



July 1, 2025

**Monthly Progress Report #25
60 Alexander Street, Yonkers, NY
BCP Site #C360223
Reporting Period: June 2025**

Introduction

In accordance with the reporting requirements of the July 22, 2022 Brownfield Cleanup Agreement (BCA) for the above referenced site, P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. (PWGC) has prepared this monthly progress report on behalf of 60 Alexander Street Development, LLC to summarize the work performed at the site in June 2025.

The site is referred to as Block 2608 and Lot 14.18 on the Westchester County Tax Map and measures approximately 20,034 square feet. The property is bounded by industrial properties to the north; MetroNorth tracks and train yard to the east; a City Jail facility to the south; and Alexander Street and a multi-family residential building to the west.

Remedial Investigation/Action Relative to the Site During this Reporting Period

The 30-day Public Comment Period for the RIWP and CPP ended on June 14, 2025. NYSDEC accepted the RIWP and CPP in a letter dated June 18, 2025 and submitted to PWGC on June 30, 2025. Coordination for the Remedial Investigation with an anticipated kick-off on July 7, 2025.

Actions Relative to the Site Anticipated for the Next Reporting Period

A modification to the Brownfield Cleanup Agreement will be submitted to redefine the site boundaries and exclude a Westchester County Department of Environmental Facilities (DEF) easement area from the site. This will be completed following the acquisition of the DEF lot from Westchester County. The Remedial Investigation activities are expected to begin on July 7, 2025.

Approved Activity Modifications

There were no work scope or schedule changes during this reporting period.

Results of Sampling, Testing, and Other Relevant Data

No data to transmit during this period.

Deliverables Submitted During This Reporting Period

Monthly Progress Report #24 was submitted to NYSDEC and NYSDOH on June 7, 2025.

Information Regarding Percentage of Completion

The BCP project is approximately 10% complete.

Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

There were no unresolved delays encountered during this reporting period.





Community Participation Plan (CPP) Activities During this Reporting Period

The 30-day Public Comment Period for the RIWP and CPP ended on June 14, 2025. There were no comments to either document.

Activities Anticipated in Support of the CPP for the Next Reporting Period

There are no CPP activities expected in July 2025.

Miscellaneous Information

There is no additional information to report.

