sampling are included in this RI.

At the conclusion of the October 2022 Off-Site field studies, additional off-Site investigative activities were warranted based on the preliminary results of indoor air, sub-slab vapor and sump pump analytical data at the above referenced off-Site properties (namely 188-190 E Main Street and 192 E Main Street). A “phased” approach to delineate cVOC impacts outside of the BCP Site Boundary was presented in an *Off-Site Remedial Investigative Work Plan – Revised II* dated February 14, 2023, and approved by the Department with modifications on March 2, 2023 (See Appendix K). The Off-Site RIWP included provisions for off-Site soil, groundwater and soil vapor/ indoor testing (i.e. SVI surveys) within accessible areas upgradient, crossgradient and downgradient of the Site, and was conducted in July and August 2023. More specifically, soil and groundwater sampling was conducted in the sidewalk along the northern quadrant of Dakin Avenue, within the sidewalk due south of the Site structure, within the parcel lot of 192 East Main and in the municipal parking lot south of Dakin Avenue. To investigate potential SVI, sub-slab soil gas and co-located ambient indoor air samples were collected at off-Site structures located at properties denoted as OS-2 – OS-6 (see Figure 3 for sampling locations). It should be noted that sub-slab soil vapor sampling of OS-2 and OS-3 was not performed based on the presence of groundwater at the invert of the building slab(s). Access to OS-1 has not been granted as of the date of this RI report, thus SVI sampling has not been conducted at this location.

The results of the initial off-Site RI indicated further off-Site soil, soil vapor and groundwater sampling in the downgradient direction, including at OS-5 was appropriate to further delineate the nature and extent of cVOC impacts. The additional sample locations were approved by the Department in email correspondence on November 21, 2023. Between December 2023 and January 2024, downgradient wells were installed, monitored and sampled. The additional investigation included collection of soil samples, and exterior soil vapor sampling where shallow groundwater did not prohibit vapor collection. During this monitoring event, samples were collected throughout the OS-5 property and along Dakin Avenue.

This RI includes a complete summary of historic field investigative activities conducted between 2019 and 2024. These investigations have included SVI surveys, groundwater sampling (November 2021, August 2023, January 2024 and July 2024) and subsurface soil sample collection at on and off-Site locations.

The results of the RI has defined the nature and extent of cVOC/ petroleum VOC impacts originating from the Site and this RIR includes a summary of IRMs conducted to date to protect public health and the environment both on and off-Site.

The RI were performed in accordance with the Department approved work plans and in general conformance with NYSDEC DER-10.

### **1.1 SUMMARY OF INTERIM REMEDIAL MEASURES (IRMS) – ON-STE**

Results of the aforementioned phases of the RI indicated elevated concentrations of cVOCs, including PCE, cis-1,2-DCE, TCE and methylene chloride in Site soil vapor and indoor air. Based on concentrations of cVOCs detected in indoor air and soil vapor within the tenant spaces, immediate mitigation was deemed necessary. Initial indoor air sampling rounds (November 18, 2021 and December 9, 2021) indicated PCE and TCE above the NYSDOH Immediate Action Levels for indoor air. As such, emergency measures were implemented to mitigate cVOCs detected in ambient air within the Site structure. For the protection of human health, Air Purifying Units (APUs) were installed at the Site on December 9, 2021 in order to mitigate/reduce cVOC concentrations detected in ambient air within each occupied tenant space. Deployment of the APUs was verbally approved by the Department and NYSDOH during a December 6, 2021 conference call. Additional information regarding the APUs can be found in the *Proposed Interim Remedial Measure (IRM) Work Plan* generated by DTCS/BE on January 14, 2022. It should be noted that the APUs are not considered an IRM.

A report entitled, *Additional Site Characterization and Sub-slab Depressurization System (SSDS) Pilot Study Report*, dated March 25, 2022 and revised on April 22, 2022, summarizes the additional Site characterization effort and the proposed SSDS pilot testing procedures was approved by the Department on May 12, 2022. The additional soil data collected during the field survey identified cVOC impacted soil beneath the former dry cleaner tenanted space. To address this source material, the proposed IRMs, included removal of impacted soil within the former dry cleaner tenancy space (Unit #1), the installation of a SSDS(s) to address the three first floor tenant spaces which warrant mitigation (i.e., Vacant Unit #2, Leicht Kitchens (Unit #3) and Le Collage Salon (Unit #4)) and upon completion of source removal, the installation of a SSDS within Unit #1.

#### **1.1.1 SSDS(s) IRM - Units 2, 3 & 4**

A *SSDS Design Document* was prepared by BE and submitted to the NYSDEC on April 18, 2022, and revised on May 18, 2022. The *SSDS Design Document* was approved by the Department on May 27, 2022. On June 13 – 24, 2022 DTCS/BE oversaw the installation of the SSDS including all piping, fans, alarms and gauges within the tenanted spaces denoted as Unit #s 2, 3 and 4. The system startup was initiated on June 24, 2022. A complete summary of the SSDS(s) serving Unit

#’s 2 through 4, installed at the Site as an IRM, is included in the *SVES and SSDS Construction Completion Report (CCR)*<sup>1</sup> in Appendix C.

Post mitigation sampling conducted to date within Unit #s 2, 3 and 4, and second floor spaces, demonstrate the SSDS(s) IRM have effectively prevented Soil Vapor Intrusion and improved indoor air quality to acceptable levels.

### **1.1.2 Soil Excavation IRM - Unit 1**

To address the subsurface contaminated soils encountered within Unit #1, an *Excavation Interim Remedial Measure Work Plan (IRMWP)* was prepared by DTCS/BE on April 22, 2022 (revised September 29, 2022) to address the cVOC impacted soils from within the historical dry cleaner space. Approval of the *Excavation IRM Work Plan* was received from the NYSDEC/ NYSDOH on November 2, 2022. The IRM involved excavation and off-Site disposal of 56.25 tons of contaminated soil, collection/analysis of 11 end-point samples (including a duplicate), the installation of sub-slab soil vapor extraction piping and vapor barrier to be utilized during the development of a SSDS for Unit #1, and restoration of the excavation and concrete slab. Post-excavation sample results indicated residual impacted soil source material that could not be practically excavated given the structural and space constraints while working within the existing building at 200 East Main. Accordingly, a soil vapor extraction system or SVES was proposed to remediate residual impacted cVOC source material in soil within Unit #1. A complete summary of the source material removal is included in the DEC approved *Soil Excavation CCR*, dated May 15, 2023, included as Appendix C.

IRM Excavation activities effectively removed a significant amount of soil source material beneath the building. Based on structural concerns, additional soil source material could not be practically removed. Residual soil source material is being remediated by the SVES as described in *Section 1.1.3* below.

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<sup>1</sup> The *SVES and SSDS CCR* has been submitted to NYSDEC/ DOH for review. A modification letter dated August 16, 2024 was issued. All requested modifications to the CCR have been made, however, final approval is contingent upon Westchester County Department of Health (WCDOH) issuance of a Certificate to Operate for Unit #1 SVES and SSDS. (A Certificate to Operate has been issued for SSDS(s) serving Unit #s 2, 3 & 4). As of the date of this report, the Remedial Engineer has submitted all requested documentation to the WCDOH, however, a Certificate to Operate has not yet been issued. Accordingly, as of the date of this RIR, the NYSDEC/ NYSDOH have not issued final approval of the *SVES and SSDS CCR*.

### 1.1.3 SSDS and SVES IRM(s) - Unit 1

A *SVES and SSDS Design Document*, dated September 26, 2023, includes a summary of SSDS and SVES pilot testing conducted in Unit #1 in July 2023, along with the proposed SVE and SSD system designs. The *SVES and SSDS Design Document* was approved by the Department in a letter dated November 7, 2023, and the SSDS was installed between December 2023 and January 2024. The SVES skid was constructed off-Site between December 2023 and March 2024 and installed at the Site in March/April 2024. Additional Site preparation work, including the SVE pipe trench installation, was conducted in November 2023. A complete summary of the SSDS serving Unit #1 and the SVE system remediating residual soil source material in Unit #1, installed at the Site as IRM(s), is included in the *SVES and SSDS CCR*<sup>2</sup> in Appendix C.

## 1.2 SUMMARY OF INTERIM REMEDIAL MEASURES (IRMS) – OFF-SITE

Based on the results of the off-Site sampling, IRM work plans were needed to address cVOC impacted groundwater, soil vapor and indoor air at neighboring properties located at 188-190 and 192 East Main Street (see Figures 2 & 3 for locations). Note that cVOCs were detected at 10 Dakin Avenue but at levels that do not require mitigation. Emergency measures including deployment of an APU (192 E Main Street, basement), installation of Granular Activated Carbon (GAC) on sump pump discharge and sealing of basement sumps with pump covers was implemented at the 188-190 and 192 East Main Street Property between October and November 2022. Installation of GAC treatment of the sump discharge line for Sump for 188-190 E Main Street was conducted on June 8, 2023, with modifications on September 8, 2023, based on the initial system GAC malfunction. All GAC treatment, and the subsequent sampling regimen, were conducted under a SPDES Permit Equivalent which become effective for the Site on July 1, 2023. Periodic updates on the GAC effluent sampling have been provided to the NYSDEC including the Department of Water.

Based on concentrations of elevated cVOCs in indoor air at the 192 E Main Street building located immediately adjacent and downgradient of the BCP Site, mitigation was required. An *SSD/Mitigation System Design Document*, dated June 27, 2023, was prepared for the off-Site

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<sup>2</sup> The *SVES and SSDS CCR* has been submitted to NYSDEC/ DOH for review. A modification letter dated August 16, 2024 was issued. All requested modifications to the CCR have been made, however, final approval is contingent upon Westchester County Department of Health (WCDOH) issuance of a Certificate to Operate for Unit #1 SVES and SSDS (A Certificate to Operate has been issued for SSDS(s) serving Unit #s 2, 3 & 4). As of the date of this report, the Remedial Engineer has submitted all requested documentation to the WCDOH, however, a Certificate to Operate has not yet been issued. Accordingly, as of the date of this RIR, the NYSDEC/ NYSDOH have not issued final approval of the *SVES and SSDS CCR*.

property. The SSD/ Mitigation Design was approved by the Department on June 29, 2023. The SSD/Mitigation system was installed at the site in July/August 2023 and became operational the week of August 20th, 2023. System startup testing was conducted on August 28, 2023. Indoor air testing was conducted on September 8, 2023, approximately 2 weeks after the system was made active. Concentrations of PCE in the basement space remained above the NYSDOH Air Guidance Value (AGV) of 30  $\mu\text{g}/\text{m}^3$  but below the Immediate Action Level (300  $\mu\text{g}/\text{m}^3$ ) in the unoccupied basement space. The post-mitigation concentrations (55 and 140  $\mu\text{g}/\text{m}^3$ ) were generally below pre-mitigation levels which range from 95 to 910  $\mu\text{g}/\text{m}^3$ . It should be noted that all PCE detections post-mitigation within the occupied tenant spaces were below NYSDOH AGVs and Immediate Action levels during system startup testing. TCE concentrations post-mitigation were below both NYSDOH AGVs and Immediate Action Levels in all of the sampled spaces.

While the SSD/mitigation system as originally designed and installed successfully decreased indoor cVOCs within occupied spaces to levels below NYSDOH Air Guidelines and Immediate Action levels, modifications were deemed necessary to further improve indoor air quality and ensure long-term effectiveness of the mitigation system. As such, an *SSD/Mitigation System Modification Work Plan*, dated January 22, 2024, was prepared and included provisions for system modifications. The modifications were made in February 2024. The February 2024 modifications improved system functionality and decreased indoor air levels of target compounds. A complete summary of the SSDS/Mitigation system, installed at the off-Site 192 E Main Street building as an IRM, is included in the *SSD/Mitigation System CCR*<sup>3</sup> in Appendix C.

### **1.3 PAST USES OF THE SITE/ HISTORIC SPILLS**

Use of the property for commercial purposes reportedly dates back to the 1970s. The facility was historically registered with the NYSDEC Petroleum Bulk Storage (PBS) Program until facility operations were decommissioned in 2002. Historical remediation of a gasoline release impacts to Site soil and groundwater (reported under Spill # 11-10898 in 2002) was previously conducted at the Site. More specifically, Oxygen Release Compound (ORC) injections were used to target gasoline impacted groundwater under the Site parking lot. Subsequent groundwater monitoring showed moderate reduction in petroleum contamination, though PCE in groundwater was shown to be elevated in on-Site wells.

Two additional historic Spill #s 0203967 and 9606831 have been reported for the Site, as follows:

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<sup>3</sup> The *SSD/ Mitigation System CCR* dated May 24, 2024, was approved by the NYSDEC/ DOH on December 15, 2025. A WCDOH application for a Certificate to Operate has not yet been submitted to WCDOH.

**Spill # 0203967:** A release of an unknown quantity of No. 2 fuel oil to soil was reported on July 16, 2002 due to a tank overfill. The spill was closed by the NYSDEC on July 26, 2002.

**Spill # 9606831:** A release of 5-gallons of PERC to soil was reported on August 8, 1996 due to an equipment failure under spill name "T&L Cleaners." The spill was closed by the NYSDEC on August 28, 1996.

## 2.0 SITE INFORMATION

The Site, located at 200 East Main Street in the Village of Mount Kisco, Westchester County, New York had been accepted into the BCP (Site Number C360183) as volunteers. Based on a ruling by the Department, the property is considered a Participant under the BCP. This report summarizes the remedial investigation field study conducted at on and off-Site properties between November 2021 and July 2024. The purpose of the RI was to assess Site-wide soil and groundwater, evaluate potential off-Site soil vapor impacts, evaluate the extent of vapor impacts beneath the building, and to collect sufficient data to determine whether mitigation of the Site structure (along with off-Site structures) was warranted.

### 2.1 SITE DESCRIPTION, LOCATION AND CURRENT USAGE

The Site is currently active and is zoned for commercial use. A property location map and a Site (base) plan are presented as Figures 1 and 2, respectively. Located on a regularly shaped 0.273-acre parcel, the Site, known as 200 East Main, LLC, is improved with a +/- 15,035-ft<sup>2</sup> two-story commercial structure which occupies almost the entire footprint of the Subject Property. The remaining portion of the Site, located in the northeastern quadrant, is improved with an approximate 2,500-ft<sup>2</sup> asphalt covered parking area. At present, the Site houses a shopping center with eight store fronts (note that two of the store fronts are presently considered off-Site as they are located outside of the approved BCP Site boundary (see Figure 2). Tenants utilizing space within the Site structure include:

| Occupant                                                                                     | Type of Tenant                                                            | Floor Location | Unit # |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------|--------|
| Prestige Cleaners, LLC<br>(Permanently closed<br>12/31/2021)                                 | Former Dry Cleaning<br>Establishment.<br>Vacant January 2022 -<br>present | First Floor    | 1      |
| Barber Zone (February 2025-<br>Present)<br>(Vacant 2021 - February<br>2025)                  | Barber shop                                                               | First Floor    | 2      |
| Leicht NY, LLC                                                                               | Kitchen Cabinetry                                                         | First Floor    | 3      |
| 217 E. Main Street Corp.<br>DBA Le Collage Salon to<br>(Permanently closed<br>February 2025) | Former hair salon<br><br>Vacant as of ~ February<br>2025                  | First Floor    | 4      |
| Vacant February 2025 to<br>present                                                           |                                                                           |                |        |

|                      |                                                                    |              |   |
|----------------------|--------------------------------------------------------------------|--------------|---|
| Pick Up Every Stitch | Sewing, Needlework and Piece Good Store                            | Second Floor | 5 |
| Treasure Trunk       | Vacant ~2021- January 2025<br>Retail store January 2025 to present | Second Floor | 6 |
| Silver Bread Basket  | Food service                                                       | Second Floor | 7 |
| Reining Cats & Dogs  | Pet day care/Grooming                                              | Second Floor | 8 |

## 2.2 DESCRIPTION OF SURROUNDING PROPERTY

The Site is bounded by commercial properties in each cardinal direction, with a mixed use (residential/commercial) building located immediately to the north. The nearest residential area is approximately 275-ft to the east along Lundy Lane. Other nearby sensitive receptors include Mount Kisco Elementary school, located ~ 250-southwest of the Site, in the upgradient direction.

## 2.3 PAST USE

Use of the property for commercial purposes reportedly dates back to the 1930s. Historic Sanborn maps indicate the Site was utilized as a commercial gas station in 1932 and 1949. The facility was historically registered with the NYSDEC PBS Program until the facility operation was decommissioned in 2002. Reportedly, a total of four gasoline underground storage tanks (USTs) were once located beneath the parking lot at the northeast section of the Site. A small (550-gallon) UST #2 fuel oil has also been documented along the rear (west side) of the building exterior.

In addition to the historic gas station operations, a dry cleaning operation was also present at the Site building since approximately 1970. At least two dry cleaning tenants have occupied the Site. The most recent tenant, known as Prestige Cleaners, ceased operation at the end of December 2021.

