
PERIODIC REVIEW REPORT
WHITE PLAINS FORMER MGP SITE
White Plains, Westchester, New York
(NYSDEC SITE NO: V00438-3)

Prepared for:



CONSOLIDATED EDISON CO. OF NEW YORK, INC.

31-01 20th Avenue

Long Island City, NY 11105

Prepared by:

PARSONS

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Bridgewater, New Jersey 08807

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NOVEMBER 2023

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 SITE ACTIVITIES CONDUCTED WITHIN PAST YEAR	2
2.1 Required Notification to NYSDEC	2
2.2 Post-Remedial Action Groundwater Sampling.....	2
2.3 Post-Remedial Action NAPL Recovery Well Monitoring	2
2.4 St. John portion of OU-1 Hardscaping	3
3.0 ANNUAL SITE INSPECTION	3
4.0 DECLARATIONS OF CONVENANTS AND RESTRICTIONS	4

LIST OF FIGURES

Figure 1 Site Plan

Figure 2 SMP Notification Areas

LIST OF ATTACHMENTS

ATTACHMENT 1	REQUEST TO IMPORT/REUSE FILL OR SOIL FORMS
ATTACHMENT 2	SITE WIDE INSPECTION FORM
ATTACHMENT 3	SITE INSPECTION PHOTO LOG
ATTACHMENT 4	INSTITUTIONAL AND ENGINEERING CONTROLS CERT. FORM

1.0 INTRODUCTION

This Periodic Review Report (PRR) has been prepared as part of the remedial program at the Consolidated Edison Company of New York, Inc (Con Edison) White Plains Former Manufactured Gas Plant (MGP) Site located in White Plains, Westchester County, New York (the “Site”) in accordance with the Voluntary Cleanup Agreement (VCA) Index # D3-0002-00-10, Site # V00438-3, which was executed on September 23, 2002 and modified on August 23, 2005. A Site plan is included as [Figure 1](#).

Remedial activities completed at the Site were conducted in accordance with the New York State Department of Conservation (NYSDEC) approved Remedial Action Work Plans (RAWPs) implemented for Operable Units 1 (OU-1) and Operable Unit 2 (OU-2) of the Site. OU-1 consists of the southern section of the Con Edison electric substation and the off-site Saint John the Evangelist Roman Catholic Church property. OU-2 consists of the northern section of the Con Edison distribution substation property and the adjoining 12 Water Street property.

The NYSDEC-approved remedy for OU-1 consists of: (i) continued maintenance and use of the non-aqueous phase liquid (“NAPL”) MGP coal tar cut-off wall installed immediately down-gradient of the former MGP relief holder area in the south-central portion of the Con Edison electric substation property as part of the NYSDEC-approved Interim Remedial Measures (“IRM”); (ii) continued maintenance, operation, and monitoring of the NAPL recovery wells and piezometers installed in that area as part of the IRM; and (iii) installation, maintenance, operation, and periodic monitoring of a network of groundwater monitoring wells on the Saint John the Evangelist Roman Catholic Church property. The NYSDEC-approved remedy for the OU-2 portion of the Site consists of in-situ stabilization/solidification (“ISS”) of MGP source materials, and the installation of a low permeability cap.

As part of the remedial action for the Site, engineering and institutional controls were implemented for the continued protection of human health and the environment. Engineering controls included the composite cover system, the on-site groundwater monitoring well network, the on-site NAPL recovery wells, and the on-site NAPL cut-off wall. Institutional controls included the filing of and compliance with the Declaration of Covenants and Restrictions to place restrictions on the future use of the Site and a Site Management Plan (SMP) was developed to set guidelines for future intrusive activities at the Site. Additional institutional controls include on-going groundwater and other environmental/public health monitoring.

Since some contamination was left in the subsurface at this Site, a SMP was prepared and approved by the NYSDEC to manage the remaining contamination at the Site in perpetuity or until extinguishment of the Declaration of Covenants and Restrictions for the Site in accordance with the VCA.

In accordance with the SMP, a comprehensive Site-wide inspection of the remedial components installed at the Site will be conducted annually to confirm that the engineering controls continue to perform as designed, that the institutional controls have not been altered, and that the conditions at the Site are fully protective of public health and the environment. The monitoring/NAPL recovery wells, well protective casings and covers, the composite cover system and surrounding surface areas are inspected during each annual inspection event to determine if, and when, maintenance activities are required. The inspections are performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature. Maintenance activities are performed, as appropriate, based on the findings of the annual inspections. Maintenance activities may include but are

not limited to: the repair/replacement of damaged or missing well or vault covers; the repair of damaged concrete or asphalt surfaces immediately surrounding the wells; and the repair of damaged portions of the composite cover system.

The annual certification is a written statement by a New York State-licensed professional engineer indicating that the engineering controls employed at the Site are unchanged from the previous certification or that any changes to the controls employed at the Site were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such controls to protect the public health and the environment or constitute a violation or failure to comply with the SMP.

2.0 SITE ACTIVITIES CONDUCTED WITHIN PAST YEAR

The following summarizes the required notifications to the NYSDEC and the Site activities conducted over the past year at the Site.

2.1 Required Notification to the NYSDEC

As depicted on [Figure 2](#), the following intrusive activities would require notification to the NYSDEC:

- Excavations greater than five feet in depth within the southern section of the Con Edison electric distribution substation property portion of the Site, or
- Intrusive work that encounters the ISS material which is generally 3.5 feet below ground surface (bgs) within the OU-2 area of the Site, or
- Intrusive work that is greater than five feet in depth within the non-ISS areas of the OU-2 area of the Site, or
- Intrusive work that is greater than five feet in depth within the sidewalk along the southern side of Water Street adjacent to the OU-2 area of the Site.

