

# Memorandum

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Division of Environmental Remediation  
New York State Department of  
Environmental Conservation | Bureau C

From: Nick Krasnecky, PE  
Carson Voci Engineering and Geology,  
D.P.C.

cc: Kiera Thompson, NYSDEC  
Sarah Saucier, NYSDEC  
Renata Ockerby, NYSDOH  
Brett Owings, Ridgewood Elmwood  
Owner, L.L.C.  
Chris Voci, Carson Voci

Date: May 14, 2025

Subject: **April 2025 - Monthly Progress Report**  
**Elmwood Preserve (NYSDEC BCP Site No. C360239), 850 Dobbs Ferry Road, White Plains, NY**

This April 2025 monthly progress report summarizes the work performed from April 1 through May 1, 2025, at the New York State (NYS) Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C360239 identified as Elmwood Preserve at 850 Dobbs Ferry Road, White Plains, New York (the “Site”). This monthly progress report was prepared in accordance with Appendix A, Article XI of the NYSDEC Brownfield Cleanup Agreement (BCA), executed on October 20, 2023, for the Site.

## Supplemental Remedial Investigation

Carson Voci Engineering and Geology, D.P.C. (Carson Voci) on behalf of Ridgewood Elmwood Owner, L.L.C. ((the “Applicant” and “Participant”) is conducting a Supplemental Remedial Investigation (SRI) at to define the nature and extent of contamination at the Site. The NYSDEC approved *Supplemental Remedial Investigation Work Plan – Groundwater* (SRIWP-G [Carson Voci 2025b]) was implemented from April 14 through April 21, 2025 and April 30 through May 1, 2025. Carson Voci implemented the Community Air Monitoring Plan (CAMP) during all ground intrusive activities and monitoring data was included with the daily reports. No CAMP exceedances were observed during this reporting period.

## Bedrock Monitoring Well Installation

Carson Voci mobilized to the Site with Coastal Environmental Solutions, Inc. from April 14 through 17, and April 21, 2025, to drill and install the bedrock monitoring wells proposed in the SRIWP-G. Three of the four wells proposed in the SRIWP-G, MW-01D, MW-09D, and MW-11D were installed, while MW-

07D was not installed due to the presence of water in the co-located overburden monitoring well, MW-07. The bedrock wells were installed 5 feet into competent bedrock in accordance with the SRIWP-G, with the construction summarized in the following table:

Bedrock Well ID	Competent Bedrock Depth (ft bgs)	Total Depth (ft bgs)	Screen Interval (ft bgs)
MW-01D	15.5	22	19 - 22
MW-09D	13	18	14 - 18
MW-11D	23	28	25 - 28

Water was observed in each bedrock well upon installation and the wells were developed with development water containerized in 55-gallon drums.

Carson Voci gauged and purged the existing overburden monitoring wells installed by Roux Environmental Engineering and Geology, D.P.C., to evaluate the ability to sample these wells. Three of the five existing overburden monitoring wells, RMW-03, RMW-07, and RMW-10, were determined to contain sufficient water table and recharge to be sampled.

## Groundwater and Shallow Surface Soil Sampling

Carson Voci mobilized to the Site on April 30 and May 1, 2025, to conduct groundwater sampling at the bedrock and overburden monitoring wells and collect shallow surface soil samples, in accordance with the SRIWP-G as detailed below:

- The groundwater samples were collected at the locations shown on Figure 1 for the laboratory parameters detailed in Table 1.
  - MW-01D was not sampled due to being dry during the synoptic gauging.
- The shallow surface soil samples were collected at the locations shown on Figure 2 at the depths and laboratory analysis detailed in Table 2.

All samples were collected in laboratory provided containers and transported to Pace Analytical Services, LLC, an Environmental Laboratory Approval Program-certified laboratory for the parameters being analyzed. Laboratory analytical reports will be provided with NYS Analytical Services Protocol Category B deliverables and will be reviewed and validated by a third-party data validator who will prepare a data-usability summary report (DUSR) before data is incorporated into the final RI Report (RIR) for the Site.

Groundwater and shallow surface soil analytical data tables, figures, and laboratory analytical reports will be provided in the RIR, upon receipt of third-party data validation. Preliminary groundwater and soil analytical data tables and figures will be prepared and provided to NYSDEC and NYSDOH under separate cover, upon receipt and review of all analytical data.