## 2.4 TOPOGRAPHY & HYDROGEOLOGY

Topography is generally level across most of the Site, with a slight slope to the northwest. The Site and surrounding commercial parcels in the village of Mount Kisco are within a low-lying portion of the local terrain and are surrounded by elevated hills and rock outcrops to the west and east. The nearest downgradient water body is the Kisco River.

## **2.5 MUNICIPAL SERVICES**

Potable water and wastewater disposal are provided by the Village/Town of Mount Kisco. No groundwater supply wells were observed by representatives of this office during both on and off-Site inspections. No groundwater supply wells are known to be present or used on adjoining or nearby properties. The building is supplied natural gas and electricity by Con Edison. Stormwater catch basins in the parking lot discharge to the local stormwater system, which ultimately discharges to the Kisco River located ~ 800-feet northwest (downgradient) of the Site.

### **3.0 ON AND OFF-SITE INVESTIGATION**

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Site investigation included both on and off-Site sampling of soil, groundwater, sump water, sub-slab soil gas, exterior soil gas and indoor air, along with a relative groundwater elevation survey. The investigative activities were substantially performed between November 2021 and July 2024.

#### **3.1 SOIL BORINGS (NOVEMBER 2021 AND FEBRUARY 2022)**

In accordance with the October 29, 2021 RIWP (Revised), a total of two exterior borings (MW-5 & MW-6) were completed as permanent monitoring wells (see *Section 3.3*) and three interior soil borings (SB-1, SB-2 and SB-3) were advanced within the active (at the time of sampling) dry cleaner tenant space and in the parking area to the east. These borings were advanced on November 17, 2021. Based on the initial findings and the identification of soil source material in the location of the dry cleaner machine (SB-1), the NYSDEC requested six additional interior borings (designated SB-1A, SB-2A, SB-3A, SB-4A, SB-5A and SB-6A) within the former dry cleaner. These soil borings were advanced on February 28, 2022. See Figure 3 (exterior boring locations) and Figure 3A (interior boring locations) for the soil boring locations. Soil boring/well locations advanced prior to the initial RI Field work investigations are also noted on Figure 3.

On November 17, 2021, and February 28, 2022, DTCS/BE oversaw advancement of the investigative borings on the Subject Property. The on-Site geologist/engineer screened the soil samples for environmental impacts and collected samples for laboratory analysis. All fieldwork associated with the soil sampling program complied with the safety guidelines as outlined in the Site-Specific Health and Safety Plan (HASP) and Community Air Monitoring Program (CAMP), provided in the RIWP. All soil boring/ well locations were scanned with geophysical survey equipment prior to drilling to avoid any conflicts.

The interior borings were advanced to depths ranging from 5-9 feet below slab grade (bsg) using manually advanced 2-foot macro core sampler with dedicated acetated liners. The exterior borings were advanced to depths ranging from 15 to 25 feet below ground surface (bgs) using direct push Geoprobe 7822DT drill rig advancing a five-foot macro core sample rod. Soil was collected continuously to the boring termination depth using disposable acetate sleeves. Each sample was screened for organic vapors with a photo-ionization detector (PID) and evaluated for visual and olfactory indications of environmental impacts. Soil descriptions and PID readings were recorded in boring logs included as Appendix A.

Between two and three soil samples were collected from interior borings and one soil sample was collected from each of the two exterior soil borings. Interior borings were generally sampled directly beneath the slab in the shallow soil horizon and at either the location of the highest PID reading/field evidence of impact, the groundwater table or the termination of the soil boring. The exterior borings were sampled at the shallow groundwater interface as field evidence of impacts were not observed in these boring locations.

The table below summarizes the soil sample designation and collection depths.

| <b>Soil Sample Designation</b> | <b>Date Collected</b> | <b>Soil Sample Depth (Feet bsg/ bgs)</b> | <b>Soil Sample Designation</b> | <b>Date Collected</b> | <b>Soil Sample Depth (Feet bsg/ bgs)</b> |
|--------------------------------|-----------------------|------------------------------------------|--------------------------------|-----------------------|------------------------------------------|
| SB-1A                          | 1/17/21               | 0-2                                      | SB-3A(1)                       | 2/28/22               | 1-2                                      |
| SB-1B                          | 1/17/21               | 6-8                                      | SB-3A(2)                       | 2/28/22               | 4-6                                      |
| SB-2A                          | 1/17/21               | 1-3                                      | SB-3A(3)                       | 2/28/22               | 7-8                                      |
| SB-2B                          | 1/17/21               | 6-8                                      | SB-4A(1)                       | 2/28/22               | 1-2                                      |
| SB-3A                          | 1/17/21               | 2-4                                      | SB-4A(2)                       | 2/28/22               | 5-6                                      |
| SB-3B <sup>1</sup>             | 1/17/21               | 6.5-8.5                                  | SB-4A(3)                       | 2/28/22               | 7-8                                      |
| MW-5                           | 1/17/21               | 6.5-8.5                                  | SB-5A(1)                       | 2/28/22               | 1-2                                      |
| MW-6                           | 1/17/21               | 6.5-8.5                                  | SB-5A(2)                       | 2/28/22               | 5-6                                      |
| SB-1A(1)                       | 2/28/22               | 1-2                                      | SB-5A(3)                       | 2/28/22               | 7-8                                      |
| SB-1A(2)                       | 2/28/22               | 4-5                                      | SB-6A(1) <sup>1</sup>          | 2/28/22               | 1-2                                      |
| SB-2A(1)                       | 2/28/22               | 1-2                                      | SB-6A(2)                       | 2/28/22               | 5-6                                      |
| SB-2A(2)                       | 2/28/22               | 4.5-5.5                                  | SB-6A(3)                       | 2/28/22               | 7-8                                      |

<sup>1</sup> Duplicate sample collected for SB-3B and SB-6A(1)

Elevated PID readings were recorded at soil boring locations collected from the northern interior portion of the Unit #1 dry cleaner space, proximal to the former dry-cleaning machine and the rear boiler room where the illegal release occurred. These are defined by soil borings SB-1 (peak PID reading 1,500 parts per million (ppm)), SB-3 (peak PID reading 150 ppm), SB-3A (peak PID reading 110 ppm), SB-4A (peak PID reading 170 ppm), SB-5A (peak PID reading 388 ppm) and SB-6A (peak PID reading 35.5 ppm). Petroleum odors were noted in SB-3 at a depth of 8-9 feet bsg. Refer to soil boring logs in Appendix A for additional details. All investigation-derived waste (IDW) was contained in DOT-approved 55-gallon steel drums for appropriate characterization and disposal by DTCS/BE.

Particulate and VOC monitoring was conducted continuously during ground intrusive work associated with the installation of each soil boring as per the NYSDEC/NYSDOH approved CAMP. No exceedances of the thresholds for VOCs and/or particulate set forth in the CAMP were observed. Field data sheets associated with the CAMP are included in Appendix B.

Each sample collected during the initial RI in November 2021 (8 total samples plus one duplicate) was submitted for laboratory analysis of VOCs and 1,4-dioxane, Semi-volatile organic compounds (SVOCs), Target Analyte List (TAL) Metals, Pesticides, Polychlorinated Biphenyls (PCBs), and Per- And Polyfluoroalkyl Substances (PFAs) via USEPA test methods 8260, 8270, 3050B/7473, 8081, 8082, and 537.1, respectively. Each sample collected during the second on-Site RI phase in February 2022 (16 total samples plus one duplicate) was submitted for laboratory analysis of VOCs (plus 1, 4-dioxane) by USEPA test method 8260.

Field quality control measures including duplicate, trip and field blanks were also collected and submitted to the laboratory for analysis.

### **3.1.1 Soil Sampling Results**

A total of twenty-four soil samples were collected from eleven soil boring locations (including two duplicate samples). The soil sample results are summarized in Tables 1A-1Q and are compared with NYSDEC 6 NYCRR Part 375-8.8(a) Protection of Groundwater (POG) Soil Cleanup Objectives (SCOs) and NYCRR Part 375-8.8(b) Commercial Use SCOs. Spider maps showing exceedances of POG and Commercial Use SCOs recorded during this RI are included as Figures 4 and 5. The complete laboratory analytical reports have been placed in Appendix D for reference.

#### **VOCs**

Elevated concentrations of VOCs were detected in Site soils, with the highest detections reported beneath the northern portion of the former dry cleaner tenant space. It should be noted that significant source material (56.25 tons) was removed during IRM excavation activities in February/ March 2023. These samples are depicted with a strikethrough in Table 1B to indicate their removal from the Site. Post-excavation samples results from the IRM excavation are included in Table 1B and Figure 4 VOC spider map. The post-excavation sample results indicate PCE in six of the ten post-excavation samples collected above the Commercial Use SCO (peak value 660 milligrams per kilogram (mg/kg)) along the RA-1 northern excavation wall. As noted in the *Excavation IRM CCR* (Appendix C), further excavation was not feasible based on the building configuration and the practicality of interior excavation. A SVES has been installed within Unit #1 to address residual cVOC soil source material (See *SVES/ SSDS CCR*, Appendix C). With the exception of the aforementioned excavation endpoint samples, all other PCE detections in soils do not exceed Commercial Use SCO (150 mg/kg). Additional VOCs remaining in the northern interior portion of Unit #1 exceeding POG SCOs, but below Commercial Use SCOs, include; 1,2,4 trimethylbenzene (peak value 27 mg/kg), 1,3,5 trimethylbenzene (peak value 8.5 mg/kg), cis-1,2-

DCE (peak value 0.68 mg/kg), ethylbenzene (peak value 1.2 mg/kg), methylene chloride (peak value 1.1 mg/kg), naphthalene (peak value 19 mg/kg), TCE (peak value 2.6 mg/kg) and total xylenes (peak value 5.4 mg/kg). Soil analysis in the central portion of Unit #1 does indicate VOCs in excess of either POG or Commercial Use SCOs.

Methylene chloride was detected in one parking lot soil sample (MW-6) above the POG SCO, but well below the Commercial Use SCO. Additionally, a 2019 soil sample collected from the parking lot monitoring well MW-1 contained 1,4-dioxane above the POG SCO, but well below the Commercial Use SCO. No other VOCs were detected in parking lot soil samples above POG or Commercial Use SCOs.

### **SVOCs**

Several low level SVOCs were detected in on-Site soil samples collected above laboratory detection limits. The detected concentrations were below both POG and Commercial Use SCOs.

### **Pesticides**

Pesticides were not detected above laboratory detection limits in the soil samples collected from the Site.

### **Metals**

TAL Metals were detected in on-Site soil samples collected above laboratory detection limits. The detected concentrations were below both POG and Commercial Use SCOs.

### **PCBs**

PCBs were not detected above laboratory detection limits in the soil samples collected from the Site.

### **PFAS**

Several detections of PFAS compounds were reported in the majority of Site soil samples. None of the concentrations exceed the most current April 2023 PFAS Part 375 Guidance for POG or Commercial Use SCOs.

## **3.2 OFF-SITE SOIL BORINGS (JULY AND DECEMBER 2023)**

Off-Site investigation was deemed necessary based on a preliminary evaluation of the on-Site RI data gathered between November 2021 and February 2022, along with off-Site SVI and sump water evaluation in October 2022 (See Sections 3.4 & 3.5 for additional details). A “phased” approach to delineate cVOC impacts outside of the BCP Site Boundary was presented in a *Off-Site Remedial Investigative Work Plan – Revised II* dated February 14, 2023 and approved by the

Department with modifications on March 2, 2023. The Off-Site RIWP included provisions for off-Site soil, groundwater and soil vapor/ indoor study within accessible areas upgradient, crossgradient and downgradient of the Site, and was conducted in July and December 2023, with Site-wide groundwater sampling in August 2023, January 2024 and July 2024.

In accordance with the March 2, 2023 Offsite RIWP (Revision II), a total of seven exterior borings (SB-1 through SB-7) were advanced in the upgradient (SB-6), crossgradient (SB-5), and downgradient (SB-1, SB-2, SB-3, SB-4 & SB-7) directions of the former dry cleaner. Based on an evaluation of the preliminary groundwater data, in December 2023, in accordance with a DEC approved delineation step-out plan, four additional exterior boring (SB-8 through SB-11) were advanced in the crossgradient (SB-8) and downgradient (SB-9, SB-10 and SB-11) directions. See Figure 3 for off-Site soil boring locations. Generally, each soil boring location included installation of either one shallow groundwater monitoring well or paired shallow and deep wells (See Section 3.3 for groundwater monitoring well installation details).

On July 24 - 28 and 31, 2023, DTCS/BE oversaw advancement of the first phase of off-Site investigative borings/ monitoring well installations. The second phase to further delineate cVOCs impacts to groundwater was performed on December 27 - 29, 2023. The geologist/engineer screened the soil samples for environmental impacts and collected samples for laboratory analysis. All soil boring/well locations were scanned with geophysical survey equipment prior to drilling to avoid conflicts. As an added precaution, all soil borings, wells and vapor points advanced within the public right-of-way along Dakin Avenue (SB-4/ MW-10/ MW-10D and SB-11/ MW-17) were pre-cleared using an air lance and vacuum to minimize potential for damage to subsurface utilities. A Right-of-Way Permit (See Appendix I) was obtained with the Town/Village of Mount Kisco Department of Public Works for the borings and wells along Dakin Avenue, and off-Site Right of Entry (ROE) access agreements were secured with all affected property owners prior to commencement of the field investigations. To prevent public access to the workspace during the investigative work, the sidewalks along Dakin Avenue were closed to the public while drilling activities were conducted. Temporary fencing and signage were placed at the crosswalk nearest the work area to divert foot traffic to the opposite side of the street. Similarly, for work located in the municipal parking lot west of the Site, road cones were deployed as needed to secure the work area. All fieldwork associated with the sampling program complied with the safety guidelines as outlined in the Site-Specific HASP and CAMP, provided in the Off-Site RIWP.

The borings were advanced to depths ranging from 15 to 40 feet bgs using direct push Geoprobe 7822DT drill rig advancing a five-foot macro core sample rod. Soil sampling was terminated at presumed bedrock, or when the presence of a confining layer was encountered. Soil was collected continuously to the boring termination depth using disposable acetate sleeves. Each sample was screened for organic vapors with a PID and evaluated for visual and olfactory indications of environmental impacts. Soil descriptions and PID readings were recorded in boring logs included as Appendix A.

Between one and two soil samples were collected from the soil borings, in accordance with the Off-Site RIWP sampling plan. Generally, the sample from the soil horizon with the highest PID reading (if detected) was submitted for laboratory analysis along with a sample from the zone directly above the groundwater table (if detected). Alternatively, selected samples corresponding to the water table or capillary zone or the terminal depth of the boring were collected and submitted for laboratory analysis when there was no indication of the presence of subsurface contamination based on visual and/or PID measurements.

The table below summarizes the soil sample designation and collection depths.

| <b>Soil Sample Designation</b> | <b>Date Collected</b> | <b>Soil Sample Depth (Feet bgs)</b> | <b>Soil Sample Designation</b> | <b>Date Collected</b> | <b>Soil Sample Depth (Feet bgs)</b> |
|--------------------------------|-----------------------|-------------------------------------|--------------------------------|-----------------------|-------------------------------------|
| SB-1A                          | 7/24/23               | 7-9                                 | SB-8A <sup>1</sup>             | 12/29/23              | 6-7                                 |
| SB-1B                          | 7/24/23               | 23-25                               | SB-8B                          | 12/29/23              | 14-15                               |
| SB-2A                          | 7/26/23               | 4.5-5.5                             | SB-9A                          | 12/28/23              | 10-12                               |
| SB-2B                          | 7/26/23               | 24-25                               | SB-9B                          | 12/28/23              | 12-16                               |
| SB-3A                          | 7/25/23               | 12-14                               | SB-10A                         | 12/28/23              | 7-9                                 |
| SB-3B                          | 7/25/23               | 22-23                               | SB-10B                         | 12/27/23              | 28-30                               |
| SB-4A                          | 7/27/23               | 10-11                               | SB-11A                         | 12/27/23              | 8-10                                |
| SB-5A <sup>1</sup>             | 7/28/23               | 14-15                               | SB-11B                         | 12/27/23              | 14-15                               |
| SB-6A                          | 7/31/23               | 20-22                               |                                |                       |                                     |
| SB-6B                          | 7/31/23               | 38-40                               |                                |                       |                                     |
| SB-7A                          | 7/26/23               | 11-13                               |                                |                       |                                     |
| SB-7B                          | 7/26/23               | 28-30                               |                                |                       |                                     |

<sup>1</sup> Duplicate sample collected for SB-5A and SB-8A

Elevated PID readings were recorded at several downgradient and crossgradient soil boring locations. More specifically, evidence of petroleum impacted soil (staining and odor) was observed in soil borings SB-2 (peak PID reading 35.5 ppm), SB-3 (peak PID reading 4.4 ppm), SB-4 (peak PID reading 0.1 ppm), SB-7 (peak PID reading 3.2 ppm), SB-8 (peak PID reading 61 ppm) and SB-6A (peak PID reading 35.5 ppm). It should be noted that SB-2 and SB-3 were

advanced at 10 Dakin Avenue which was formerly an auto repair garage and sheet metal shop. A gasoline storage tank was depicted on 10 Dakin Avenue on a 1925 Sanborn map. Similarly, SB-7 located on the 188-190 E Main Street property, is located downgradient of a suspect existing heating oil UST located in the parking lot of 192 E Main Street (See Figure 3). Finally, SB-8, located in the parking lot of OS-4 and crossgradient of the Site, is adjacent to OS-3 which was historically an auto repair shop/auto dealership and contained two gasoline storage tanks according to a 1949 Sanborn map. Sanborn Fire Insurance Maps are included in Appendix H. The historic use of these adjacent properties suggests the source of petroleum impacts to soil and groundwater at these locations is unlikely to be associated with historic on-Site petroleum usage at the Site. Refer to soil boring logs in Appendix A for additional details. All IDW including soil cuttings and groundwater development/purge water were contained in DOT-approved 55-gallon steel drums for appropriate characterization and disposal by DTCS/BE. A total of 13 soil cutting drums were generated during the July 2023 RI. The drums were shipped to Clean Earth of Carteret, New Jersey for disposal on September 6, 2023. A total of 9 soil drums were generated during the December 2023 RI and shipped by Safety-Kleen Systems, Inc. to a Clean Harbors disposal facility located in El Dorado, Arkansas on June 24, 2024. The Clean Earth Waste Profile and Safety Kleen Shipping Document(s) are included in Appendix G.