2.2 Post-Remedial Action Groundwater Sampling

Post-remedial action groundwater monitoring is performed at the Site on a periodic basis to assess the performance of the remedy. During each sampling event, groundwater samples are collected from the monitoring wells and submitted to a New York State Department of Health Environmental Laboratory Analysis Program (ELAP) approved laboratory for the analysis of volatile organic compounds (VOCs) using USEPA Method 8260 and semi-volatile organic compounds (SVOCs) using USEPA Method 8270.

The 2023 post-remedial action groundwater sampling events performed at the Site were conducted on December 12 through December 16, 2022, and on June 19 through June 23, 2023 in accordance with the SMP. Groundwater samples were collected from monitoring wells MW-6 through MW-20, and MW-101 (with the exception of monitoring well MW-12C) and were analyzed for VOCs and SVOCs. Letters detailing the results of these sampling events are submitted to the NYSDEC under separate covers.

2.3 Post-Remedial Action NAPL Recovery Well Monitoring

The on-site network of NAPL recovery wells and piezometers located within the south-central section of the Con Edison electric distribution substation were also monitored on a semi-annual basis within the past year. During each monitoring event, the depth to groundwater and NAPL thickness (if present) were measured in each recovery well and piezometers using an electrical oil/water interface probe attached to a measuring tape accurate to within 0.01 feet.

2.4 Saint John Evangelist Roman Catholic Church portion of OU-1 Hardscaping

On Friday, June 23, 2023, the annual Site inspection was completed at the Con Edison White Plains Former Manufactured Gas Plant (MGP) Site Operable Units (OU) 1 and 2 (NYSDEC Site #V00438-3). During Site inspection activities, it was observed that surficial intrusive masonry work in the form of the installation of paver stones (hardscaping) was being conducted in the Saint John Evangelist Roman Catholic Church portion of OU-1. For reference, photo documentation of these activities is included with this PRR.

Intrusive activities were being completed to replace surface masonry/sidewalk areas immediately adjacent to the church. Intrusive activities were advanced to a maximum depth of 6-inches below ground surface (bgs). Following shallow excavations, masonry work was completed to restore the area to grade and included the placement of:

- Approximately 3-inches of Item 4 Stone
- Approximately 1-inch of Masonry Sand), and
- 2-inch thick paver stones

Information pertaining to both the Item 4 Stone and the masonry sand was provided by a representative from Saint John the Evangelist Roman Catholic Church. The following is a summary of imported material based on the documentation provided:

- Item 4 Stone
 - Sourced from Metro Green LLC in Mount Vernon, New York, a NYSDEC registered Construction and Demolition Debris (C&D) processing facility,
 - Sieve analysis conducted by Certified Testing Laboratories, Inc. (Tuckahoe, New York) indicates that the material contains less than 10% by weight fines passing the #200 sieve.
- Masonry Sand
 - Sourced from Trusco Building Supply and Garden Center in Mount Vernon, New York, a commercial business open to the public,
 - Sieve analysis conducted by All Island Testing Associates, Inc. (Bay Shore, New York) indicates that the material contains less than 10% passing the #200 sieve.

Based on observations during the annual Site inspection, approximately 12 yards of Item 4 Stone and 4 yards of masonry sand were brought to the Site as clean backfill material. Request to Import/Reuse Fill or Soil forms, as presented in NYDEC DER-10 Technical Guidance for Site Investigation and Remediation and prepared based on documentation provided by property representatives, are included in [Attachment 1](#).

Following restoration to grade, an excess volume of surface soil equivalent to approximately 5 to 6 wheelbarrows remained at the Site at the time of inspection. While on-site, Parsons measured volatile organic compounds (VOCs) from stockpiled excavated soils using a photoionization detector (PID), with readings measuring 0.0 parts per million (ppm). Also, no visual or olfactory impacts were detected in stockpiled excavated soils. Following the Site inspection, excess material that remained was disposed of at Metro Green of Mount Vernon, NY.

The OU-1 Saint Johns Site Management Plan (SMP) and associated Excavation Work Plan (EWP), which is included as Appendix G of the Sitewide SMP, contains the following language:

- The Site remedy allows for continued use of the Site subject to engineering and institutional controls. Any future intrusive work that will penetrate, encounter or disturb on-Site remaining contamination, at depths greater than 20 feet bgs will be performed in compliance with this Excavation Work Plan (EWP).

Based on the depth of intrusive activities not exceeding 6-inches bgs, the masonry work does not trigger SMP requirements; and notification to NYSDEC was not required. However, an email notification of the masonry work was sent to the NYSDEC via email correspondence on June 23, 2023, shortly after the intrusive work was observed during the annual Site inspection.

The occupants of the Site were advised that in the future, Con Edison should be notified at least 15-days before any intrusive activities so an appropriate determination of SMP requirements and required notifications may be made prior to the work taking place.

3.0 ANNUAL SITE INSPECTION

A Site inspection was conducted on June 23, 2023 by Parsons. Inspection activities consisted of visually observing and documenting the condition of the monitoring and NAPL recovery wells, protective casings and covers, and surrounding surface areas. In addition, the on-site composite cover system within OU-2 was inspected. The inspection was performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature. The intrusive activities conducted within the Saint John Evangelist Roman Catholic Church portion of OU-1 portion of the Site have been summarized above.

During the site inspection, it was noted that bolts were missing from the cover of MW-18; and a new cover is needed for MW-19.