## Investigation Results

Preliminary sampling results from the SRIWP-Soil Investigation implementation were received and provided to NYSDEC and NYSDOH for review under separate cover.

## Deliverables and Submittals

The DRAFT *SRIWP – Surface Water and Sediment* was prepared and submitted this reporting period and is currently under review by NYSDEC.

The following deliverables and submittals are expected to be provided to NYSDEC and NYSDOH in the next reporting period:

- Additional Soil Sampling SRIWP – Provides a proposed scope of work to conduct limited soil sampling at select locations based on the preliminary results from the *SRIWP-Soil Investigation* (Carson Voci 2025a) implemented in the prior reporting period.

## Upcoming Anticipated Field Activities

The following field activities are anticipated to be conducted in the next reporting period:

- Implementation of a SRIWP-Surface Water and Sediment to sample surface water and sediment of the pond and small stream at the Site.
- Implementation of an Additional Soil Sampling SRIWP, including limited surface and sub-surface soil sampling based on the preliminary RI/SRI soil sampling results

## SRI Percentage of Completion

The SRI is estimated to be to be 80% complete.

## Schedule

The estimated remedial schedule is presented below and in Gannt Chart format as Attachment A.

Remedial Task	Estimated Implementation Timeframe
Submit Revised SRIWP-Surface Water and Sediment and SRIWP – Additional Soil Delineation	May 7, 2025
NYSDEC/NYSDOH Review of SRIWPs	May 2025
Approval and Implementation of SRIWPs	May 2025
Submit Remedial Investigation Report (RIR)	June 13, 2025
NYSDEC/NYSDOH Review of RIR	June – July 2025
Submit Remedial Action Work Plan (RAWP)	July 30, 2025

Remedial Task	Estimated Implementation Timeframe
NYSDEC RAWP Review, Public Comment, and Issuance of Decision Document (DD)	August – October 2025
Remedial Contractor Procurement and Permitting	September – November 2025
RAWP Implementation	December 2025 – May 2026
Submit Final Engineering Report (FER) / Site Management Plan (SMP [if needed])	August 31, 2026
NYSDEC FER/SMP Review	September – December 2026
NYSDEC Issuance of Certificate of Completion (CoC)	December 2026

## Citizen Participation Plan

No activities were undertaken in support of the Citizen Participation Plan during this reporting period, and none are anticipated for the next reporting period.

## References

Carson Voci Engineering and Geology D.P.C. (Carson Voci). 2025a. *Supplemental Remedial Investigation Work Plan – Soil Investigation*. January 31.

———. 2025b. *Supplemental Remedial Investigation Work Plan – Groundwater*. March 26.

## Attachments (5)

Table 1 – SRIWP-G – Groundwater Sample Summary

Table 2 – SRIWP-G – Shallow Surface Soil Sampling Summary

Figure 1 – SRIWP-G – Groundwater Sample Locations

Figure 2 – SRIWP-G – Shallow Surface Soil Sample Locations

A – Estimated Remedial Schedule

**Table 1**  
**SRIWP-G - Groundwater Sample Summary**

Elmwood Preserve Site - NYSDEC Site No. C360239  
850 Dobbs Ferry Road, White Plains, New York

Area	Groundwater Well	Groundwater Sample IDs	TCL VOCs + 10 TICs	TCL SVOCs <sup>1</sup> + 20 TICs	TAL Metals	Chromium (VI)	Mercury	TCL PCBs	TCL Pest	TCL Herb	PFAS	Total Cyanide
Western Parcel	RMW-03 <sup>2</sup>	RMW-03-yymmdd	X	X	X	X	X	X	X	X	X	X
	RMW-05 <sup>2</sup>	RMW-05-yymmdd	No Recharge									
	RMW-07 <sup>2</sup>	RMW-07-yymmdd	X	X	X	X	X	X	X	X	X	X
	RMW-08 <sup>2</sup>	RMW-08-yymmdd	Dry									
	RMW-10	RMW-10-yymmdd			X		X <sup>3</sup>	X			X	
	RMW-01D	RMW-01D-yymmdd	Dry									
	RMW-07D	RMW-07D-yymmdd	Not Installed									
	RMW-09D	RMW-09D-yymmdd	X	X	X	X	X	X	X	X	X	X
Eastern Parcel	RMW-11 <sup>2</sup>	RMW-11-yymmdd	No Recharge									
	RMW-11D	RMW-11D-yymmdd	X	X	X	X	X	X	X	X	X	X

X = Sample collected for proposed analysis

1. SVOCs analysis to include 1,4-Dioxane
2. Only to be sampled if sufficient groundwater is present.
3. Analyzed for PCBs for Total and Filtered.