Particulate and VOC monitoring was conducted continuously during ground intrusive work associated with the installation of each soil boring as per the NYSDEC/NYSDOH approved CAMP. No exceedances of the thresholds for VOCs and/or particulate set forth in the CAMP were observed. Field data sheets associated with the CAMP are included in Appendix B.

Each sample collected during the off-Site RI in July and December 2023 (20 total samples plus two duplicates) was submitted for laboratory analysis of VOCs (plus 1, 4-dioxane). Additionally, three samples (or greater 20% of total samples collected) were also submitted for analysis of SVOCs, TAL Metals plus cyanide, Pesticides, PCBs, and PFAs via USEPA test methods 8260, 8270, 3050B/7473, 8081, 8082, and 1633, respectively.

Field quality control measures including duplicate, trip and field blanks were also collected and submitted to the laboratory for analysis.

### **3.2.1 Soil Sampling Results**

A total of twenty soil samples were collected from eleven soil boring locations (including two duplicate samples). The soil sample results are summarized in Tables 1A-1Q and are compared with NYSDEC 6 NYCRR Part 375-8.8(a) POG SCOs and NYCRR Part 375-8.8(b) Commercial

Use SCOs. Spider maps showing exceedances of POG SCOs and Commercial Use SCOs recorded during this RI are included as Figure 5. The complete laboratory analytical reports have been placed in Appendix D for reference.

### **VOCs**

VOCs were detected in SB-2, located in the rear of 10 Dakin Avenue, and above the groundwater table at a depth of 4.5 to 5.5 feet bgs exceeding POG SCOs, but below Commercial Use SCOs, including; 1,2,4 trimethylbenzene (12 mg/kg), cis-1,2-DCE (0.570 mg/kg), methylene chloride (0.4 mg/kg), and total xylenes (3.5 mg/kg). These analytes were reported as non-detect in the deeper sample submitted from SB-2B for analysis and collected at a depth of 24 to 25 feet bgs.

The only other VOC reported in off-Site soil in excess of POG SCOs was acetone, a common laboratory derived contaminant. The detected concentrations were well below the Commercial Use SCO. Other low level VOC detections in off-Site soil, in samples collected at or below the water table, were all below POG and Commercial Use SCOs, and are attributable to area-wide solvent impacted groundwater or localized petroleum impacts, are unlikely to be related to the documented on-Site petroleum release (See Section 3.3.1 for further area-wide groundwater discussion).

### **SVOCs**

SVOCs were not detected above laboratory detection limits in the off-Site soil samples collected.

### **Pesticides**

Pesticides were not detected above laboratory detection limits in the off-Site soil samples collected.

### **Metals**

TAL Metals were detected in off-Site soil samples collected above laboratory detection limits. The detected concentrations were below both POG and Commercial Use SCOs.

### **PCBs**

PCBs were not detected above laboratory detection limits in the off-Site soil samples collected.

### **PFAS**

One low-level detection of PFOS was reported in one off-Site soil sample. The concentration does not exceed the most current April 2023 PFAS Part 375 Guidance for POG or Commercial Use SCOs.

### 3.3 GROUNDWATER MONITORING

Following completion of the soil sampling, each of the exterior soil borings were converted into permanent 1 or 2-inch PVC groundwater monitoring wells. Interior borings advanced in 2021 and 2022 were not completed as groundwater monitoring wells. It should be noted that four existing on-Site 1-inch monitoring wells, designated MW-1 through MW-4 and installed in the Site parking lot east of the dry cleaner space prior to the Site's acceptance into the BCP, were utilized for groundwater monitoring during the RI.

A total of 21 off-Site<sup>4</sup> monitoring wells were installed as part of the off-Site RI. All wells off-Site were constructed using 2-inch PVC well materials in hollow stem auger (HSA) boreholes having an outer diameter of 7 5/8 inches. The minimum inner diameter for all groundwater monitoring wells installed during the remedial investigation was 2-inches. However, MW-5 and MW-6, installed on-Site in November 2021 and existing wells installed in 2019, were constructed using 1-inch PVC well materials in direct push 2.25-inch boreholes.

To evaluate the vertical extent of cVOC impacts, nine boring locations were completed with a shallow and deep well pair. A summary of the construction of the existing on and off-Site monitoring wells sampled during the RI field investigation are included in the table below:

| Soil Boring ID | Well IDs | Diameter (Inches) | Screen Length (feet) | Screen Interval (feet bgs) | Paired Shallow and Deep Well (Y/N) |
|----------------|----------|-------------------|----------------------|----------------------------|------------------------------------|
| MW-1 Soil      | MW-1     | 1                 | 10                   | 4.20-14.20                 | N                                  |
| MW-2 Soil      | MW-2     | 1                 | 10                   | 1.66-11.66                 | N                                  |
| MW-3 Soil      | MW-3     | 1                 | 5                    | 3.45-8.45                  | N                                  |
| MW-4 Soil      | MW-4     | 1                 | 10                   | 2.22-12.22                 | N                                  |
| N/A            | MW-5     | 1                 | 5                    | 19.40-24.40                | Y                                  |
| N/A            | MW-6     | 1                 | 5                    | 9.58-14.58                 | Y                                  |
| SB-1           | MW-7     | 2                 | 10                   | 3.72-13.72                 | Y                                  |
|                | MW-7D    | 2                 | 5                    | 18.5-23.5                  | Y                                  |
| SB-2           | MW-8     | 2                 | 10                   | 3.5-13.5                   | Y                                  |

<sup>4</sup> SB-6/ MW-12 is located along the Site's southern property boundary, only several feet inside the property line. MW-11, advanced to bedrock in the western municipal parking, has not contained water since installation in July 2023.

| Soil Boring ID | Well IDs | Diameter (Inches) | Screen Length (feet) | Screen Interval (feet bgs) | Paired Shallow and Deep Well (Y/N) |
|----------------|----------|-------------------|----------------------|----------------------------|------------------------------------|
|                | MW-8D    | 2                 | 5                    | 18.03-23.03                | Y                                  |
| SB-3           | MW-9     | 2                 | 10                   | 4.61-14.61                 | Y                                  |
|                | MW-9D    | 2                 | 5                    | 17.46-22.46                | Y                                  |
| SB-4           | MW-10    | 2                 | 10                   | 3.20-13.20                 | Y                                  |
|                | MW-10D   | 2                 | 5                    | 17.90-22.90                | Y                                  |
| SB-5           | MW-11    | 2                 | 10                   | 5.35-15.35                 | N                                  |
| SB-6           | MW-12    | 2                 | 10                   | 14.72-24.72                | N                                  |
| SB-7           | MW-13    | 2                 | 10                   | 3.66-13.66                 | Y                                  |
|                | MW-13D   | 2                 | 5                    | 18.50-23.50                | Y                                  |
| SB-8           | MW-14    | 2                 | 10                   | 5-15                       | N                                  |
| SB-9           | MW-15    | 2                 | 10                   | 5-15                       | Y                                  |
|                | MW-15D   | 2                 | 5                    | 16-21                      | Y                                  |
| SB-10          | MW-16    | 2                 | 5                    | 3.7-8.7                    | Y                                  |
|                | MW-16D   | 2                 | 5                    | 23.18-28.18                | Y                                  |
| SB-11          | MW-17    | 2                 | 10                   | 4.60-14.60                 | Y                                  |
|                | MW-17D   | 2                 | 5                    | 13.64-18.64                | Y                                  |

Bedrock has been encountered as shallow as 16 feet bgs to the west of the Site but generally is present between 25 and 30-feet bgs within the Site boundary and adjacent investigated parcels. Deep wells were set with a 5-foot screen length above corresponding to the suspected bedrock surface and/or confining layer.

The wells were constructed of either 5 or 10 feet of 0.01 slot 1 or 2-inch schedule 40 PVC well screen and completed to grade with solid schedule 40 PVC riser pipe. The annulus around the well screen was backfilled with No. 2 filter sand to 1-2 feet above the top of screen and sealed with a 1-foot bentonite layer. Each well was then finished at grade surface with steel flush-mount road boxes set in approximate 1' x 1' (1-inch wells) or approximate 2' x 2' (2-inch wells) concrete pads. Details regarding the well installations are included in the boring/well completion logs (Appendix A).

Following installation, each well was developed by rapidly pumping the wells to remove entrained silt and sediment from the sand pack and well screen and ensure connectivity with the surrounding shallow and deep groundwater table. A minimum of three to five well volumes were removed from each well during development. During each phase of groundwater investigation (November 2021, August 2023, January 2024 and July 2024), all existing wells present at the time of sampling were

sampled. Prior to sampling, water level measurements were recorded to the nearest 0.01-foot prior sampling and a minimum of 3 well volumes were purged from each where sufficient recharge would allow. Geochemical parameters, including dissolved oxygen (DO), temperature, oxidation reduction potential (ORP), pH, turbidity and conductivity were monitored during purging along with water level readings to ensure stabilization of said parameters prior to sample collection. Groundwater purge logs are included in Appendix A.

The sampling was conducted in accordance with field sampling procedures outlined in Sections 5.0 and 6.0 of RIWP(s). While conducting groundwater well development and sampling procedures, all IDW was placed in DOT-approved 55-gallon steel drums for appropriate characterization and disposal by DTCS/BE. On June 19, 2024, Safety-Kleen Systems, Inc. removed 165 gallons of purge/development water from on-Site drums generated during the RI (see Appendix G for a copy of the disposal manifest).

During the November 2021 initial RI field investigation, all on-Site wells (MW-1 through MW-6) were analyzed for VOCs (plus 1,4-dioxane), TAL Metals, Pesticides, PCBs and PFAs via USEPA test methods 8260, 8270, 3050B/7473, 8081, 8082, and 537.1, respectively. During subsequent off-Site investigations (August 2023, January 2024 and July 2024), groundwater from each well was analyzed for VOCs by EPA Test Method 8260 (plus 1,4-dioxane), and a total of five wells (MW-7, MW-7D, MW-10, MW-10D and MW-14) were analyzed for SVOCs, TAL Metals plus cyanide, Pesticides, PCBs and PFAs via USEPA test methods 8260, 8270, 3050B/7473, 8081, 8082, and 1633 respectively.

Field quality control measures including trip and field blanks, along with a duplicate samples from MW-3 (November 2021), MW-12 (August 2023), MW-9 (January 2024) and MW-16 (July 2024) were collected and submitted to the laboratory for chemical analysis. The complete laboratory analytical reports have been placed in Appendix D for reference.

### **3.3.1 Groundwater Sampling Results**

The groundwater sample results are summarized in Tables 2A-2I and compared with the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1, Ambient Water Quality Standards and Guidance Values (AWQS) and the April 2023 Guidance for Sampling, Analysis and Assessment of PFAS. Spider maps showing VOC, TAL Metals, Pesticides and PFAS exceedances above AWQS are included as Figures 6, 7, 8 and 9. Groundwater Isopleth Contour Maps for the primary contaminants of concern, including PCE, cis,1,2-DCE and TCE in both

shallow and deep wells are included as Figures 16, 16A, 16B, 17, 17A and 17B, respectively. The complete laboratory analytical reports are included in Appendix D.

### **VOCs – On-Site**

cVOCs, including PCE, cis-1,2-DCE, methylene chloride and vinyl chloride have been detected in on-Site wells between 2021 and 2024 at concentrations above AWQS. Of note, PCE (peak value 96.2 micrograms per liter (µg/L), AWQS 5 µg/L), cis-1,2-DCE (peak value 88.9 µg/L, AWQS 5 µg/L), methylene chloride (peak value 22.1 µg/L, AWQS 5 µg/L), vinyl chloride (peak value 11 µg/L, AWQS 2 µg/L) were elevated in four of six on-Site wells. Additional petroleum related VOCs including 1,2,4-trimethylbenzene (peak value 1,430 µg/L, AWQS 5 µg/L), 1,3,5-trimethylbenzene (peak value 467 µg/L, AWQS 5 µg/L), isopropylbenzene (peak value 49.5 µg/L, AWQS 5 µg/L), n-butylbenzene (peak value 88.9 µg/L, AWQS 5 µg/L), n-propylbenzene (peak value 139 µg/L, AWQS 5 µg/L), sec-butylbenzene (peak value 9.8 µg/L, AWQS 5 µg/L) and total xylenes (peak value 8.7 µg/L, AWQS 5 µg/L), were detected in on-Site wells between 2021 and 2024 at concentrations above AWQS. The peak petroleum VOC concentrations were detected in MW-4. Concentrations of VOCs did not exceed AWQS in the two shallow and deep wells (MW-5 & MW-6) located closest to the former dry cleaner tenant space. Additional low-level VOCs were detected above laboratory detection limits in Site groundwater but below their respective AWQS.

### **VOCs – Off-Site**

cVOCs, including PCE, cis-1,2-DCE and TCE were detected in select downgradient wells above AWQS. Of note, PCE (peak value 102 µg/L, AWQS 5 µg/L), cis-1,2-DCE (peak value 118 µg/L, AWQS 5 µg/L) and TCE (peak value 62.7 µg/L, AWQS 5 µg/L) were elevated in downgradient wells. These elevated concentrations were detected predominantly in the shallow wells at 10 Dakin Avenue, 188 - 190 and 192 E Main Street, with the exception of MW-9D where peak concentrations of PCE and TCE were detected in the deep well. With the exception of MW-8, located closest to the former dry cleaner space and in the downgradient direction, all wells have shown a decreasing trend in PCE concentrations since the off-Site sampling program began in 2023. PCE breakdown daughter compounds including cis-1,2-DCE and TCE were variable across the sampling events. The variability in these breakdown products may indicate some natural degradation of PCE in groundwater.

PCE was detected in one of the six wells installed on the OS-5 property (downgradient, across Dakin Avenue) marginally above the AWQS (10.5 µg/L January 2024 and 7.41 µg/L July 2024;

AQWS 5 µg/L). The five remaining wells did not contain cVOCs in excess of AWQS (PCE was non-detect in remaining OS-5 wells). Chloroform was detected in deep wells located at OS-5 above the AWQS (peak value 21.4 µg/L, AWQS 7 µg/L). Chloroform is a trihalomethane (THM), a type of disinfection byproduct (DBP) formed when chlorine reacts with organic matter in water and are likely the result of a leaking municipal potable water pipe in the area.

Crossgradient well MW-14 and upgradient well MW-12 did not contain concentrations of cVOCs in excess of AWQS. Elevated petroleum VOCs (1,2,4-trimethylebenzene and total xylenes) exceeded AWQS in MW-14 (OS-4 parking lot) in January 2024 but were reported below their AWQS in July 2024. This off-Site property was historically utilized for auto sales and repair and contained two gasoline storage tanks according to Sanborn fire insurance maps (Appendix H). These petroleum impacts are unlikely to be associated with the documented on-Site petroleum release.

Off-Site monitoring wells MW-16/ 16D and MW-17/ 17D provide both vertical and horizontal delineation in the northwesterly/ downgradient direction for PCE, TCE and cis-1,2-DCE. Only chloroform, which is not attributable to the onsite release, was detected in these four downgradient wells. MW-15, also located downgradient, has shown a decreasing trend in PCE concentrations with the most recent July 2024 sample round showing PCE approaching the AWQS (detection 7.41 µg/L, AWQS 5 µg/L). MW-15D provides vertical delineation for PCE, TCE and cis-1,2-DCE (non-detect). Crossgradient well MW-14 does not contain PCE, TCE and cis-1,2-DCE, and petroleum VOCs detected in this well are attributable to an off-Site source.