The results of the inspection also indicated the continued presence of cracks in the asphalt cover of the Water Street parking lot composite cover system which appear to be due to the winter conditions of the past seasons. In addition, concrete flaking was again observed in the sidewalk along Water Street in the northeast corner of the Site. These conditions are not currently resulting in exposure pathways through the cover systems. However, it is recommended that these features be closely monitored during future Site inspections in the event that conditions worsen.

Based on the Site inspection performed on June 23, 2023, the Site continues to be used as an office building with parking lot, an electrical distribution substation, and a church. A portion of the Saint John the Evangelist Roman Catholic Church property is also used by the YMCA of Central and Northern Westchester. A completed Site-wide Inspection Form is included as [Attachment 2](#), a Site inspection photo log has been included as [Attachment 3](#), and the completed Institutional and Engineering Controls Certification (IECC) Form is included as [Attachment 4](#).

4.0 DECLARATIONS OF COVENANTS AND RESTRICTIONS

The NYSDEC-approved Declarations of Covenants and Restrictions for the Con Edison electric substation and the 12 Water Street properties were filed with the Westchester County Clerk's office on April 28, 2011. Con Edison notified the NYSDEC of the filing in a letter dated May 10, 2011. This letter was also included in the PRR that was submitted to the NYSDEC on April 11, 2012.





















FIGURES

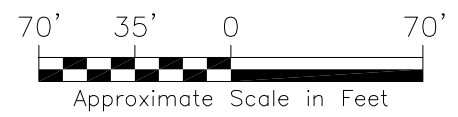
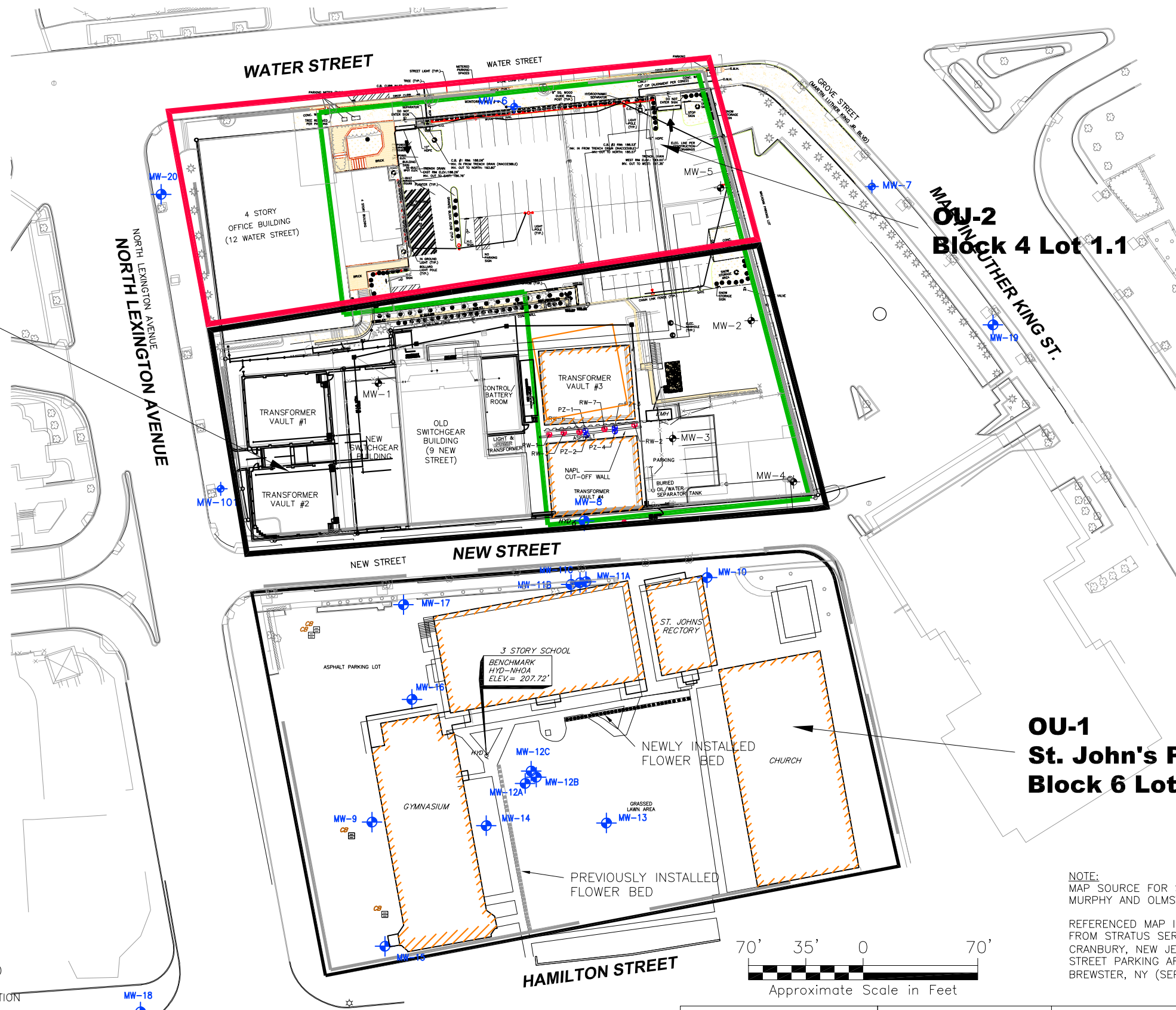
**OU-1
9 New Street
Block 4 Lot 2.1**

**OU-2
Block 4 Lot 1.1**

**OU-1
St. John's Property
Block 6 Lot 2**

LEGEND:

-  CATCH BASIN
-  RECOVERY WELL
-  PIEZOMETERS
-  MONITORING WELL
-  PARKING METER
-  LIGHT POLE
-  STREET LAMP
-  IN-GROUND LIGHT
-  BOLLARD LIGHT POLE
-  RETAINING WALL
-  PROPERTY LINE
-  CONCRETE
-  BRICK
-  PLANTER AREAS
-  CHAIN LINK FENCE
-  METAL HANDRAIL
-  OPERABLE UNIT 2 (OU-2)
-  OU-1 ELECTRIC DISTRIBUTION SUBSTATION PROPERTY
-  APPROXIMATE BOUNDARY OF FORMER MGP SITE
-  OU-1 ST. JOHN'S CHURCH PROPERTY
- IRM EXCAVATION AREA



NOTE:
MAP SOURCE FOR ST. JOHNS BUILDINGS:
MURPHY AND OLMSTEAD, ARCHITECTS - JUNE 30, 1928.

REFERENCED MAP INFORMATION FOR SUBSTATION PROPERTY
FROM STRATUS SERVICES GROUP, ENGINEERING DIVISION, INC.,
CRANBURY, NEW JERSEY (MARCH 14, 2000); AND FOR 12 WATER
STREET PARKING AREA FROM TERRY BERGENDORFF COLLINS,
BREWSTER, NY (SEPTEMBER 30, 2010)

PARSONS

301 PLAINFIELD ROAD
SUITE 350
SYRACUSE, N.Y. 13212
PHONE: (315) 451-9560
FAX: (315) 451-9570

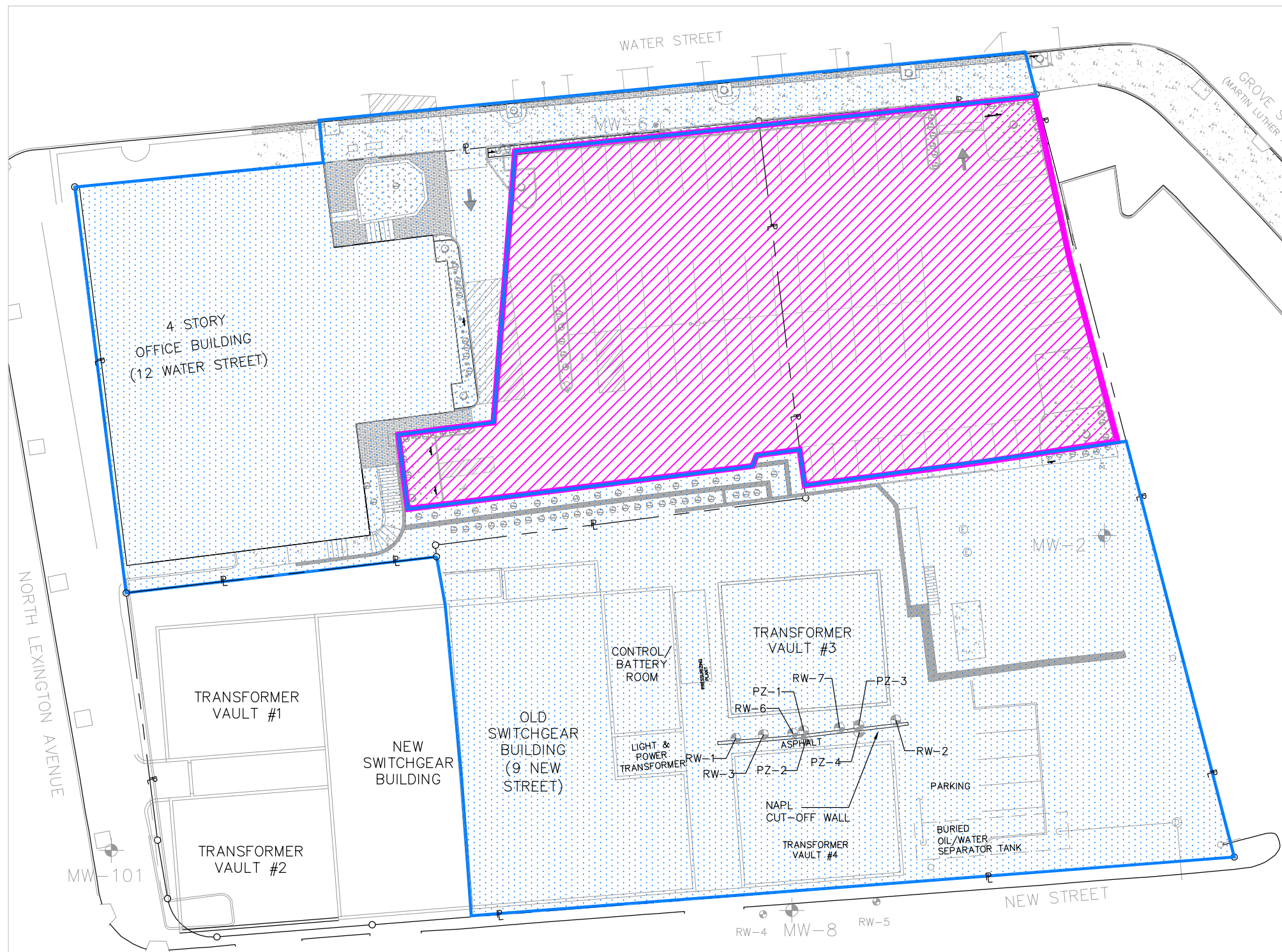
Con Edison

WHITE PLAINS FORMER MGP SITE
WHITE PLAINS, NEW YORK











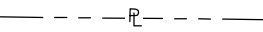



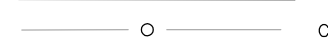
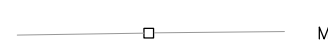


SITE PLAN

FIGURE NO.