\* See QAPP for additional details on laboratory methods, sampling containers, and associated sampling requirements

\*\* Quality Assurance and Quality Control samples to be collected in accordance with the SRIWP and QAPP

Acronyms

Herb = herbicides  
PCBs = polychlorinated biphenyls  
Pest = pesticides  
PFAS = per- and polyfluoroalkyl substances  
SVOCs = semi-volatile organic compounds  
TAL = target analyte list  
TCL = target compound list  
TICs = tentatively identified compounds  
VOCs = volatile organic compounds  
yymmdd = year/month/day

**Table 2****SRIWP-G Shallow Surface Soil Sampling Summary**

Elmwood Preserve Site - NYSDEC Site No. C360239

850 Dobbs Ferry Road, White Plains, New York

Area	Location ID	Sample ID	Sample Depth (ft bgs)	Soil Analyses	Sampling Rationale
				PFAS	
Western Parcel	A04/RMW-01	A04-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	A09/RMW-02	A09-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	A13/RMW-03	A13-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	C05/RMW-04	C05-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	C13/RMW-05	C13-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	E08/RMW-06	E08-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	G05/RMW-07	G05-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	G12/RMW-08	G12-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	I01/RMW-09	I01-0-0.2	0-0.2	X	Shallow soil PFAS investigation
	I08/RMW-10	I08-0-0.2	0-0.2	X	Shallow soil PFAS investigation
Eastern Parcel	I15/RMW-11	I15-0-0.2	0-0.2	X	Shallow soil PFAS investigation