### **SVOCs**

Low-level SVOCs were detected above laboratory detection limits in several on and off-Site monitoring wells below their respective AWQS.

### **Metals**

Several metals including antimony (peak value 4.56 µg/L, AWQS 3 µg/L), manganese (peak value 1,430 µg/L, AWQS 300 µg/L) and sodium (peak value 342,000 µg/L, AWQS 20,000 µg/L) detected in both on and off-Site monitoring wells above their AWQS. None of these metals were detected in Site soil above POG SCOs.

### **PCBs**

Decachlorobiphenyl and Tetrachloro-m-xylene were detected in each of the on-Site monitoring wells at low levels. There is no AWQS for the compounds. No other PCBs were detected in both on and off-Site monitoring wells.

## **Pesticides**

Low-level pesticides including Decachlorobiphenyl and Tetrachloro-m-xylene (also reported as PCBs) were detected in each of the on-Site monitoring wells at low levels. There is no AWQS for the compounds. Dieldrin was detected in one off-Site well MW-10D (0.00411 µg/L, AWQS 0.004 µg/L). Dieldrin was non-detect in all other on and off-Site wells.

## **PFAS**

PFOS (peak value 41.9 nanograms per liter (ng/L), April 2023 HHC 2.7 ng/L) and PFOA (peak value 26.9 ng/L, April 2023 HHC 6.7 ng/L) were detected in each of the six on-Site wells in November 2021 above the April 2023 NYSDEC Part 375 Human Health Criteria (HHC) guidance. PFOS (peak value 17.6 ng/L, April 2023 HHC 2.7 ng/L) and PFOA (peak value 31.4 ng/L, April 2023 HHC 6.7 ng/L) were detected in all off-Site wells sampled between August 2023 and January 2024 at similar concentrations to these reported in the on-Site wells and above guidance. While some PFAS compounds were reported in on-Site soils, none of the detections exceed April 2023 POG SCOs. The groundwater PFAS impacts are related to area-wide PFAS groundwater contamination.

### **3.4 SUMP SAMPLING**

Off-Site properties located at 188-190 E Main Street, 192 E Main Street, 179 E Main Street (OS-3) and 191 E Main Street (OS-2) contain sump pits/ pumps in the basement. Sump samples were collected from these locations at various stages of the off-Site RI field investigation. The 192 E Main Street sump was sampled for VOCs (USEPA Test Method 8260) in April and VOCs (USEPA Test Method 8260) and PFAS (EPA Method 1633) in December 2022. Three of the four sumps in 188-190 E Main Street were sampled in August 2022, with an additional sample collected in February 2025 prior to the GAC treatment system for VOCs (USEPA Test Method 8260). The OS-2 and OS-3 sumps were sampled in April 2023 for VOCs (USEPA Test Method 8260). The complete laboratory analytical reports have been placed in Appendix D for reference.

#### **3.4.1 Sump Water Sampling Results**

The sump water sample results are summarized in Table 2K and compared with the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1, Ambient Water Quality Standards and Guidance Values (AWQS) and the April 2023 Guidance for Sampling, Analysis and Assessment of Per- and Polyfluoroalkyl Substances (PFAS). Spider maps showing

VOCs and PFAS exceedances above AWQS are included as Figures 6A, 9A. The complete laboratory analytical reports are included in Appendix D.

## **VOCs**

CVOCs were detected in the sump pump samples collected from 188-190 E Main Street, 192 E Main Street and OS-3 (179 E Main Street) in excess of AWQS.

### *188-190 E Main Street Sumps*

Cis-1,2-DCE (peak value 48 µg/L, AWQS 5 µg/L), PCE (peak value 119 µg/L, AWQS 5 µg/L), TCE (peak value 21.5 µg/L, AWQS 5 µg/L) and vinyl chloride (peak value 13.1 µg/L, AWQS 2 µg/L) were reported in the sump samples in August 2022 above AWQS. An influent sample collected from the GAC system (Sump #4) installed in the building shows a significant decrease of these compounds in a February 2025 sample collected (cis-1,2-DCE 4.32 µg/L, PCE 7.91 µg/L and TCE 2.68 µg/L). Other low-level VOCs were reported in the sump samples below AWQS.

### *192 E Main Street Sump*

Cis-1,2-DCE (peak value 25.4 µg/L, AWQS 5 µg/L), PCE (peak value 2,900 µg/L, AWQS 5 µg/L) and TCE (peak value 31 µg/L, AWQS 5 µg/L) were reported in sumps samples in in April and December 2022. Additionally, acetone (peak value 90.8 µg/L, AWQS 50 µg/L) and 1,2,4-trimethylebnzene (peak value 15 µg/L, AWQS 5 µg/L) exceeded AWQS during one of the sample events. The PCE (108 µg/L) and TCE (5.46 µg/L) concentrations were significantly lower in December 2022 when compared with the April 2022 results. Cis-1,2-DCE increased somewhat in December 2022 (25.4 µg/L December 2022 versus 7.2 µg/L April 2022).

### *OS-3/ 179 E Main Street Sump*

PCE (26.6 µg/L, AWQS 5 µg/L) was reported in the sump sample collected in April 2023. Low-level TCE and cis-1,2-DCE were also reported below their AWQS.

### *OS-2/ 191 E Main Street Sump*

Only chloroform was reported in the sump sample collected in April 2023, below its AWQS.

## **PFAS**

PFOS (15.5 ng/L, April 2023 HHC 2.7 ng/L) and PFOA (108 ng/L, April 2023 HHC 6.7 ng/L) were detected in the sump sample collected from 192 E Main Street in December 2022 above the NYSDEC Part 375 HHC guidance.

### 3.5 RELATIVE GROUNDWATER ELEVATION SURVEY

On October 15, 2024, Geologic Land Surveying of Mount Kisco, New York performed an area-wide survey of on and off-Site monitoring wells. See Appendix J for the raw survey data. The survey included all existing wells which were gauged using an electronic interface probe on the date of the survey. The depth to water readings, as measured to the top of PVC well casing, were used in conjunction with elevation survey data collected from each well. The survey used NAVD88 verticals and NAD83 horizontal datum points to establish groundwater elevations for each monitoring well. The table below includes groundwater elevations as calculated based on the October 15, 2024 survey data:

| Well ID | Northing   | Easting    | Ground Elevation | Top of PVC | Depth to Water (feet bgs) | Groundwater Elevation (10/15/24) |
|---------|------------|------------|------------------|------------|---------------------------|----------------------------------|
| MW-1    | 864266.53  | 704835.11  | 301.73           | 301.52     | 9.01                      | 292.51                           |
| MW-2    | 864300.13  | 704828.28  | 300.76           | 300.52     | 8.50                      | 292.02                           |
| MW-3    | 864271.01  | 704791.35  | 300.53           | 300.31     | 8.07                      | 292.24                           |
| MW-4    | 864278.210 | 704812.75  | 300.91           | 300.66     | 8.30                      | 292.36                           |
| MW-5    | 864266.57  | 704785.64  | 300.33           | 300.12     | 8.29                      | 291.83                           |
| MW-6    | 864268.04  | 704784.73  | 300.29           | 300.09     | 7.85                      | 292.24                           |
| MW-7    | 864290.370 | 704756.76  | 298.71           | 298.17     | 6.91                      | 291.26                           |
| MW-7D   | 864292.82  | 704755.74  | 298.62           | 298.26     | 7.95                      | 290.31                           |
| MW-8    | 864271.88  | 704737.57  | 298.83           | 298.34     | 6.88                      | 291.46                           |
| MW-8D   | 864273.25  | 704740.21  | 298.83           | 298.08     | 7.18                      | 290.90                           |
| MW-9    | 864336.920 | 704666.72  | 297.80           | 297.27     | 10.68                     | 286.59                           |
| MW-9D   | 864336.79  | 704664.12  | 297.96           | 297.39     | 10.88                     | 286.51                           |
| MW-10   | 864387.26  | 704729.27  | 297.24           | 296.90     | 9.50                      | 287.40                           |
| MW-10D  | 864388.850 | 704731.47  | 297.20           | 296.67     | 9.30                      | 287.37                           |
| MW-11   | 864238.99  | 704674.63  | 306.48           | 306.02     | Dry                       | N/A                              |
| MW-12   | 864151.77  | 704778.86  | 314.77           | 314.34     | 21.58                     | 292.76                           |
| MW-13   | 864320.97  | 704726.32  | 297.84           | 297.51     | 10.00                     | 287.51                           |
| MW-14   | 864453.98  | 704848.84  | 295.30           | 295.02     | 5.21                      | 289.81                           |
| MW-15   | 864479.41  | 704715.96  | 295.11           | 294.83     | 8.61                      | 286.22                           |
| MW-15D  | 864478.41  | 704719.51  | 294.97           | 294.61     | 7.81                      | 286.80                           |
| MW-16   | 864417.12  | 704606.900 | 288.900          | 288.52     | 3.28                      | 285.24                           |
| MW-16D  | 864417.53  | 704605.780 | 288.920          | 288.51     | 2.80                      | 285.71                           |
| MW-17   | 864380.2   | 704557.290 | 297.970          | 297.76     | 11.32                     | 286.44                           |
| MW-17D  | 864390.71  | 704572.070 | 290.930          | 290.66     | 4.28                      | 286.38                           |

Horizontal datum: NAD83

Vertical datum: NAVD88

The groundwater elevations along with contour lines are included as Figure 15 – Groundwater Contour Map for October 15, 2024. Based upon the assumption that groundwater flows perpendicular to lines of equal elevation in an isotropic, homogenous system, groundwater on-and off-Site generally flows in a northwesterly direction towards the Kisco River, the presumed receiving body for Site groundwater.

### 3.6 ON-SITE SUB-SLAB SOIL GAS AND AMBIENT AIR SAMPLING

A total of twelve permanent interior sub-slab soil gas monitoring points (SG-1 through SG-12) were installed at the Site during the initial RI in November/ December 2021 (see Figure 3). These samples were collected from each of the four ground floor units (Units #s 1-4) for determination of the nature and extent of cVOC impacts beneath the slab and to evaluate the potential for SVI. Extensive indoor air sampling was also conducted during the initial November and December 2021 RI efforts and continued on a quarterly basis after SSDS(s) IRMs were installed in each space (See Appendix C, *SVES and SSDS CCR*). To quantify potential background VOC concentrations, one outdoor ambient air sample was collected from an upwind location during each indoor air sampling event. Generally, concrete thickness ranges from 5 to 12-inches across the Site.

Prior to sampling the soil gas points on November 18, 2021, a minimum of three sample volumes were purged from each point using a PID. The maximum VOC readings recorded for each soil gas point during purging are presented in the table below.

| Soil Gas Point | PID Reading in PPM (max) |
|----------------|--------------------------|
| SG-1           | 73.4                     |
| SG-2           | 50                       |
| SG-3           | 38                       |
| SG-4           | 35                       |
| SG-5           | 34.4                     |
| SG-6           | 15.4                     |
| SG-7           | NR <sup>1</sup>          |
| SG-8           | NR <sup>1</sup>          |
| SG-9           | 238                      |
| SG-10          | 85.7                     |
| SG-11          | 320                      |
| SG-12          | 112                      |

*NR<sup>1</sup> -PID reading not recorded in field notes*

Prior to sampling indoor air on November 18, 2021, maximum VOC readings were recorded in indoor air prior to sample collection, as presented in the table below:

| Corresponding Gas Point | Indoor Air PID Reading in PPM (max) | Unit # |
|-------------------------|-------------------------------------|--------|
| SG-1                    | 0.0                                 | 2      |
| SG-2                    | 0.2                                 | 2      |
| SG-3                    | 0.2                                 | 2      |
| SG-4                    | 0.2                                 | 2      |
| SG-5                    | 4.0                                 | 3      |
| SG-6                    | 4.1                                 | 3      |
| SG-7                    | NR <sup>1</sup>                     | 4      |
| SG-8                    | NR <sup>1</sup>                     | 4      |
| SG-9                    | 6.4                                 | 1      |
| SG-10                   | 4.3                                 | 1      |
| SG-11                   | 7.8                                 | 1      |
| SG-12                   | 6.7                                 | 1      |

*NR<sup>1</sup> -PID reading not recorded in field notes*

It should be noted that the sub-slab soil gas and indoor air samples were collected while the former Prestige Dry Cleaners was actively using perchloroethylene, and just one day after the illegal/improper disposal of waste perchloroethylene was observed (11/17/2021). A second round of indoor air samples were collected from the upper floor spaces (Unit #s 5-8) on November 22, 2021 and again on December 9, 2021.

The soil gas and ambient air samples were collected for analysis in batch clean SUMMA canisters equipped with a laboratory calibrated flow control device to facilitate the collection of the samples for an 8-hour sample duration. As a quality assurance/quality control measure, an inert tracer gas (helium) test was completed before sampling to document that the soil vapor sampling points were properly sealed preventing subsurface infiltration of ambient air into the sample chain.

The soil vapor and indoor/outdoor air samples were analyzed for VOCs (USEPA Method TO-15) by a NYSDOH-approved laboratory. The complete laboratory analytical reports have been placed in Appendix D for reference.

### 3.6.1 Sub-slab Soil Gas and Indoor Air Sampling Results

The sub-slab soil gas sample results (November 2021) are summarized in Table 4. The indoor and outdoor air sample results (November 2021 through February 2025) are summarized in Tables 5A-5I. Spider maps showing VOC detections in on-Site interior soil gas, indoor air (First Floor) and indoor air (Second Floor) are included as Figures 10, 12 and 13, respectively.

Elevated cVOCs were detected in sub-slab soil gas and indoor air building-wide during the November and December 2021 sampling events. Generally, the highest concentrations were reported in Unit #1, still occupied by Prestige Cleaners at the time of sampling.

#### *Sub-slab Soil Gas*

Of note, cis-1-2-DCE (peak value 7,900  $\mu\text{g}/\text{m}^3$ ), PCE (peak value 1,800,000  $\mu\text{g}/\text{m}^3$ ), TCE (peak value 11,000  $\mu\text{g}/\text{m}^3$ ), and methylene chloride (peak value 330  $\mu\text{g}/\text{m}^3$ ) were reported in sub-slab gas. The peak concentrations of PCE, TCE and cis-1,2-DCE were all reported in sample SG-11 collected in Unit #1 and adjacent to the active dry-cleaning machine. Peak methylene chloride was detected a sample collected from Unit #4. Additional elevated VOCs in sub-slab soil gas included isopropanol (peak value 1,200  $\mu\text{g}/\text{m}^3$ ), acetone (peak value 260  $\mu\text{g}/\text{m}^3$ ) and ethyl acetate (peak value 110  $\mu\text{g}/\text{m}^3$ ). Based on an evaluation of the NYSDOH SVI decision matrices, the PCE concentrations alone (all greater than 1,000  $\mu\text{g}/\text{m}^3$ ) warranted mitigation, even in the absence of indoor air data.

#### *Indoor Air*

PCE (peak value 25,000  $\mu\text{g}/\text{m}^3$ ) and TCE (peak value 88  $\mu\text{g}/\text{m}^3$ ) were reported in indoor air in November 2021 in Unit #s 1, 2, 3 & 4 above the NYSDOH Immediate Action Level (300  $\mu\text{g}/\text{m}^3$  and 20  $\mu\text{g}/\text{m}^3$ , respectively). Methylene chloride (peak value 520  $\mu\text{g}/\text{m}^3$ ) was reported in indoor air in November/ December 2021 in Unit #s 1, 2, 3 & 4 above the NYSDOH Air Guidance Value (AGV) of (60  $\mu\text{g}/\text{m}^3$ ). Second floor units tested indicated elevated PCE (peak value 800  $\mu\text{g}/\text{m}^3$ ), TCE (peak value 110  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (peak value 63  $\mu\text{g}/\text{m}^3$ ). PCE in each second floor Unit exceeded the NYSDOH Immediate Action level, as did TCE in Unit #s 5, 6 and 8. Methylene chloride exceeded the above the NYSDOH AGV in Unit #s 5 & 6. CVOC values in all units dropped significantly between the November and December sample rounds, after the illegal discharge of waste PCE ceased, though many exceedances were still detected in the December 2021 sample round.