1



LEGEND:

-  RECOVERY WELL
-  PIEZOMETERS
-  MONITORING WELL
-  MONITORING WELL CLUSTER
-  PARKING METER
-  LIGHT POLE
-  STREET LAMP
-  IN-GROUND LIGHT
-  BOLLARD LIGHT POLE
-  RETAINING WALL
-  PROPERTY LINE
-  CONCRETE
-  BRICK
-  PLANTER AREAS
-  CHAIN LINK FENCE
-  METAL HANDRAIL
-  SMP NOTIFICATION AT 3.5 FEET BELOW GRADE
-  SMP NOTIFICATION AT 5 FEET BELOW GRADE

NOTE:

REFERENCED MAP INFORMATION FOR SUBSTATION PROPERTY DERIVED FROM STRATUS SERVICES GROUP, ENGINEERING DIVISION, INC., CRANBURY, NEW JERSEY (MARCH 14, 2000); AND FOR 12 WATER STREET PARKING AREA FROM TERRY BERGENDORFF COLLINS, BREWSTER, NY (SEPTEMBER 30, 2010).



SCALE: 1"=40'

PARSONS 301 PLAINFIELD ROAD SUITE 350 SYRACUSE, N.Y. 13212 PHONE: (315) 451-9560 FAX: (315) 451-9570	WHITE PLAINS FORMER MGP SITE WHITE PLAINS, NEW YORK	FIGURE NO. 2
	SMP NOTIFICATION AREAS	

ATTACHMENT 1

REQUEST TO IMPORT/REUSE FILL OR SOIL FORMS



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e) and 6NYCRR Part 360.13. Use of this form is not a substitute for reading the applicable regulations and Technical Guidance document.

SECTION 1 – SITE BACKGROUND

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

How many cubic yards of soil will be imported/reused?

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone?

Does it contain less than 10%, by weight, material that passes a size 100 sieve?

Is this virgin material from a permitted mine or quarry?

Is this material recycled concrete or brick from a DEC registered processing facility?

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

- Sieve analysis of one (1) sample completed by Certified Testing Laboratories, Inc. (Tuckahoe, New York) and provided by Metro Green LLC (Mount Vernon, New York).
- Sieve analysis determined sample contains less than 10% fines and fine material.

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

- N/A

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Metro Green LLC, 100A Oak Street, Mount Vernon - C&D Processing Facility (Source)

Location where fill was obtained:

Metro Green LLC, 100A Oak Street, Mount Vernon - C&D Processing Facility

Identification of any state or local approvals as a fill source:

NYSDEC Registration # 60W26 (attached)

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

- December 20, 2011 NYSDEC Registration Letter and Registration Form
- February 7, 2023 sieve analysis results (Certified Testing Laboratories, Inc.)

The information provided on this form is accurate and complete.

Yelena Skorobogatov

Signature

11/2/23

Date

Yelena Skorobogatov

Print Name

Consolidated Edison Company of New York, Inc.

Firm

New York State Department of Environmental Conservation

Division of Materials Management, Region 3

21 South Platt Corners Rd., New Paltz, NY 12561-1696

Telephone: (845) 256 3134 Fax: (845) 255-3414



Joe Martens
Commissioner

December 20, 2011

Angelo Maiorano
Metro Green LLC
100A Oak Street
Mount Vernon NY 10550

RE:60W26 METRO GREEN LLC, 100A OAK STREET, MOUNT VERNON

Dear Mr. Maiorano,

Enclosed is a validated copy of your registration form which was submitted to the Department pursuant to 6NYCRR Part 360, effective November 26, 1996. One copy of this form must be maintained at this facility.

You are reminded that Part 350 contains General Provisions (Subpart 1) and C&D Processing Facilities (Subpart 16) requirements that must be followed to warrant your facility's continued status as a registered facility. This registration does not preclude your facility from adhering to all other applicable federal, state and local requirements.

If you have any questions regarding this matter, please do not hesitate to call me at (845) 256-3134.

Sincerely,

Lee E. Reiff
Region 3, Division of Materials Management

cc: L. Vitrone, Deputy Commissioner, Westchester County Department of Environmental Facilities
T. Laibach



**REGISTRATION FORM FOR A
 SOLID WASTE MANAGEMENT FACILITY**

Please read and follow all instructions before completing this registration form

Please Type or Print clearly THIS IS NOT A UPA PERMIT

DEPARTMENT USE ONLY

DEC REGISTRATION #

1610W216

DEC ADMINISTRATION #

DATE RECEIVED 10/21/11

1. FACILITY NAME AND LOCATION <u>Metro Green, LLC</u>		2. FACILITY OWNER'S NAME <u>Angelo Maiorano</u>	
Street <u>100A OAK STREET</u>		Mailing Address <u>100A OAK STREET</u>	
City/Village <u>MOUNT VERNON</u>		City/Town/Village <u>MOUNT VERNON</u>	
Town <u>NY</u> County <u>Westchester</u>		State/Zip Code <u>NY 10550</u>	
Telephone Number <u>(914) 663-1800</u>		Telephone Number <u>(914) 663-1800</u>	
3. FACILITY OPERATOR'S NAME (if different)		4. SITE OWNER'S NAME (if different)	
Mailing Address		Mailing Address	
City/Town/Village		City/Town/Village	
State/Zip Code		State/Zip Code	
Telephone Number ()		Telephone Number ()	