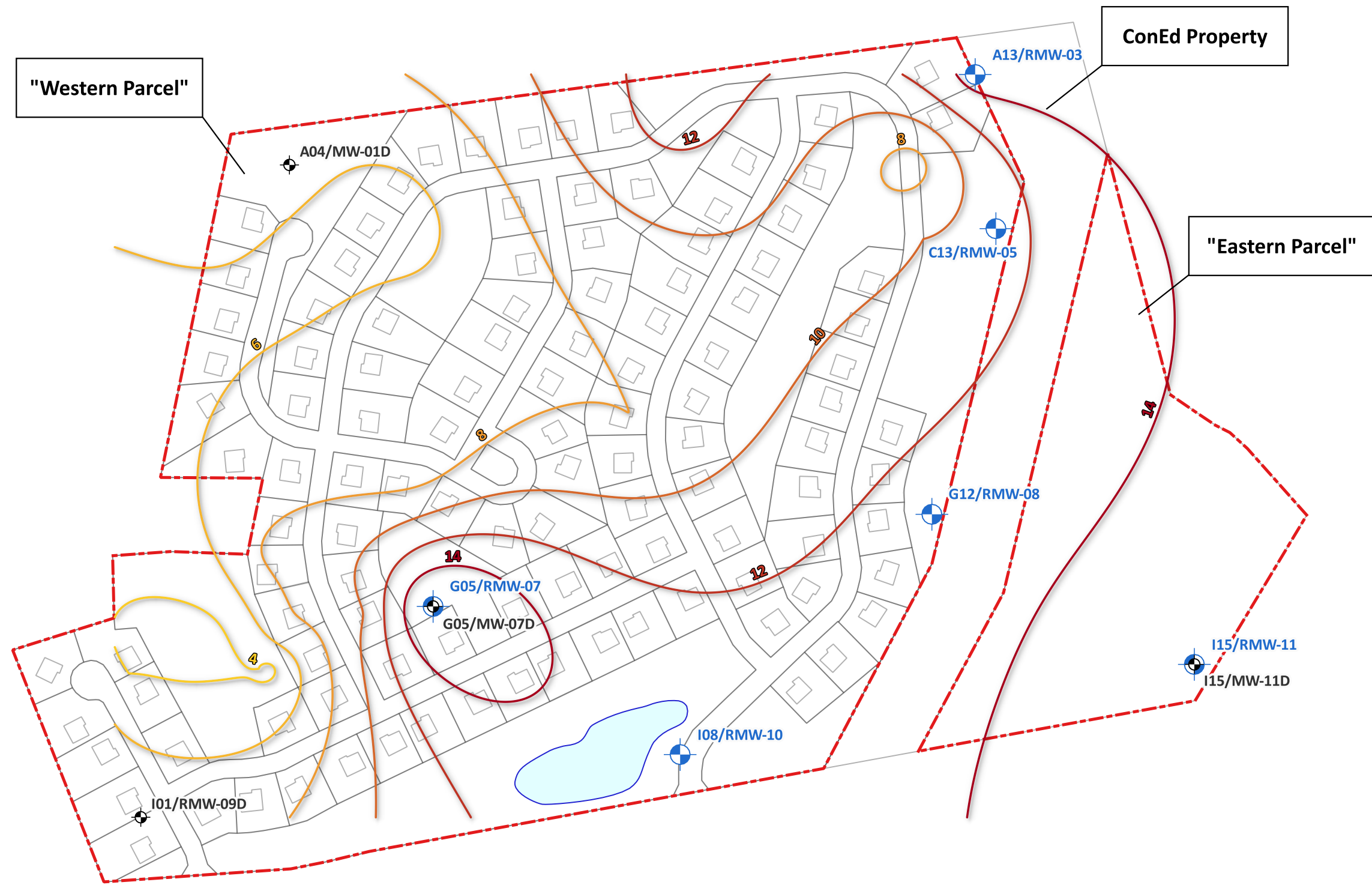
**Abbreviations:**

X - Sample Collected and Analyzed

ft bgs - feet below ground surface

PFAS - per- and polyfluoroalkyl substances

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**Legend**

Site Boundary

Pond

Proposed Development Plan

**Bedrock Depth Isocontour (extrapolated)**

2 ft bgs

4 ft bgs

6 ft bgs

8 ft bgs

10 ft bgs

12 ft bgs

14 ft bgs

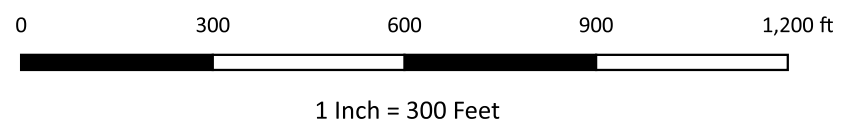
Installed RI Overburden Groundwater Monitoring Well