### **3.7 OFF-SITE SUB-SLAB SOIL GAS AND AIR SAMPLING**

To evaluate potential off-Site impacts resulting from the on-Site solvent release, off-Site soil vapor and indoor air sampling was conducted at a total of nine off-Site properties. The majority of the sampling occurred between 2022 and 2024 in conjunction with other off-Site investigations (i.e. soil, groundwater and exterior soil vapor sampling). The off-Site locations where an SVI evaluation was conducted are included in the table below:

| Designation       | Address                                    | Soil Vapor Sample Collected (Y/N) | Indoor Air Sample Collected (Y/N) |
|-------------------|--------------------------------------------|-----------------------------------|-----------------------------------|
| N/A               | 192 E Main Street                          | Y                                 | Y                                 |
| N/A               | 188-190 E Main Street                      | Y                                 | Y                                 |
| N/A               | 10 Dakin Avenue                            | Y                                 | Y                                 |
| OS-1 <sup>1</sup> | 193 E Main Street                          | N                                 | N                                 |
| OS-2              | 183-191 E Main Street                      | N <sup>2</sup>                    | Y                                 |
| OS-3              | 179 E Main Street                          | N <sup>2</sup>                    | Y                                 |
| OS-4              | 175 E Main Street                          | Y                                 | Y                                 |
| OS-5              | 2 Green Street                             | Y                                 | Y                                 |
| OS-6              | 222 E Main Street                          | Y                                 | Y                                 |
| N/A               | Mount Kisco Elementary – 47 W Hyatt Avenue | Y                                 | Y                                 |

*OS-1<sup>1</sup> – Access was denied by the property owner*

*N<sup>2</sup> – the presence of groundwater beneath the slab prevented collection of a sub-slab soil vapor sample*

The off-Site sub-slab soil gas and indoor air monitoring locations are depicted in Figure 3. To quantify potential background VOC concentrations, one outdoor ambient air sample was collected from an upwind location during each indoor air sampling event.

The soil gas and ambient air samples were collected for analysis in batch clean SUMMA canisters equipped with a laboratory calibrated flow control device to facilitate the collection of the samples for either an 8 or 24-hour sample duration. Generally, 8-hour samples were collected from commercial properties, while 24-hour samples were collected from properties containing both commercial and residential units (192 E Main Street and 188-190 E Main Street) in accordance with NYSDOH SVI protocols. As a quality assurance/quality control (QA/QC) measure, an inert tracer gas (helium) test was completed before sampling to document that the soil vapor sampling points were properly sealed preventing subsurface infiltration of ambient air into the sample chain.

The soil vapor and indoor/outdoor air samples were analyzed for VOCs (USEPA Method TO-15) by a NYSDOH-approved laboratory. The complete laboratory analytical reports have been placed in Appendix D for reference.

### 3.7.1 Sub-slab Soil Gas and Indoor Air Sampling Results

The off-Site sub-slab soil gas sample results are summarized in Table 3. The indoor and outdoor air sample results (November 2021 through February 2025) are summarized in Tables 5B-5I. Spider maps showing VOC detections in off-Site interior soil gas and indoor air are included as Figures 11 and 14, respectively.

#### *Sub-slab Soil Gas*

Elevated PCE (peak value 13,000  $\mu\text{g}/\text{m}^3$ ), cis-1,2-DCE (peak value 470  $\mu\text{g}/\text{m}^3$ ), TCE (peak value 720  $\mu\text{g}/\text{m}^3$ ), vinyl chloride (peak value 30  $\mu\text{g}/\text{m}^3$ ) and n-hexane (peak value 30  $\mu\text{g}/\text{m}^3$ ) were detected soil gas at 188-190 E Main Street. Elevated PCE (640  $\mu\text{g}/\text{m}^3$ ) and acetone (240  $\mu\text{g}/\text{m}^3$ ) were detected soil gas at 10 Dakin Avenue. Elevated cVOCs were not detected in soil vapor samples collected from upgradient locations (OS-6 and Mount Kisco Elementary School). Low level cVOCs were detected in soil gas samples collected from OS-4 and OS-5. As noted above, sub-slab soil gas sampling at OS-2 and OS-3 was prevented based on the presence of groundwater immediately beneath the building slabs. Access to OS-1 was not granted after three written attempts, along with an in-person request which was made in effort to gain access.

#### *Indoor Air*

##### *188-190 E Main Street*

Low level PCE, TCE and methylene chloride were detected in indoor air samples (July 2022) collected from each occupied level of the 188-190 E Main Street structure. The concentrations detected are below both NYSDOH AGVs and Immediate Action levels. In an effort to prevent cVOCs from volatilizing off the impacted sump water and altering ambient air, each of the four sump pits were fitted with plastic covers and sealed with an epoxy between October and November 2022. Since September 2023 quarterly sampling of ambient air has been conducted to ensure indoor air quality meets regulatory standards. With the exception of one exceedance of the NYSDOH AGV for TCE (2.4  $\mu\text{g}/\text{m}^3$ , AGV 2.0  $\mu\text{g}/\text{m}^3$ ) in October 2024, all sampling events, conducted quarterly after the initial July 2022 RI, have indicated cVOCs below their respective AGV or non-detect.

##### *192 E Main Street*

Elevated PCE (peak value  $910 \mu\text{g}/\text{m}^3$ ), TCE (peak value  $2.6 \mu\text{g}/\text{m}^3$ ) and methylene chloride (peak value  $94^5 \mu\text{g}/\text{m}^3$ ) were detected in the basement air samples of 192 E Main Street collected between April and November 2022. PCE concentrations exceeded the Immediate Action levels in the unoccupied basement. PCE concentrations in the commercial first floor and second floor apartments exceeded the NYSDOH AGV. Mitigation of this building included installation of an APU and sealing of the sump (October 2022), and installation of a SSD/ Mitigation system (August 2023 with modifications in March 2024). With the exception of the methylene chloride (attributable to an indoor air source), post-mitigation indoor air results in occupied spaces have been below NYSDOH AGV and Immediate Action levels. The emergency measures/IRMs implemented at the Site to protect public health are more fully described in the *SSD/ Mitigation System CCR* included in Appendix C.

#### *10 Dakin Avenue*

Elevated methylene chloride ( $240 \mu\text{g}/\text{m}^3$ ) was detected in the first-floor air sample of 10 Dakin Avenue collected in July 2022. The concentration detected was significantly higher than the soil vapor concentration ( $32 \mu\text{g}/\text{m}^3$ ) suggesting an indoor air source. Low -level PCE and TCE were reported in the initial RI sample, and in subsequent annual indoor air samples collected between November 2022 and November 2024. Both PCE and TCE were non-detect in the most recent November 2024 sampling round and have been below NYSDOH AGVs since annual sampling began in 2022.

#### *OS-2*

Indoor air sampling in the unoccupied basement of OS-2 has shown PCE (peak value  $39 \mu\text{g}/\text{m}^3$ ) and TCE (peak value  $4.5 \mu\text{g}/\text{m}^3$ ) between March 2023 and April 2023 above the NYSDOH AGV ( $30 \mu\text{g}/\text{m}^3$ ). TCE ( $4.0 \mu\text{g}/\text{m}^3$ ) also exceeded the NYSDOH AGV ( $2 \mu\text{g}/\text{m}^3$ ) in the first-floor sample during the April 2023 sample round. However, PCE and TCE were below their NYSDOH AGVs in the most recent May 2024 sample round, collected after on-Site IRMs (source excavation and SVES installation).

#### *OS-3*

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<sup>5</sup> Elevated methylene chloride was detected in October 2024 and February 2025 in one commercial first floor tenant space (Kyrios Hair Salon). The concentrations detected ranged from  $100\text{-}370 \mu\text{g}/\text{m}^3$  and were significantly higher than those detected in the basement ( $2.1$  to  $3.2 \mu\text{g}/\text{m}^3$ ), suggesting an unknown indoor air source of methylene chloride in this space.

Indoor air sampling in the unoccupied basement of OS-3 has shown PCE (peak value 67  $\mu\text{g}/\text{m}^3$ ) and TCE (peak value 3.8  $\mu\text{g}/\text{m}^3$ ) between March 2023 and April 2023 above the NYSDOH AGVs. However, PCE and TCE were below their NYSDOH AGVs in the most recent November 2024 sample round, collected after on-Site IRMs (source excavation and SVES installation).

*OS-4*

PCE (21  $\mu\text{g}/\text{m}^3$ ), TCE (0.3  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (5.9  $\mu\text{g}/\text{m}^3$ ) were detected in indoor air but below NYSDOH AGVs during the December 2023 sample round.

*OS-5*

PCE (2.3  $\mu\text{g}/\text{m}^3$ ), TCE (0.21  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (1.1  $\mu\text{g}/\text{m}^3$ ) were detected in indoor air but below NYSDOH AGVs during the March 2023 sample round.

*OS-6*

PCE (1.2  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (0.94  $\mu\text{g}/\text{m}^3$ ) were detected in indoor air but below NYSDOH AGVs during the March 2023 sample round.

*Mount Kisco Elementary School*

PCE (0.73  $\mu\text{g}/\text{m}^3$ ), TCE (0.41  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (2.3  $\mu\text{g}/\text{m}^3$ ) were detected in indoor air but below NYSDOH AGVs during the October 2022 sample round.

### **3.8 EXTERIOR SOIL GAS POINT INSTALLATION**

A total of five temporary exterior soil gas sampling points, designated SV-1 through SV-5, were installed on neighboring properties during the July and December 2023 off-Site RI (see Figure 3 for sampling locations).

The soil gas points were installed by advancing 2.25-inch solid stem direct push sample rods to depths ranging from 2 to 15-feet bgs. Generally, the vapor implant depths were set such that they were 2-3 feet above the groundwater table. It should be noted that based on the presence of shallow groundwater water in the location of proposed vapor samples SV-6 and SV-7, a vapor sample could not be collected from these proposed monitoring points.

A dedicated soil vapor implant was installed at the base of the borehole and connected to the surface with dedicated high density polyethylene tubing. The annulus around the vapor implant was filled with No. 2 filter sand to approximately 2-3 feet above the implant. The remaining borehole space was sealed with hydrated bentonite to the surface. Following installation, a MiniRae photoionization detector (which registers airflow below 0.2 liters per minute) was

attached to the high-density polyethylene tubing and a minimum of three sample volumes was purged from each point. The maximum VOC readings recorded for each soil gas point during purging are presented in the table below.

| <b>Soil Gas Point</b> | <b>PID Reading in PPM (max)</b> |
|-----------------------|---------------------------------|
| SV-1                  | 0.2                             |
| SV-2                  | 0.8                             |
| SV-3                  | 0.0                             |
| SV-4                  | 1.0                             |
| SV-5                  | 0.0                             |

The soil gas samples were collected for analysis in batch clean SUMMA canisters equipped with a laboratory calibrated flow control device to facilitate the collection of the samples for a 2-hour sample duration. As a quality assurance/quality control measure, an inert tracer gas (helium) test was completed before sampling to document that the soil vapor sampling points were properly sealed preventing subsurface infiltration of ambient air into the sample chain.

Following sampling, the pressure of the SUMMA canister was recorded, and each soil gas point was removed from the ground, plugged with bentonite chips, and sealed at the surface with asphalt or topsoil as appropriate. The soil vapor samples were analyzed for VOCs (USEPA Method TO-15) by a NYSDOH-approved laboratory. The complete laboratory analytical reports have been placed in Appendix D for reference.

### **3.8.1 Exterior Soil Gas Sampling Results**

The exterior soil gas results are summarized in Table 3. A spider map showing VOC detections in exterior soil gas is included as Figure 11. Elevated PCE (peak value 2,200  $\mu\text{g}/\text{m}^3$ ) and TCE (peak value 74  $\mu\text{g}/\text{m}^3$ ) were detected in downgradient samples SV-1, SV-5 and SV-2. Elevated acetone (peak value 539  $\mu\text{g}/\text{m}^3$ ) was also detected in several samples. Elevated 2-butanone (200  $\mu\text{g}/\text{m}^3$ ) was detected in SV-5. Lower level PCE (80 and 41  $\mu\text{g}/\text{m}^3$ ) was detected in the crossgradient and upgradient samples (SV-3 and SV-4, respectively).

### **3.9 CAMP FIELD DATA**

CAMP field data sheets are included in Appendix B. PM10 and PID readings were recorded approximately every 15 minutes during RI field activities in accordance with the CAMP.

PID readings greater than background levels were not recorded during the field activities and thus did not exceed the Action Level specified within the CAMP (5 ppm).

PM10 readings significantly above background levels were not recorded during any of the RI field activities and thus did not exceed the Action Level specified within the CAMP (100  $\mu\text{g}/\text{m}^3$ ).

### **3.10 DEVIATIONS FROM RIWPs**

All RI field investigative work was performed in substantial conformance with the RIWP and Off-Site RIWP which were approved by NYSDEC and NYSDOH. The following deviations from the approved RIWPs are noted:

- Cyanide was to be included in the original list of analytes for Site soil and groundwater. However, cyanide analysis was mistakenly not performed for the original on-Site soil and groundwater samples collected in November 2021. Later off-Site soil (July and December 2023) and groundwater (August 2023 and January 2024) included collection and analysis of off-Site soil and groundwater samples for cyanide. All off-Site soil (3 total samples) and groundwater (5 total samples) were reported as non-detected for cyanide. Cyanide is not a primary containment of concern based on historic Site usage, and the absence of cyanide analysis in on-Site soil and groundwater is not considered to be a significant data gap.
- The location of upgradient monitoring point designated SB-6/ MW-12/ SV-4 was relocated further to the west (See Figure 3) based on the presence of large aggressive wasps encountered during the original attempt in July 2023. The new location was verbally communicated to the DEC Project Manager during the RI and is not considered a significant data gap.
- Based on the presence of shallow groundwater water in the location of proposed vapor samples SV-6 and SV-7 (OS-5), vapor samples could not be collected from these locations. Nearby groundwater monitoring wells MW-16, MW-16D, MW-17 and MW-17D were non-detect for the cVOCs of concern during all groundwater sampling rounds. Accordingly, the absence of vapor data from SV-6 and SV-7 does not present a significant data gap.
- As discussed with the Department, sampling of the improperly disposed waste PCE dry cleaning fluid was conducted on November 17, 2021, during the initial phase of the RI. One sample was collected from the "Cooking Pot" (i.e., a large pot on a counter-top burner containing dry cleaning fluids which were being "cooked" off) and a second sample was

collected from the “Waste Container” observed to be used to fill the Cooking Pot. The sample was submitted for laboratory analysis of VOCs by EPA Method 8260. This additional sampling, not included in the RIWP, was agreed upon in the field by the Department’s Project Manager and the Participant’s field team.

The liquid waste from the “Cooking Pot” and “Waste Container” were sampled by the field team for VOCs. The laboratory analytical data report indicates the waste fluid was comprised of PCE at a concentration of 890,000 micrograms per liter (µg/L) in the “Cooking Pot” sample and 1,300,000 µg/L in the “Waste Container”. Elevated methylene chloride (130,000 to 140,000 µg/L) was detected in the samples. Elevated 1,2-Dichloroethane (41,000 µg/L) was detected in the “Cooking Pot.” The values far exceed the Ambient Water Quality Standards (AWQS) and indicate the waste fluid being evaporated by the former tenant was waste PCE dry cleaning fluid. The complete laboratory analytical report is included in Appendix D and the data is summarized in Table 2L.

- In an effort to reduce fugitive VOC emissions from the former dry cleaner space (Unit #1), the applicants (now Participants) removed the acoustic ceiling tiles from the space. Prior to removal, the ceiling tiles were sampled for cVOCs using a TCLP extraction method 5030B/1311 and asbestos by analytical method NYS-DOH 198.4. The laboratory analytical reports indicate the tiles did not contain leachable VOCs and were non-detect for asbestos. The Department issued an approval letter dated November 2, 2022, approving of the ceiling tile disposal as general construction waste. The ceiling tile laboratory analytical reports are included in Appendix D.
- Additional interior soil borings within the former dry cleaner space to further evaluate the nature and extent of subsurface soil impacts. These borings were conducted in February 2022.
- As requested in a letter from the Department dated August 19, 2022, additional on-Site and off-Site investigation and IRMs were required, including the following:
  - Preparation of IRM Work Plans and immediate implementation of IRMs at 10 Dakin Avenue, 190 E Main Street and 192 E Main Street based on prior indoor air and/or soil vapor sample results. IRM Work Plans and Design Documents were prepared for 192 E Main Street and the IRM (SSDS/ Mitigation System) has been installed. All sumps were sealed at 190 and 192 E Main Street. Additional response

actions at 10 Dakin Avenue were not required upon further sampling of indoor air in September 2023 and November 2024.

- Preparation of a Supplemental Remedial Investigation Work Plan (SRIWP) to include comprehensive off-Site investigation to determine the full nature and extent of the contamination originating from the Site. The approved Off-Site RWIP, dated January 10, 2022, and approved by the Department with modifications on February 7, 2023, included the following general scope of work:

- Conducting an SVI evaluation of surrounding properties as listed in the table below:

| Site ID                | Address           |
|------------------------|-------------------|
| Mount Kisco Elementary | 47 W Hyatt Avenue |
| OS-6                   | 222 Main Street   |
| OS-1 <sup>1</sup>      | 193 Main Street   |
| OS-2                   | 185 Main Street   |
| OS-3                   | 179 Main Street   |
| OS-4                   | 175 Main Street   |
| OS-5                   | 2 Green Street    |

<sup>1</sup> *Permission to conduct an SVI evaluation of the crossgradient OS-1 building was denied by the property owner after three attempts to gain access were made. Additionally, DTCS/ BE field staff requested access in person during the course the RI, and were informed by the tenant that access would not be granted. Accordingly, an SVI evaluation of this building was not conducted as part of the off-Site RI.*

- Conducting a comprehensive off-Site soil and groundwater investigation to delineate the nature and extent of groundwater contamination and evaluate for potential off-Site soil impacts;

- Tracing and Sampling of sump pump discharge locations originating from 190 and 192 E Main Street.
- As of the date of this report, Data Usability Summary Reports (DUSRs) have been prepared for the majority of the data collected during on and off-Site investigations. Based upon the expansive amount of data collected during the RI and subsequent IRM associated sampling activities, the Participant requested that the DUSR requirement be limited to 20% of the total laboratory reports, as a sufficiently representative sample of the total data collected at the Site. The Department approved this reduction request in email correspondence dated May 2, 2025, and identified specific data packages for validation.