RECEIVED
 OCT 21 2011
 ENVIRONMENTAL QUALITY
 REGION 3 - NEW PALTZ

5. TYPE OF FACILITY REGISTRATION (check all applicable boxes)

<input type="checkbox"/> Energy Recovery Incinerators or Pyrolysis Units [360-3.1(c)]	<input type="checkbox"/> Waste Tire Retreaders [360-13.1(d)(1)(i)]
<input type="checkbox"/> Land Application and Sludge Storage Facilities [360-4.1(c)]	<input type="checkbox"/> Waste Tire Stored for On-site Energy Recovery [360-13.1(d)(1)(ii)]
<input type="checkbox"/> Land Clearing Debris Landfills three acres or less [360-7.2(a)]	<input type="checkbox"/> Tire Dealers Selling Waste Tires [360-13.1(d)(1)(iii)]
<input type="checkbox"/> Transfer Stations (municipally owned/operated/contracted) receiving less than 50,000 cubic yards or 12,500 tons of household solid waste annually [360-11.1(b)(1)]	<input type="checkbox"/> Tire Manufacturing Facilities [360-13.1(d)(1)(iv)]
<input type="checkbox"/> Transfer Stations (municipally owned/operated/contracted) receiving less than 50,000 cubic yards or 12,500 tons of containerized solid waste annually [360-11.1(b)(2)]	<input checked="" type="checkbox"/> Processing Facilities Receiving Only Recognizable Uncontaminated Concrete, Asphalt Pavement, Brick, Soil or Rock [360-16.1(d)(1)(i)]
<input type="checkbox"/> Source Separated, Nonputrescible Solid Waste Recyclables Handling and Recovery Facilities [360-12.1(d)]	<input type="checkbox"/> Uncontaminated Unadulterated Wood Processing Facilities [360-16.1(d)(1)(ii)]
<input type="checkbox"/> Other Facilities not specifically described above, Specify Type _____	

6. SOLID WASTE HANDLED	7. OPERATIONS SCHEDULE - Normal schedule of operation
a. List wastes and/or materials to be accepted <u>Soil, Rock, CONCRETE</u>	<u>7:00AM - 5pm M-F, 7:00AM - 4PM SAT</u>
b. Quantity (specify Units - see instructions) design capacity <u>500cy Processed BULKY-AG</u> storage on site <u>3,000cy</u>	8. NAME(S) OF ALL MUNICIPALITIES SERVED <u>Tuckahoe, Mount Vernon, Mamaroneck, Larchmont, Yonkers</u>

9. CERTIFICATION:

I hereby affirm under penalty of perjury that information provided on this form and attached statements and exhibits was prepared by me or under my supervision and direction and is true to the best of my knowledge and belief, and that I have the authority as OWNER (title) of Metro Green, LLC (Entity) to sign this registration form pursuant to 6 NYCRR Part 360. By signing this registration form, I affirm that I have read the applicable regulations and will abide by all conditions of the registration requirements. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Printed/Typed Name <u>Angelo Maiorano</u>	Signature <u>Angelo Maiorano</u>	Mo. <u>10</u>	Day <u>20</u>	Year <u>11</u>
---	----------------------------------	---------------	---------------	----------------



CERTIFIED TESTING LABORATORIES, INC.

Sieve Analysis Report

CLIENT: Angelo Maiorano
Metro Green LLC
100A Oak Street
Mount Vernon, NY 10550

DATE: 02-07-2023

PROJECT: 100A Oak Street
Mount Vernon, NY 10550

LAB NO: 20812
CTL SAMPLE ID: 9B

SAMPLE ID: Item 4

TIME IN: 01-31-2023, 11:00 AM

RECEIVED: 01-31-2023

TIME OUT: 02-07-2023, 4:00 PM

INSPECTOR: Glenn M. Riegel

		RESULTS			
Sieve Size	Grain Size (mm)	Weight Retained (g)	% Retained	Cumulative Wt % Retain	% Passing
1"	25.40	0	0	0	100
3/4"	19.05	30.3	1.8	1.8	98.2
1/2"	12.70	154.4	9.3	11.2	88.8
3/8"	9.525	202.2	12.2	23.4	76.6
No. 4	4.750	438.8	26.5	49.9	50.1
No. 10	2.000	158.2	9.6	59.4	40.6
No. 60	0.250	420.4	25.4	84.8	15.2
No. 100	0.150	86.7	5.2	90.1	9.9
No. 200	0.075	62.3	3.8	93.8	6.2
Pan	Pan	17.7	1.1	94.9	5.1

Wet Soil (Ws): 1571.1
 Dry Soil (Ds): 1655.3
 Moisture Content: N/A

RESULTS:	1. Contains less than 10% fines and fine material. 2. Material conforms to the requirements of section 304 of NYS DOT S.S. for type 4 material.
EQUIPMENT USED:	Sieves, SN: 7, 9, EE195072, EE194895, 172427670, EE195725, 03356639, 03336793, 173322970 Shaker, SN: SB525

Respectfully submitted,
 CERTIFIED TESTING LABORATORIES, INC



KD/rs/lis

CTL SOF S-3
6/1/12
RZ

All reports are the confidential property of Clients, and information contained may not be published or reproduced, pending our written approval.

140 Marbledale Road, Tuckahoe, NY 10707 • (718) 824-1616 • Fax (718) 792-0982



CERTIFIED TESTING LABORATORIES, INC.