Proposed Supplemental Bedrock Groundwater Monitoring Well

**Abbreviations:**  
ft bgs - feet below ground surface  
RI - Remedial Investigation

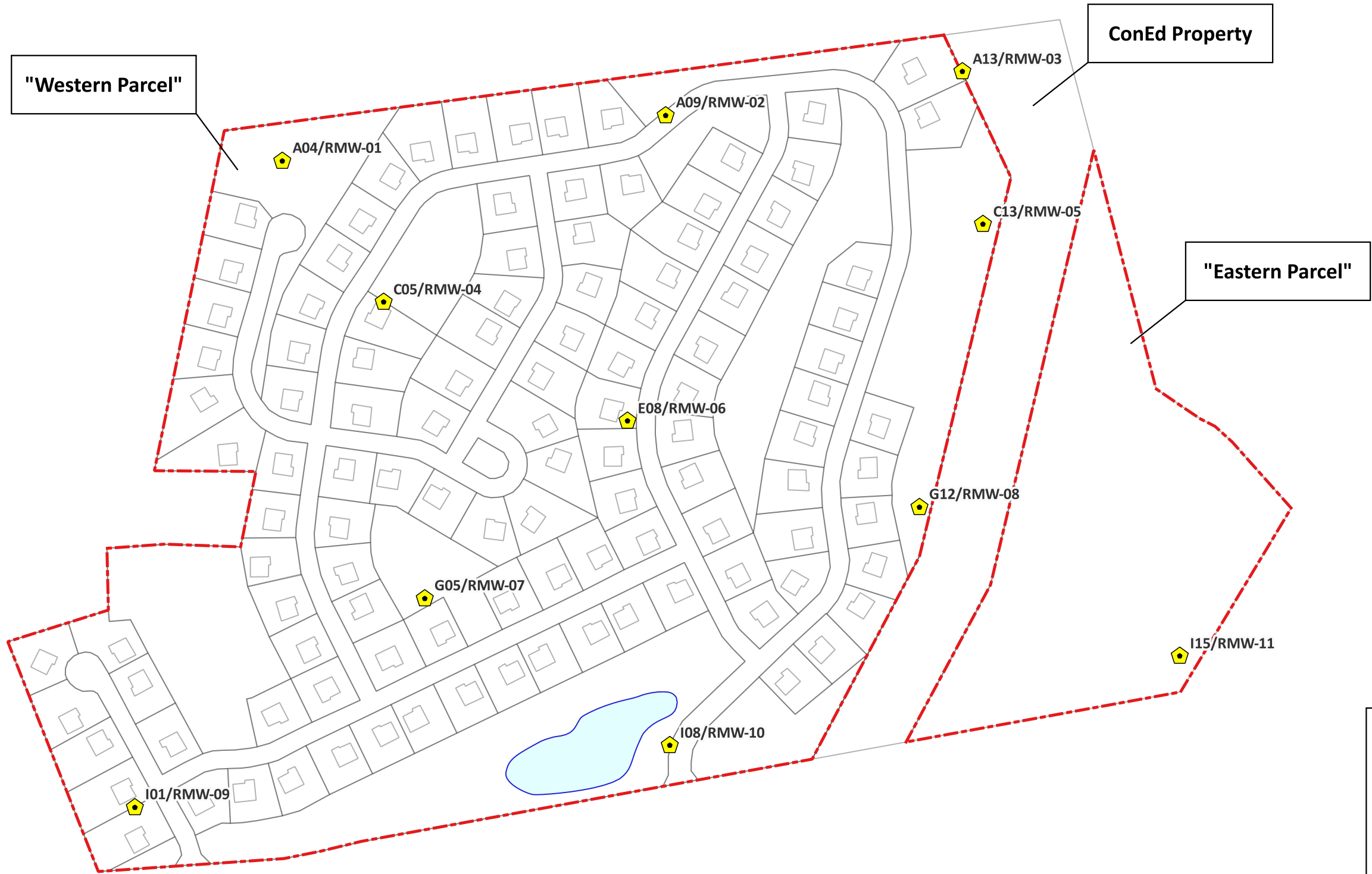
**Label Notation:**  
Location Code  
Bedrock Depth (ft bgs)

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<div><div>SAFETY FIRST</div><div><div>carsonvoci</div><div>engineering and geology dpc</div><div>an affiliate of Terraphase Engineering Inc.</div></div></div>	CLIENT: Ridgewood Elmwood Owner, LLC	SRIWP-G - Groundwater Sample Locations
	PROJECT: Elmwood Preserve Site NYSDEC Site No. C360239 850 Dobbs Ferry Road, White Plains, New York	
	PROJECT NUMBER: CV04.001	Figure 1

N:\GIS\Proj\105.004\_Elmwood Country Club\QGIS\20240927-Terraphase-Elmwood-SO.qgz 20250319-ProposedSuppSamplingLocations 2024-09-26T18:29:52.000 Created by: M.Civittilo Checked by: N. Krasnecky



**Legend**

- Site Boundary
- Pond
- Proposed Development Plan
- Proposed Supplemental Shallow Soil Sampling Location

**Note:**  
Proposed soil sampling locations are located at the RI groundwater monitoring well locations. See Table 3 for the proposed sampling depths and analyses for each location.

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1 Inch = 300 Feet



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CLIENT: Ridgewood Elmwood Owner, LLC

PROJECT: Elmwood Preserve Site  
NYSDEC Site No. C360239  
850 Dobbs Ferry Road, White Plains, New York

PROJECT NUMBER: CV04.001

**SRIWP-G - Shallow Surface  
Soil Sample Locations**

**Figure 2**