## 4.0 REMEDIAL INVESTIGATION RESULTS

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The objective of the Remedial Investigation was to provide current ambient air and soil vapor conditions both within and beneath the Site structure, to characterize soil gas along the periphery of the property boundaries, to document the composition and characteristics of surface and subsurface soils, to document local groundwater quality conditions and direction of groundwater flow, and to provide guidance on the selection and implementation of a Remedial Action program for the Site. Dry cleaning solvent fluids from the former cleaners has resulted in impacts to on-Site soil, and both on and off-Site groundwater, soil vapor and indoor air. During the RI investigation, several IRMs were implemented for the protection of human health and the environment.

### 4.1 SOIL

On-Site soils beneath the former dry cleaner are impacted with cVOCs, namely PCE (peak concentration 660 mg/kg, POG SCO 1.3 mg/kg, CU SCO 150 mg/kg), TCE (peak concentration 2.6 mg/kg, POG SCO 0.47 mg/kg, CU SCO 200 mg/kg), cis,1-2-DCE (peak concentration 0.68 mg/kg, POG SCO 0.25 mg/kg, CU SCO 500 mg/kg) and methylene chloride (peak concentration 1.1 mg/kg, POG SCO 0.05 mg/kg, CU SCO 500 mg/kg). Source material generated during historic on-Site auto repair and gasoline service station/PBS operations were also encountered in soils, primarily beneath the building in the location of the former dry cleaner/Unit #1. The primary petroleum VOCs detected in Site soils include 1,2,4 trimethylbenzene (peak concentration 27 mg/kg, POG SCO 3.6 mg/kg, CU SCO 190 mg/kg), 1,3,5 trimethylbenzene (peak concentration 8.5 mg/kg, POG SCO 8.4 mg/kg, CU SCO 190 mg/kg), naphthalene (peak concentration 19 mg/kg, POG SCO 12 mg/kg, CU SCO 500 mg/kg) and total xylenes (peak concentration 5.4 mg/kg, POG SCO 1.6 mg/kg, CU SCO 500 mg/kg). Except for one boring location (SB-2) advanced just north of the former dry cleaner, the on-Site release does not appear to have significantly impacted off-Site soils. To address the identified source material, an IRM was executed within the former dry cleaner resulting in the removal and proper off-Site disposal of 56.25 tons of solvent and petroleum impacted soil. Residual source material in excavation endpoint samples is being addressed using soil vapor extraction techniques (i.e. SVE IRM). Appendix C contains the *Excavation IRM CCR* and *SVES/SSDS CCR* detailing the soil source removal and SVE remediation efforts conducted to date. The residually impacted on-Site soil is capped beneath the building's concrete slab which ranges in thickness from 5 to 12-inches.

Both on and off-Site soil sampling did not identify other contaminants of concern, including SVOCs, TAL Metals, PCBs, Pesticides or PFAS in excess of applicable standards (POG and Commercial Use SCOs).

#### *Discussion of Nature and Extent*

Sufficient soil sampling has been conducted to define the nature and extent of soil impacts. CVOC and petroleum VOC impacted soil is present beneath the former dry cleaner location. Some CVOC and petroleum VOC impacted soil is present in shallow soils immediately adjacent to the dry cleaner to the north. This material is located beneath an asphalt parking surface and is therefore inaccessible, and is below Commercial Use SCOs.

## **4.2 GROUNDWATER**

Area-wide groundwater is impacted with both cVOCs and petroleum related VOCs including;

- PCE (peak concentration 102 µg/L, 5AWQS µg/L), TCE (peak value 62.7 µg/L, AWQS 5 µg/L), chloroform (peak value 21.4 µg/L, AWQS 7 µg/L), cis-1,2-DCE (peak value 118 µg/L, AWQS 5 µg/L), trans-1,2-DCE (peak value 5.6 µg/L, AWQS 5 µg/L), methylene chloride (peak value 22.1 µg/L, AWQS 5 µg/L), vinyl chloride (peak value 11 µg/L, AWQS 2 µg/L), 1,2,4-trimethylbenzene (peak value 1,430 µg/L, AWQS 5 µg/L), 1,3,5-trimethylbenzene (peak value 467 µg/L, AWQS 5 µg/L), isopropylbenzene (peak value 49.5 µg/L, AWQS 5 µg/L), n-butylbenzene (peak value 279 µg/L, AWQS 5 µg/L), n-propylbenzene (peak value 139 µg/L, AWQS 5 µg/L), sec-butylbenzene (peak value 9.8 µg/L, AWQS 5 µg/L) and total xylenes (peak value 8.7 µg/L, AWQS 5 µg/L).

The on-Site release of cVOCs to groundwater has resulted in off-Site migration and contamination of groundwater downgradient. The sampling conducted to date suggests the impacts are primarily in the upper horizon of the shallow unconfined aquifer, with the exception of one paired off-Site well (MW-9/9D) where deeper cVOC impacts are present. Most of the off-Site wells have shown a decreasing trend in PCE concentrations since the off-Site sampling program began in 2023. PCE breakdown daughter compounds including cis-1,2-DCE and TCE were variable across the sampling events. The variability in these breakdown products may indicate some natural degradation of PCE in groundwater. cVOC concentrations in on-Site wells in the parking lot to the east have been relatively stable between 2021 and 2024 with some elevated PCE breakdown compounds (cis-1,2-DCE, methylene chloride and vinyl chloride) detected in MW-4 and trans 1,2-DCE in MW-2 which indicate natural PCE degradation in these locations. Elevated petroleum

compounds (1,2,4-trimethylebenzene, 1,3,5-trimethylebenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene and total xylenes) persist in on-Site wells with the highest concentrations being detected at MW-4. The sump pumps located in the northern downgradient properties addressed as 188-190 and 192 East Main Street may have historically created a cone of depression, drawing on-Site cVOCs and petroleum VOCs towards them. The effluent of these sump pumps is treated with GAC prior to off-Site discharge into the municipal storm system in accordance with the SPDES Permit Equivalent.

Area-wide PFAS groundwater contamination was observed during the RI including;

- PFOS (peak concentration 41.9 ng/L, 2.7AWQS ng/L) and PFOA (peak concentration 31.4 ng/L, 6.7AWQS ng/L).

Almost all monitoring wells and sumps sampled contained PFOS and PFOA above NYSDEC April 2023 regulatory guidance. Upgradient and downgradient PFOS and PFOA concentrations were similar. No on-Site source material for PFAS was identified, and historic use of the Site did not include operations known to utilize PFAS compounds. Accordingly, PFAS is not considered to be a Site contaminant of concern. PFAS owe their properties to the carbon-fluorine bond, which is one of the shortest and strongest known, they are highly resistant to breakdown in the environment; thus have been nicknamed the “forever chemicals.” These emerging contaminants were first discovered in the late 1930s and since the 1950s many products commonly used by consumers and industry have been manufactured with or from PFAS. Some uses of PFAS include (but are not limited to) building and construction, cable and wiring, industrial surfactants, paper products and packaging, textiles, leather and apparel (including carpet and furniture).

Low-level SVOCs were detected above laboratory detection limits in several on and off-Site monitoring wells below their respective AWQS.

Several metals including antimony (peak value 4.56 µg/L, AWQS 3 µg/L), manganese (peak value 1,430 µg/L, AWQS 300 µg/L), and sodium (peak value 342,000µg/L, AWQS 20,000 µg/L) were detected in both on and off-Site monitoring wells above their AWQS. None of these metals were detected in Site soil above POG SCOs.

Decachlorobiphenyl and Tetrachloro-m-xylene were detected in each of the on-Site monitoring wells at low levels. There is no AWQS for the compounds. No other PCBs were detected in both on and off-Site monitoring wells.

Low-level pesticides including Decachlorobiphenyl and Tetrachloro-m-xylene (also reported as PCBs) were detected in each of the on-Site monitoring wells at low levels. There is no AWQS for the compounds. Dieldrin was detected in one off-Site well MW-10D. Dieldrin was non-detect in all other on and off-Site wells and was non-detect in on-Site soil.

#### *Discussion of Nature and Extent*

Sufficient groundwater sampling has been conducted to define the nature and extent of groundwater impacts. On and off-site groundwater is impacted by cVOCs originating from the on-Site release of dry-cleaning solvents to the subsurface. cVOC impacted groundwater is delineated by off-Site wells installed across Dakin Avenue at OS-5. CVOC impacted groundwater is generally limited to the shallow aquifer, with elevated cVOCs above AWQS detected in only one of eight deep wells installed at on and off-Site locations. On-site groundwater is also impacted by petroleum VOCs related to historic auto repair/gasoline station operations. Petroleum VOC impacted groundwater was detected at OS-4. Historically OS-4 was utilized as auto repair (~ 1925-1949), with underground storage tanks depicted in Sanborn Maps (Appendix H) in the parking lot of OS-4 and in E Main Street (in front of OS-3). These historic petroleum storage tanks are located in close proximity to the well installed at OS-4 (WW-14). Additionally, OS-4 is crossgradient from the BCP Site. Accordingly, it is the opinion of the Remedial Engineer that investigation/remediation is not the responsibility of the Participant. Area-wide groundwater is impacted homogeneously by PFOS and PFAS in excess of April 2023 HHC.

### **4.3 ON-SITE INTERIOR SUB-SLAB SOIL GAS AND INDOOR AIR**

Elevated cVOCs were detected in sub-slab soil gas and indoor air building-wide during the November and December 2021 sampling events. Generally, the highest concentrations were reported in Unit #1, still occupied by Prestige Cleaners at the time of sampling.

#### *Sub-slab Soil Gas*

The peak concentrations of PCE, TCE and cis-1,2-DCE were all reported in sample SG-11 collected in Unit #1 and adjacent to the active dry-cleaning machine. Peak methylene chloride was detected in a sample collected from Unit #4. The table below presents the peak values of PCE and TCE in sub-slab soil gas broken out by the corresponding tenant space:

| <b>Tenant Space</b> | <b>Peak PCE<br/>Concentration<br/>(<math>\mu\text{g}/\text{m}^3</math>)</b> | <b>Peak TCE<br/>Concentration<br/>(<math>\mu\text{g}/\text{m}^3</math>)</b> |
|---------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Unit #1             | 1,800,000                                                                   | 11,000                                                                      |
| Unit #2             | 2,100                                                                       | 14                                                                          |
| Unit #3             | 3,100                                                                       | 19                                                                          |
| Unit #4             | 6,300                                                                       | 41                                                                          |

Additional elevated VOCs in sub-slab soil gas included isopropanol (peak value  $1,200 \mu\text{g}/\text{m}^3$ ), acetone (peak value  $260 \mu\text{g}/\text{m}^3$ ) and ethyl acetate (peak value  $110 \mu\text{g}/\text{m}^3$ ). Based on an evaluation of the NYSDOH SVI decision matrices, the PCE concentrations alone (all greater than  $1,000 \mu\text{g}/\text{m}^3$ ) warranted mitigation, even in the absence of indoor air quality data.

#### *Indoor Air*

PCE and TCE were reported in indoor air during the November 2021 monitoring event of Unit #s 1, 2, 3 & 4 above the NYSDOH Immediate Action Level. Methylene chloride (peak value  $520 \mu\text{g}/\text{m}^3$ ) was reported in indoor air in November 2021 of Unit #s 1, 2, 3 & 4 above the NYSDOH AGV. Second floor units tested indicated elevated PCE, TCE and methylene chloride. PCE in each second floor Unit exceeded the NYSDOH Immediate Action level, as did TCE in Unit #s 5, 6 and 8. Methylene chloride exceeded the above the NYSDOH AGV in Unit #s 5 & 6. The table below presents the peak values of PCE and TCE in indoor air broken out by the corresponding tenant space:

| <b>Tenant Space</b> | <b>Peak PCE<br/>Concentration<br/>(<math>\mu\text{g}/\text{m}^3</math>)</b> | <b>Peak TCE<br/>Concentration<br/>(<math>\mu\text{g}/\text{m}^3</math>)</b> |
|---------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Unit #1             | 25,000                                                                      | 88                                                                          |
| Unit #2             | 6,000                                                                       | 28                                                                          |
| Unit #3             | 9,300                                                                       | 38                                                                          |

| Tenant Space | Peak PCE<br>Concentration<br>( $\mu\text{g}/\text{m}^3$ ) | Peak TCE<br>Concentration<br>( $\mu\text{g}/\text{m}^3$ ) |
|--------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Unit #4      | 11,000                                                    | 42                                                        |
| Unit #5      | 800                                                       | 23                                                        |
| Unit #6      | 200                                                       | 110                                                       |
| Unit #7      | 570                                                       | 19                                                        |
| Unit #8      | 610                                                       | 24                                                        |

Immediate action was taken to protect public health including deployment of APUs, cessation of on-Site dry-cleaning operations/ removal of dry cleaning solvents and installation of SSDS(s) and a SVES. The NYSDOH SVI Matrices were used to determine which units required mitigation initially. Once it was determine that the entire building footprint required mitigation, the NYSDOH AGV was used to evaluate the effectiveness of the IRMs in improving indoor air quality to acceptable levels.

The SSDS(s)/ IRMs for Unit #s 2, 3 and 4 were prioritized based on the active occupancy of these spaces (Unit #2 was unoccupied until 2025). These IRMs were installed and activated on June 24, 2022. The SSDS/ IRM for Unit #1 was activated on January 26, 2024. The SVES/ IRM for Unit #1 was activated on April 18, 2024. With the exception of the SVES, the SSDS IRMs have run continuously since that time<sup>6</sup>. Steady improvement of indoor air quality was observed in the spaces after each IRM was activated. PCE and TCE have not exceeded NYSDOH AGVs since the Unit #1 SSDS was activated in January 2024. Based on numerous quarterly sampling events post IRM activation with PCE and TCE well above NYSDOH AGVs, the Department/ NYSDOH ruled in favor of reducing on-Site indoor air sampling frequency from quarterly to annual in a letter dated December 15, 2025. The immediate actions/ IRMs (SSDS(s) and SVES) implemented at the Site to protect public health are more fully described in the *SVE/ SSDS CCR* included in Appendix C.

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<sup>6</sup> It should be noted that the fan for vacant Unit #2 experienced operating issues between January and April 2023. During this time the fan would periodically shut down as a result of premature motor failure. After several efforts to diagnose and repair the fan, the fan motor was ultimately replaced on April 4, 2023. The SSDS within Unit #2 has operated continuously since that time

*Discussion of Nature and Extent*

The on-Site chlorinated solvent release has impacted on-Site sub-slab soil gas and indoor air quality, resulting in a “mitigate” outcome when compared with the NYSDOH Vapor Intrusion Matrices. Certain indoor air concentrations also warranted Immediate Action.

**4.4 OFF-SITE INTERIOR SUB-SLAB SOIL GAS AND INDOOR AIR***Sub-slab Soil Gas*

Elevated PCE (peak value 13,000  $\mu\text{g}/\text{m}^3$ ), cis-1,2-DCE (peak value 470  $\mu\text{g}/\text{m}^3$ ), TCE (peak value 720  $\mu\text{g}/\text{m}^3$ ), vinyl chloride (peak value 30  $\mu\text{g}/\text{m}^3$ ) and n-hexane (peak value 30  $\mu\text{g}/\text{m}^3$ ) were detected soil gas at 188-190 East Main Street. Elevated PCE and acetone were detected soil gas at 10 Dakin Avenue. Elevated cVOCs were not detected in soil vapor samples collected from upgradient locations (OS-6 and Mount Kisco Elementary School). Low level cVOCs were detected in soil gas samples collected from OS-4 and OS-5. Sub-slab soil gas sampling at OS-2 and OS-3 was prevented based on the presence of groundwater immediately beneath the building slabs. Access to OS-1 was not granted after three attempts were made to gain access.

*Indoor Air**188-190 E Main Street*

Low level PCE, TCE and methylene chloride were detected in indoor air samples (July 2022) collected from each occupied level of the 188-190 E Main Street structure. The concentrations detected are below both NYSDOH AGVs and Immediate Action levels. Given the elevated soil vapor and sump water concentrations, each of the four sump pits were fitted with plastic covers and sealed with an epoxy between October and November 2022 to prevent cVOCs from volatilizing off of the impacted sump water and thus potentially impacting ambient air. To document indoor air quality, quarterly sampling has been conducted from September 2023 to present. With the exception of one exceedance of the NYSDOH AGV for TCE in October 2024, all detections have been below their respective AGV or non-detect.