CLIENT: Angelo Maiorano
Metro Green LLC
100A Oak Street
Mount Vernon, NY 10550

DATE: 02-07-2023

PROJECT: 100A Oak Street
Mount Vernon, NY 10550

LAB NO: 20812
CTL SAMPLE ID: 9B

SAMPLE ID: Item 4

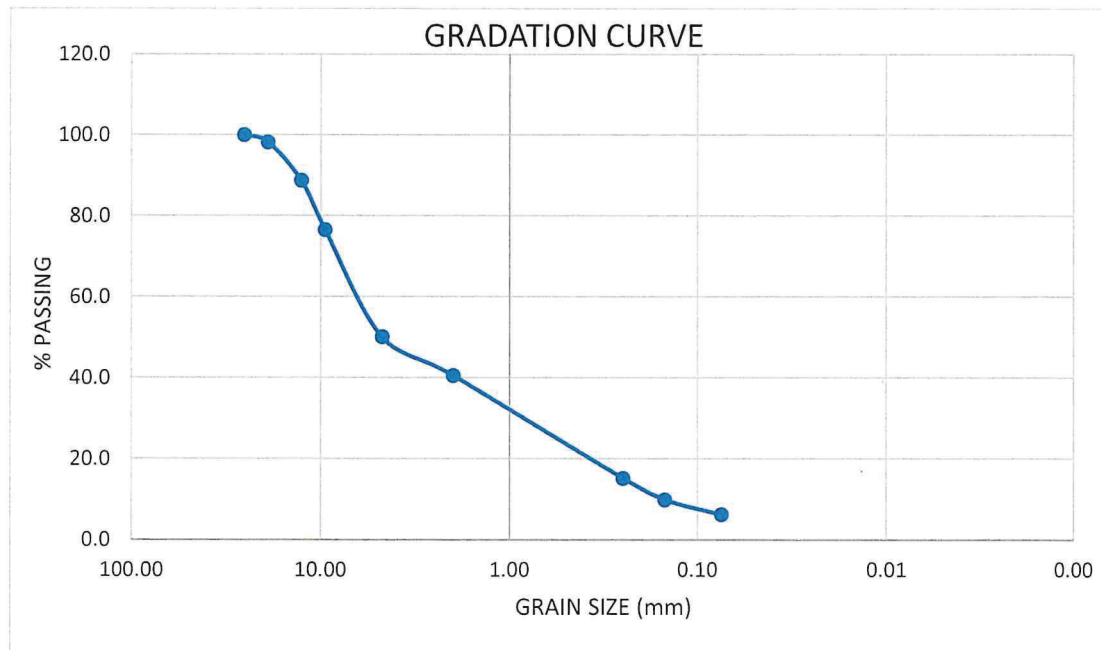
TIME IN: 01-31-2023, 11:00 AM

RECEIVED: 01-31-2023

TIME OUT: 02-07-2023, 4:00 PM

INSPECTOR: Glenn M. Riegel

		RESULTS			
Sieve Size	Grain Size (mm)	Weight Retained (g)	% Retained	Cumulative Wt. % Retain	% Passing
1"	25.40	0	0	0	100
3/4"	19.05	30.3	1.8	1.8	98.2
1/2"	12.70	154.4	9.3	11.2	88.8
3/8"	9.525	202.2	12.2	23.4	76.6
No. 4	4.750	438.8	26.5	49.9	50.1
No. 10	2.000	158.2	9.6	59.4	40.6
No. 60	0.250	420.4	25.4	84.8	15.2
No. 100	0.150	86.7	5.2	90.1	9.9
No. 200	0.075	62.3	3.8	93.8	6.2
Pan	Pan	17.7	1.1	94.9	5.1





**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e) and 6NYCRR Part 360.13. Use of this form is not a substitute for reading the applicable regulations and Technical Guidance document.

SECTION 1 – SITE BACKGROUND

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

How many cubic yards of soil will be imported/reused?

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone?

Does it contain less than 10%, by weight, material that passes a size 100 sieve?

Is this virgin material from a permitted mine or quarry?

Is this material recycled concrete or brick from a DEC registered processing facility?

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

- Sieve analysis of one (1) sample completed by All Island Testing Associates, Inc. (Bay Shore, New York) and provided by Sandoval Masonry Contractors Inc. (Yonkers, New York)

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

- Material sourced from public commercial entity (Trusco Building Supply and Garden Center - Mount Vernon, New York) by hardscaping contractor (Sandoval Masonry Contractors Inc.). No chemical laboratory analytical data available.

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Pablo Sandoval, Sandoval Masonry Contractors Inc. (Client to Source)

Location where fill was obtained:

Trusco Building Supply and Garden Center - Mount Vernon, New York

Identification of any state or local approvals as a fill source:

N/A

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Fill material sourced from public commercial business serving as a building supply and garden center. Based on the information provided, material utilized is publicly available masonry sand.

Provide a list of supporting documentation included with this request:

- May 11, 2022 sieve analysis results (All Island Testing Associates, Inc.)

The information provided on this form is accurate and complete.

Yelena Skorobogatov

Signature

11/2/23

Date

Yelena Skorobogatov

Print Name

Consolidated Edison Company of New York, Inc.

Firm

ALL ISLAND TESTING ASSOCIATES, INC.

75B Pine Aire Drive
Bay Shore, NY 11706
Phone (631) 273-5717
Fax (631) 273-2457
NC

Giaquinto Masonry
429 Carl's Path
Deer Park, N.Y. 11729

Re: Fine Sand Sample del 5/11/22

<u>SIEVE SIZE</u>	<u>PERCENT PASSING</u>	<u>SPECIFICATIONS</u>
3/8	100.0	100
4	100.0	95-100
8	98.8	80-100
16	92.2*	50-85
30	66.5*	25-60
50	14.5	5-30
100	1.1	0-10
FM	2.269	

NOTE: *- Does Not Conform to Specifications.