*192 E Main Street*

Elevated PCE (peak value 910  $\mu\text{g}/\text{m}^3$ ), TCE (peak value 2.6  $\mu\text{g}/\text{m}^3$ ) and methylene chloride (peak value 94  $\mu\text{g}/\text{m}^3$ )<sup>7</sup> were detected in the basement air samples of 192 East Main Street collected

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<sup>7</sup> Elevated methylene chloride was detected in October 2024 and February 2025 in one commercial first floor tenant space (Kyrios Hair Salon). The concentrations detected ranged from 100-370  $\mu\text{g}/\text{m}^3$  and were significantly higher

between April and November 2022. PCE concentrations exceeded the Immediate Action levels in the unoccupied basement. PCE concentrations in the commercial first floor and second floor apartments exceeded the NYSDOH AGV. Mitigation of this building included installation of an APU and sealing of the sump (October 2022), and installation of a SSD/ Mitigation system (August 2023 with modifications in March 2024). With the exception of the methylene chloride (attributable to an indoor air source), post-mitigation indoor air results in occupied spaces have been below NYSDOH AGV and Immediate Action levels. The emergency measures/IRMs implemented at the Site to protect public health are more fully described in the *SSD/ Mitigation System CCR* included in Appendix C.

#### *10 Dakin Avenue*

Elevated methylene chloride (peak value  $240 \mu\text{g}/\text{m}^3$ ) was detected in the first floor air sample of 10 Dakin Avenue collected in July 2022. The concentration detected was significantly higher than the soil vapor concentration suggesting an indoor air source. Low -level PCE and TCE were reported in the initial RI sample, and in subsequent annual indoor air samples collected between November 2022 and November 2023. Both PCE and TCE were non-detected in the most recent November 2024 sampling round. Comparison of the sub-slab soil gas and indoor air samples indicated “Monitoring” of indoor air was required.

#### *OS-2*

Indoor air sampling in the unoccupied basement of OS-3 has shown PCE and TCE between March 2023 and April 2023 above the NYSDOH AGV. TCE also exceeded the NYSDOH AGV in the first floor sample during the April 2023 sample round. However, PCE and TCE were below their NYSDOH AGVs in the May 2024 and most recent December 2025 sample rounds, collected after on-Site IRMs (source excavation and SVES installation). At the request of the NYSDEC, a *SSD/ Mitigation System Design Document* was prepared for this off-Site location. The Participants’ technical team prepared a memorandum dated January 9, 2026 requesting relief from mitigation of this structure based on current data indicating indoor air quality is acceptable, and an SVI condition no longer exists. In a letter dated January 29, 2026, the Department approved the request for relief from mitigation and ongoing sampling of OS-3.

#### *OS-3*

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than those detected in the basement ( $2.1$  to  $3.2 \mu\text{g}/\text{m}^3$ ), suggesting an unknown indoor air source of methylene chloride in this space.

Indoor air sampling in the unoccupied basement of OS-3 has shown PCE and TCE between March 2023 and April 2023 above the NYSDOH AGV ( $30 \mu\text{g}/\text{m}^3$ ). However, PCE and TCE were below their NYSDOH AGVs in the November 2024 and most recent December 2025 sample rounds, collected after on-Site IRMs (source excavation and SVES installation). At the request of the NYSDEC, a *SSD/Mitigation System Design Document* was prepared for this off-Site location. The Participants' technical team prepared a memorandum dated January 9, 2026 requesting relief from mitigation of this structure based on current data indicating indoor air quality is acceptable, and that therefore an SVI condition does not exist. In a letter dated January 29, 2026, the Department approved the request for relief from mitigation and ongoing sampling of OS-3.

*OS-4, OS-5, OS-6 and Mount Kisco Elementary School*

Low-levels cVOCs were detected in indoor air at these locations, but below NYSDOH AGVs.

*Discussion of Nature and Extent*

The on-Site chlorinated solvent release has impacted off-Site indoor air quality at 192 E Main Street, resulting in a “mitigate” outcome when compared with the NYSDOH Vapor Intrusion Matrices. The downgradient 192 E Main Street structure represents the extent of cVOC vapor/indoor impacts warranting further action.

#### **4.5 EXTERIOR SOIL GAS**

Elevated PCE and TCE were detected in downgradient samples SV-1, SV-2 and SV-5. Elevated acetone was also detected in several samples. Elevated 2-butanone was detected in SV-5. Lower level PCE was detected in the crossgradient and upgradient samples (SV-3 and SV-4, respectively).

Additional low-level exterior soil vapor contamination, typical of well-developed urban settings, has been identified at the off-Site locations. These detected concentrations, however, are not likely to be indicative of grossly contaminated off-Site soil or groundwater or be a source of significant off-Site migration. Extensive historic use of both on and off-Site properties for operations such as dry cleaning, auto repair/sales, gasoline filling station/general PBS and upholstery/vulcanizing are all likely contributing to area-wide VOC impacts to soil vapor and groundwater.

*Discussion of Nature and Extent*

Elevated vapor is primarily a concern when it enters indoor breathing spaces and degrades indoor air quality. As discussed above, this has only occurred at levels warranting mitigation at the 192 E

Main Street structure. Elevated exterior soil vapor is present downgradient of the Site and corresponds with locations where elevated cVOCs have been detected in off-Site groundwater.

#### **4.6 INDOOR AIR QUALITY SURVEYS**

As of the date of this report the on and off-Site tenants generally do not use chemicals which would be considered a likely source of cVOCs in soil vapor or indoor air, with the exception of the following:

- Methylene chloride has been detected in various indoor air samples at the former on-Site Le Collage Hair Salon (Unit #4) , off-Site Kyrios Hair Salon (192 E Main Street) and Sassi Salon (10 Dakin Avenue). In all cases, soil gas and/or other indoor air sample results collected suggest these detections are attributable to an indoor air source (i.e. hair products) rather than a SVI condition relating to the former on-Site dry cleaner release. Other elevated VOCs including acetone, isopropanol, ethyl acetate, methyl methacrylate and toluene were generally present in indoor air samples collected from on and off-Site hair and nail salons.
- A comprehensive chemical inventory survey was conducted throughout the Site structure in December 2021 during the initial phase of the RI. The following findings were reported in the survey, conducted when the former on-Site dry cleaner was still active:
  - ✓ Chemicals which are potential sources of cVOCs, specifically, PCE, TCE and dichloromethane, in indoor air within the building were identified within the first floor Prestige dry cleaner tenant space. Of note, approximately 30-gallons of waste PCE was observed within the storage closet/trash room in the front of the tenant space. Virgin PCE was observed within the dry-cleaning machine inside the tenant space. Numerous spot cleaners, the majority of which did not contain labels noting the chemical makeup of each, were observed in the tenant space. According to NYSDOH, at least one of the products observed is known to contain TCE. It is presumed that several of these products likely contain PCE and/or TCE.
  - ✓ Evidence of chemical products containing cVOCs including PCE, TCE or dichloromethane were not identified within the remaining seven tenant spaces in the building. It should be noted that some products did not contain ingredient labels.

However, such products did not have uses which would indicate the likely presence of chlorinated solvents (i.e. shampoos, dyes, soaps, disinfectants, etc.).

- Other off-Site properties (OS-2, OS-3, OS-4, OS-5, OS-6, Mount Kisco Elementary and 188-190 and 192 E Main Street) where indoor air sampling occurred are unlikely to contain chemicals which may be a contributing source of cVOCs in indoor air. Such chemicals were not observed during any indoor air sampling event conducted.

#### **4.7 ELECTRONIC DATA DELIVERABLES**

The final RIR will be provided to NYSDEC and DOH in the Department's most current electronic data deliverable (EDD) format. Copies of the EDD acceptable emails will be included in Appendix E.

#### **4.8 SITE GEOLOGY/HYDROGEOLOGY**

Site soils are composed of native brown fine sand and silt as documented during the advancement of RI soil borings. Coarse sand deposits and weathered rock were encountered during off-Site RI soil borings above bedrock refusal (July 2023). Fill material, including structural sub-grade sands and gravels, pea gravel, concrete and brick fragments have been documented during previous sampling and testing events beneath the on-Site building slab. The geology of the area is identified as metamorphic Fordham Gneiss. Bedrock has been encountered as shallow as 16 feet bgs to the west of the Site but generally is present between 25 and 30 feet bgs within the Site boundary and adjacent investigated parcels. Groundwater depths typically range from 6-9 feet bgs and increase in elevation as the topography slopes downwards in the northwesterly direction. Please see attached soil boring and well completion logs placed in Appendix A for further details.

#### **4.9 DATA USABILITY SUMMARY REPORTS**

As part of this Remedial Investigation, a DUSR is required to summarize the soil, groundwater, soil vapor and indoor air sampling analytical results for the Site. The primary objective of the DUSR is to determine whether the analytical data meets Site specific objectives for data quality and data use.

Based upon the expansive amount of data collected during the RI and subsequent IRM associated sampling activities, the Participant requested that the DUSR requirement be limited to 20% of the total laboratory reports, as a sufficiently representative sample of the total data collected at the Site. The Department approved this reduction request in email correspondence dated May 2, 2025, and identified specific data packages for validation. The table below depicts the laboratory reports

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for which DUSRs were prepared, resulting in a total of 20% of the total laboratory packages having data validation performed.

| Lab Report #                 | Media      | Date       | Samples                                                                                                                                     | # Samples  | Analytes                                                                                                                 | FB  | TB  |
|------------------------------|------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------|-----|-----|
| <b>SOIL</b>                  |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 21K0904                      | Soil       | 11/17/2021 | SB-1A, SB-1B, SB-2A, SB-2B, SB-3A, SB-3B, SB-3B Duplicate                                                                                   | 7          | VOCs 8260, SVOCs 8270, Pesticides 8081, TAL Metals, Mercury by 7473, PCBs 8082, PFAS 537                                 | Yes | yes |
| 23B1192                      | Soil       | 2/22/2023  | RA-2A, RA-2B, RA-2C, RA-2D, RA-2E, RA-2E DUP                                                                                                | 6          | VOCs 8260                                                                                                                | Yes | No  |
| <b>GROUNDWATER</b>           |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 21K0972                      | GW         | 11/18/2021 | MW-1, MW-2, MW-3, MW-4, MW-5, MW-6                                                                                                          | 6          | VOCs 8260, SVOCs 8270, Pesticides 8081, TAL Metals, Mercury by 7473, PCBs 8082, PFAS 537                                 | Yes | yes |
| 24A1437                      | GW         | 1/25/2024  | MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7/7D, MW-8/8D, MW-9/ 9D/ Dup, MW-10/10D, MW-12, MW-13/13D, MW-14, MW-15/ 15D, MW-16/ 16D, MW-17/17D  | 25         | VOCs 8260 (all Wells); . MW-14 full list: SVOCs 8270, Pesticides 8081, TAL Metals, Mercury by 7473, PCBs 8082, PFAS 1633 | No  | yes |
| <b>SUMP WATER</b>            |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 22D0566                      | Sump water | 4/11/2022  | Sump                                                                                                                                        | 1          | VOCs 8260 Short List                                                                                                     | No  | No  |
| 22H0066                      | Sump Water | 8/1/2022   | Sump 1, Sump 2, Sump 4                                                                                                                      | 3          | VOCs 8260 Full List                                                                                                      | No  | No  |
| <b>SOIL VAPOR</b>            |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 21K0978                      | Vapor / IA | 11/18/2021 | AI-1, AI-2, AI-3, AI-4, AI-5, AI-6, AI-7, AI-8, AI-9, AO-1, SG-1, SG-2, SG-3, SG-4, SG-5, SG-6, SG-7, SG-8, SG-9, SG-10, SG-11, SG-12, AO-1 | 23         | TO-15                                                                                                                    | N/A | N/A |
| 22J0495                      | Vapor / IA | 10/10/2022 | SG-1 (Mt. Kisco Elem)                                                                                                                       | 1          | TO-15                                                                                                                    | N/A | N/A |
| <b>INDOOR AIR</b>            |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| <b>On-Site/ 200 E Main</b>   |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 21L0608                      | IA         | 12/9/2021  | AI-1B, AI-2B, AI-3B, AI-4, AI-5, AI-6, AI-7, AI-8B, AI-9B                                                                                   | 9          | TO-15                                                                                                                    | N/A | N/A |
| 23E0033                      | IA         | 4/28/2023  | Unit 1, Unit 2, Unit 3, Unit 4, Pickup Every Stitch, Vacant 2nd Floor, Silver Spoon Catering, Reigning Cats and Dogs, Outdoor Air           | 9          | TO-15                                                                                                                    | N/A | N/A |
| <b>188-190 E Main Street</b> |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 22K1302                      | IA         | 11/21/2022 | Basement, 1st floor                                                                                                                         | 2          | TO-15                                                                                                                    | N/A | N/A |
| 25C0022                      | IA         | 2/27/2025  | Basement, 1st floor, 2nd floor Apt 2                                                                                                        | 3          | TO-15                                                                                                                    | N/A | N/A |
| <b>192 E Main Street</b>     |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 22E0918                      | IA         | 5/17/2022  | Basement, Kyrios, Mariana's, Barber Zone, Apartment 2, Apartment 3, Outdoor Air                                                             | 7          | TO-15                                                                                                                    | N/A | N/A |
| <b>10 Dakin Avenue</b>       |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 22G0311                      | IA         | 7/7/2022   | First Floor                                                                                                                                 | 1          | TO-15                                                                                                                    | N/A | N/A |
| <b>OS-2</b>                  |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 24E2057                      | IA         | 5/30/2024  | Basement, First Floor                                                                                                                       | 2          | TO-15                                                                                                                    | N/A | N/A |
| <b>OS-3</b>                  |            |            |                                                                                                                                             |            |                                                                                                                          |     |     |
| 24K1918                      | IA         | 11/25/2024 | OS-3 Basement, OS-3 First Floor                                                                                                             | 2          | TO-15                                                                                                                    | N/A | N/A |
|                              |            |            | <b>Total # Samples Collected</b>                                                                                                            | <b>392</b> |                                                                                                                          |     |     |
|                              |            |            | <b>Total # Data Packages</b>                                                                                                                | <b>80</b>  |                                                                                                                          |     |     |
|                              |            |            | <b>Total DUSRs</b>                                                                                                                          | <b>16</b>  |                                                                                                                          |     |     |
|                              |            |            | <b>Total Percentage Data Packages</b>                                                                                                       | <b>20</b>  |                                                                                                                          |     |     |

## **5.0 ENVIRONMENTAL AND PUBLIC HEALTH**

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A Qualitative Human Health Exposure Assessment (QHHEA) for the Site has been prepared in accordance with the requirements of DER-10/Technical Guidance for Site Investigation and Remediation, Appendix 3B, May 2010, and is presented in the following subsections. The QHHEA characterizes the exposure setting, identifies potentially complete exposure pathways, and qualitatively evaluates potential fate and transport of constituents from one medium to another (i.e., soil-to-air or soil-to-groundwater).

### **5.1 SITE SETTING**

The Site, located at 200 East Main Street in the Village of Mount Kisco, Westchester County, New York had been accepted into the BCP (Site Number C360183). A property location map and a Site (base) plan are presented as Figures 1 and 2, respectively. Located on a regularly shaped 0.273-acre parcel, the Site, known as 200 East Main, LLC, is improved with a +/- 15,035-ft<sup>2</sup> two-story commercial structure which occupies almost the entire footprint of the Subject Property. The remaining portion of the Site, located in the northeastern quadrant, is improved with an approximate 2,500-ft<sup>2</sup> asphalt covered parking area. At present, the Site houses a shopping center with eight store fronts (note that two of the store fronts are presently considered off-Site as they are located outside of the approved BCP Site boundary (see Figure 2)

Use of the property for commercial purposes reportedly dates back to the 1970s. The facility was historically registered with the NYSDEC PBS Program until the facility operation was decommissioned in 2002. Historical remediation of a gasoline release impacts to Site soil and groundwater (reported under Spill # 11-10898 in 2002) was previously conducted. Former on-Site dry-cleaning operations ceased in December 2021) have impacted Site soil, groundwater, soil vapor and indoor air, as well as off-Site groundwater, soil vapor and indoor air.

Groundwater beneath the Site and at neighboring sites is not used as potable drinking water. Potable water for the Site and surrounding area is supplied by the Town of Mount Kisco. General Site use, a description of previous investigations, and the results of subsurface investigations can be found in Sections 1.0 through 4.0.

### **5.2 EXPOSURE ASSESSMENT**

An exposure pathway is the way that humans or the environment come into contact with chemicals of potential concern (COPC). An exposure pathway is considered complete when the following five conditions are met:

1. Source (i.e., metals, semi-volatile organic compounds, PCBs, etc.);
2. Release and transport mechanisms from source to environmental media (i.e., into the subsurface or volatilization to the air of an overlying building);
3. Point of human exposure (i.e., an occupied building or surface soil);
4. A route of exposure (ingestion, dermal contact, or inhalation); and
5. A receptor population (i.e., on-site workers or residents).

An exposure assessment will identify these pathways and includes a review of the potential sources of COPC and their release mechanisms, and identification of potential human receptors.

### **5.3 EXPOSURE CONCEPTUAL SITE MODEL**

A conceptual model has been developed based on the findings of the Site subsurface investigations described above and from the anticipated future use of the Site.

#### **5.3.1 Potential Sources of Constituents of Potential Concern**

Potential constituents of concern identified in Site soils above Protection of Groundwater SCOs include:

- VOCs: 1,4-Dioxane, 1,2,4-trimethylbenzene, 1,3,5-trimethylenbenzene, cis-1,2-DCE, ethylbenzene, methylene chloride, naphthalene, PCE, TCE and total xylenes.

Potential contaminants of concern identified in Site soils (remaining after IRM source material excavation) above the Commercial Use SCOs, applicable to the proposed Track 4 Cleanup include:

- VOCs: PCE

Potential constituents of concern identified in Site groundwater, and off-Site groundwater samples attributable to the on-Site release(s), above AWQS include:

- VOCs: 1,4-Dioxane, acetone, 1,2,4-trimethylbenzene, 1,3,5-trimethylenbenzene, cis-1,2-DCE, ethylbenzene, methylene chloride, naphthalene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene, trans-1,2-DCE, PCE, TCE, vinyl chloride and total xylenes.

Potential contaminants of concern identified in soil gas/indoor air, originating from the Site and above one or more of the following:

1. NYSDOH AGV
2. NYSDOH Immediate Action Level and/ or
3. NYSDOH Soil Vapor Intrusion Matrices (using soil gas and indoor air)
  - VOCs: PCE, TCE & Methylene chloride

### **5.3.2 Potential Release Mechanisms**

Analysis of soil shows the Site-specific COPCs for soils are chlorinated and petroleum VOCs. Analysis of soil vapor and groundwater indicates elevated concentration of chlorinated and petroleum VOCs in both on and off-Site samples collected.

The source of these compounds are the documented former on-Site dry cleaning (cVOCs) and auto repair/ petroleum bulk storage operations (petroleum VOCs). Historic use of off-Site properties for operations such as auto repair/sales, gasoline filling station/general petroleum storage and upholstering/vulcanizing may also be contributing to area-wide VOC impacts to off-Site soil vapor and groundwater. Former on-Site dry-cleaning operations are likely the source of the majority, of the localized cVOC impacts discovered during the RI.

### **5.3.3 Potential Human Receptors and Exposure Pathways**

Ingestion and dermal contact are the possible routes of exposure to potential receptors with respect to impacted soils and groundwater on and off- Site. Inhalation of dust is another possible route of exposure to potential receptors with respect to impacted soils. Inhalation of vapors (indoor air exposure pathway) entering the Site structure or neighboring structures is another exposure pathway. Under current and reasonably foreseeable uses, the potentially exposed populations include construction workers, utility workers, Site employees/tenants, residences (off-Site locations only) and visitors. The potential points of exposure include contact with soil and groundwater and inhalation of vapors. As discussed below, the only complete exposure pathway is to construction and utility workers. At present, all known impacted areas are covered by asphalt, concrete, or the Site structure thus limiting exposure. As soils within the shallow soil horizons met POG SCOs (with the exception of SB-6A, located collected beneath the building slab); the exposure pathway is also limited. Groundwater beneath the Site and surrounding area is not, expected to be used as a water supply for commercial use or as a potable drinking water supply to residents or businesses. The potable water for the Site and surrounding area is supplied by the local municipality (Town of Mount Kisco).

The exposure pathway from soil source materials, groundwater and soil gas to indoor air has been addressed on-Site through installation of a SVES (soil source removal), SSDS(s), including four on-Site and one off-Site system. Off-Site sumps believed to be a potential source of cVOCs volatilizing to indoor air have been sealed. Extensive indoor air sampling programs have been implemented both on and off-Site to document indoor air quality and prove the effectiveness of the above-mentioned IRMs.

Based on the current use and the anticipated future use of the Site and off-Site properties, the following potential human receptors have been identified:

1. On & off-Site employees and retail patrons (all affected Sites);
2. Off-Site residential tenants (188-190 & 192 E Main Street);
3. Construction/ utility workers.

#### *5.3.3.1 ON AND OFF- SITE EMPLOYEES & RETAIL PATRONS*

Future on and off-Site employees will not be exposed to soil or groundwater. As stated above, the majority of Site soils are covered by impervious surfaces and groundwater is not utilized; therefore, there are no exposure pathways via ingestion, inhalation or dermal contact. Current and future on and off-Site employees will not be exposed to soil gas as mitigation systems have been installed as IRMs at the on-Site structure and one off-Site structure. The systems are being monitored and indoor air sampling has documented the effectiveness of the IRM(s) in protecting the on and off-Site tenants/customers from unacceptable exposures. The Site Management Plan (SMP) will outline long-term operation and testing requirements for these IRMs.

#### *5.3.3.2 CURRENT OR FUTURE OFF-SITE RESIDENTIAL TENANTS*

Current or future off-Site residential tenants at 192 E Main Street are protected through the installation of a SSDS installed in the building as an IRM in 2023. The system is being monitored and indoor air sampling has documented the effectiveness of the IRM in protecting the residential tenants from unacceptable exposures. The SMP will outline long-term operation and testing requirements for the IRM.

#### *5.3.3.3 CURRENT OR FUTURE ON-SITE CONSTRUCTION AND UTILITY WORKERS*

A SMP will include provisions for future ground intrusive work at the Site. The SMP will be prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. Any future excavation work will be

conducted under a DEC approved Excavation Work Plan and overseen by a QEP/Remedial Engineer. Said work will incorporate a CAMP and HASP elements designed to protect Site construction workers from unacceptable exposures. Any on-Site ground instructive work conducted prior to implementation of the SMP will be reported to NYSDEC at least 15-days prior, and will be overseen by the QEP, Remedial Engineer and include CAMP and HASP provisions.

#### **5.4 QUALITATIVE FISH AND WILDLIFE RESOURCE EXPOSURE ASSESSMENT**

As outlined in the off-Site RIWP and pursuant to DER-10 3.8.2 and 3.10, a Fish and Wildlife Resource Evaluation (FWRIA) was required to provide an initial screening of potentially affected fish and wildlife resources in connection with the Site.

Off-Site investigations indicate that two sump pumps from the off-Site properties located at 188 (Sump #4) and 192 E Main Street contain petroleum and chlorinated VOC impacts above AWQS. Other sump pumps at 188-190 E Main Street (Sump #s 1, 2 & 3) discharge to the sanitary sewer systems. It should be noted that the discharge of groundwater to a sanitary sewer system is considered an illegal discharge by the Town/Village of Mount Kisco, which issued a violation to the owner of 188-190 E Main Street.

A SPDES Permit Equivalent was issued for Sump #4 at 188-190 E Main Street, designated Outfall # 001) and the sump pump serving 192 E Main Street, designated Outfall #002. The permit became effective on July 1, 2023. These two sumps discharge to the municipal stormwater system, which ultimately discharges to the Kisco River at an outfall located approximately 750-feet west northwest of 188-190 E Main Street, proximal to the Green Street Bridge. The Kisco River is a tributary of the Kisco Reservoir which supplies drinking water to NYC. Accordingly, granular activated carbon treatment systems were installed on the sump discharges between December 15, 2022, and June 8, 2023. To satisfy the SPEDES permit testing requirements, effluent samples have been collected monthly for laboratory analysis of cis-1,2-DCE, PCE, TCE, vinyl chloride, pH and PFAs. Monthly sampling of 192 E Main Street/Outfall 002 began in September 2023. Since that time, breakthrough of the carbon has not occurred (note the original steel 55-gallon drum GAC vessels were replaced with fiberglass vessels due to operational issues on September 8, 2022) and the SPDES Maximum Daily Limits have not been exceeded since the permit equivalent was issued.

Monthly sampling of 188-190 E Main Street/Outfall 001 began in July 2023. Signs of breakthrough (namely cis-1,2-DCE and vinyl chloride) were observed in the August and

September 2024 sample rounds. Accordingly, the GAC was replaced on October 3, 2024, and SPDES Maximum Daily Limits have not been exceeded.

WET Acute Invertebrate and Wet Chronic Invertebrate testing, required under the SPDES Permit Equivalent, was conducted on a quarterly basis in April, July and October 2024 for Outfall #001 only. Given the large volumetric requirements and specific testing intervals for the WET test, performance of this testing could not be completed for Outfall #002, which generates very limited water flow, only typically during heavy precipitation events. Relief from WET Testing requirements for Outfall #002 was granted by the NYS DOW. All sample results for Outfall# 002 yielded a “Pass” result, except for the October 2024 chronic test which reported as “Fail.” The acute test results in October 2024 passed. On December 20, 2024, the NYSDEC Project Manager reported that the WET Testing required for SPDES Permit Equivalent was complete, and the next WET test would be required in 2029. Monthly effluent sampling for cis-1,2-DCE, PCE, TCE, vinyl chloride, PFAS and pH continues in accordance with the permit.

Unacceptable discharges of VOCs to the storm sewer have been mostly eliminated by installation of GAC treatment on sump pump discharges at off-Site properties addressed as 188-190 and 192 East Main Street. Testing conducted since 2023 indicates the systems have effectively removed cVOCs from the effluent to below SPDES Permit Equivalent daily maximum limits. It should be noted that the tenant/owner of 188-190 E Main Street has often bypassed the GAC treatment system in between monthly testing events, likely to handle large flows of wastewater generated by the on-Site restaurant. Despite this tampering, the system has treated a total of 84,341 gallons of sump water since July 2023. A total of 46,823 gallons has been discharged from 192 East Main Street since December 2022. The treatment of these sump discharges has limited the ecological impacts to the freshwater fish and aquatic species in the Kisco River<sup>8</sup>.

Off-Site groundwater monitoring conducted to date suggests the cVOC plume does not extend past the downgradient property designated OS-5. The off-Site plume has shown a decreasing trend and is considered unlikely to present a current or future threat to fish and wildlife resources. Impacted Site soils are protected by the concrete building slab and asphalt paved parking lot and are inaccessible to wildlife.

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<sup>8</sup> This statement is true for times when the system is operating as intended with all sump water from Sump #4 being routed through the GAC system. Tampering with the effluent bypass to discharge higher volumes of water from the sump than the GAC system can support has resulted in the discharge of an unknown quantity of untreated sump water to the stormwater system.

## 5.5 QHHEA CONCLUSIONS

A summary of the QHHEA is provided in the table below. The QHHEA identified soil, groundwater, soil vapor and indoor air as impacted media resulting from a release of chlorinated and petroleum VOCs from historic Site operations. Groundwater and soil, and to a lesser degree soil vapor and indoor air have also been impacted with petroleum VOCs. The former on-Site dry cleaning, and historic auto repair/PBS operations are the primary potential source of COPCs. On and off-Site employees, customers and residential tenants are not a likely receptor population for dermal or ingestion pathways. Construction or utility workers conducting intrusive subsurface activities could be exposed to COPCs in Site soils and groundwater. The SMP will outline soil and groundwater handling practices to minimize exposure. Vapor mitigation to reduce unacceptable inhalation exposures have been implemented at on and off-Site locations as IRMs and will be maintained and monitored long-term under a SMP (*Mitigation OS-2 and OS-3 which are pending further discussion*).

| Environmental Media & Exposure Route                                            | Human Exposure Assessment                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Direct Contact with Surface Soils<br>(and incidental ingestion)                 | <ul style="list-style-type: none"> <li>• People are not coming into contact because contaminated surface soils have been removed and/or covered with building slab, pavement, concrete or clean soils.</li> <li>• Site employee contact will be eliminated through operational restrictions.</li> </ul> |
| Direct Contact with Subsurface Soils and Groundwater (and incidental ingestion) | <ul style="list-style-type: none"> <li>• People come into contact if they complete ground intrusive work at the Site. This exposure is, therefore, limited to construction and utility workers as will be outlined in the Site Management Plan.</li> </ul>                                              |
| Ingestion of Groundwater                                                        | <ul style="list-style-type: none"> <li>• Groundwater is not being used for drinking water; the area is served by the public water supply.</li> <li>• There are no known domestic water supply wells on-site or downgradient of the Site.</li> </ul>                                                     |
| Inhalation of Air                                                               | <ul style="list-style-type: none"> <li>• Soil gas / indoor impacts have been addressed as IRMs (OS-2 &amp; OS-3 Pending)</li> </ul>                                                                                                                                                                     |

## 6.0 RI SUMMARY OF FINDINGS

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### *Soil*

On-Site soils beneath the former dry cleaner are impacted with cVOCs, namely PCE, TCE cis,1-2-DCE and methylene chloride. Impacts from historic on-Site auto repair and gasoline service station operations were also encountered in soils, primarily beneath the building in the location of the former dry cleaner/ Unit #1. The primary petroleum VOCs detected in Site soils include 1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, naphthalene and total xylenes. Apart from one boring location (SB-2) advanced just north of the former dry cleaner, the on-Site release does not appear to have significantly impacted off-Site soils. Additionally, IRM excavation within the former dry cleaner resulted in the removal of 56.25 tons of solvent and petroleum impacted soil. Residual source material in excavation endpoint sample is being addressed using soil vapor extraction techniques. The residually impacted on-Site soil is capped beneath the building's concrete slab, which was restored after the IRM excavation work was completed. The Site slab ranges in thickness from 5 to 12-inches.

### *Groundwater*

On-Site groundwater is impacted with both cVOCs and petroleum VOCs. The on-Site release of cVOCs to groundwater has resulted in off-Site migration and contamination of groundwater downgradient, and to a lesser degree, crossgradient (east) of the Site. The sampling conducted to date suggests the impacts are primarily in the upper horizon of the shallow unconfined aquifer. Off-Site wells have shown a decreasing trend in PCE concentrations since the off-Site sampling program began in 2023. PCE breakdown daughter compounds including cis-1,2-DCE and TCE were variable across the sampling events. The variability in these breakdown products may indicate some natural degradation of PCE in groundwater. cVOC concentrations in on-Site wells in the parking lot to the east have been relatively stable between 2021 and 2024. Some elevated PCE breakdown compounds (cis-1,2-DCE, methylene chloride and vinyl chloride) detected in MW-4 and trans-1,2-dichloroethylene (trans 1,2-DCE) in MW-2 indicate some natural PCE degradation in these locations. Elevated petroleum compounds (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene and total xylenes) persist in on-Site wells with the highest concentrations being detected at MW-4. The sump pumps located in the northern downgradient properties addressed as 188-190 and 192 E Main Street may have historically created a cone of depression, drawing on-Site cVOCs and petroleum VOCs towards them. The effluent of these sump pumps is treated with GAC prior to

off-Site discharge into the municipal storm system in accordance with the with SPDES Permit Equivalent.

Area-wide PFAS groundwater contamination was observed during the RI. Almost all monitoring wells and sumps sampled contained PFOS and PFOA above April 2023 guidance. No on-Site soil source material for PFAS was identified, and historic use of the Site did not include operations known to utilize PFAS compounds.

*Soil Vapor and Indoor Air*

On-site soil vapor/indoor air and off-Site indoor air at the downgradient adjacent building located at 192 E Main Street have been impacted by the on-Site dry-cleaning solvent release such that mitigation of these structures was required. Mitigation of these structures was completed as IRM's appended to this RI.

A RAWP will be prepared summarizing the RI findings and outlining the remedial strategy for the Site. Most of the remedial elements (i.e. on and off Site IRMs) have been implemented as of the date of this RI to prevent exposure and limit further degradation of local groundwater, soil vapor and indoor air quality. Long term groundwater monitoring will continue to document groundwater quality area wide. Should a decreasing trend in VOCs in groundwater not be established, consideration of treatment/remediation of groundwater will be made in consultation with the Department.

A Track 4 cleanup with the use of Engineering and Institutional Controls (ECs/ ICs) to manage residual impacted Site media has been deemed appropriate by the NYSDEC based on the RI findings. A Site Management Plan will be required for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of ECs/ICs, and reporting at a specified frequency.

## 7.0 TENTATIVE SCHEDULE

| Milestone                                             | Anticipated Date                   |
|-------------------------------------------------------|------------------------------------|
| SVES/SSDS CCR and SSD/Mitigation System CCR Approvals | Approvals issued December 15, 2025 |
| Revised RIR Submission                                | May 2026                           |
| NYSDEC and NYSDOH RIR Approval                        | June 2026                          |
| Remedial Action Work Plan Submission                  | August 2026                        |
| NYSDEC and NYSDOH RAWP Approval                       | October 2026                       |
| RAWP Implementation                                   | November 2026                      |
| Final Engineering Report and Site Management Plan     | March 2027                         |
| Certificate of Completion                             | December 2027                      |