Respectfully Submitted,
ALL ISLAND TESTING
Dinene Filiberto
Dinene Filiberto

ATTACHMENT 2
SITE WIDE INSPECTION FORM

SITE WIDE INSPECTION FORM
WHITE PLAINS FORMER MGP SITE

Inspector: Daniel Martoccia Date: 6/23/2023

Event Type (circle one): Scheduled / Non-Routine

Asphalt Inspection

Please note any observations of breaches in the any asphalt, which may include but are not limited to cracks, holes, indentations, vegetation growing through asphalt, etc.

OU-1: See summary and photos of St. John church hardscaping project

OU-2: Observed cracks in the asphalt cover of the parking lot composite cover system in which appear to be due to the harsh winter conditions of past seasons. Cracks do not appear to have gotten worse since last year's inspection.

Concrete Slab/Sidewalks Inspection

Please note any observations of breaches in any concrete/sidewalks, which may include but are not limited to cracks, holes, indentations, vegetation growing through concrete etc.

OU-2: Observed concrete flaking in the sidewalk located along Water Street in the northeast corner of the Site.

Soil Inspection

Please note any observations of breaches in the soil cover, which may include but are not limited to holes and soil washout.

OU-1: See summary and photos of St. John the Evangelist Roman Catholic Church hardscaping project

OU-2: None observed.

ATTACHMENT 3
SITE INSPECTION PHOTO LOG

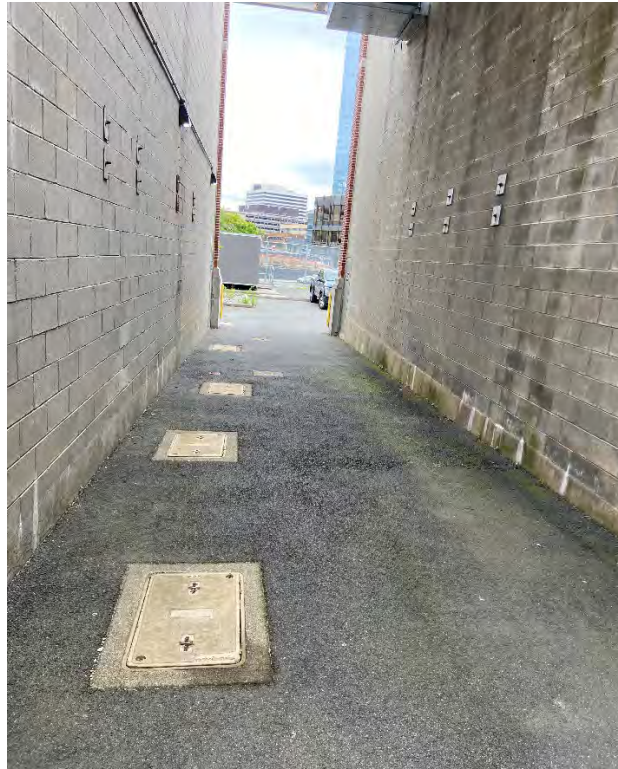


Photo 1: Alley between Transformer Vaults No. 3 and 4 (facing East)



Photo 2: Parking area east of Transformer Vaults No. 3 and 4 (facing South)



Photo 3: Parking area east of Transformer Vaults No. 3 and 4 (facing East)



Photo 4: Driveway east of Transformer Vaults No. 3 and 4 (facing North)



Photo 5: Lower gravel cover area near Transformer Vault No. 3 (facing East)

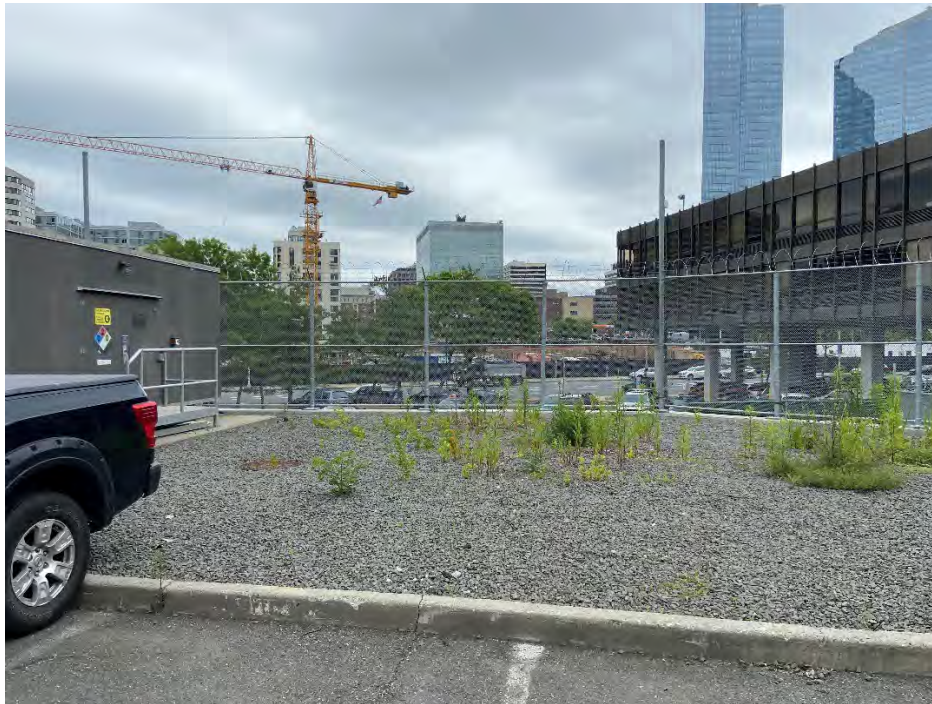


Photo 6: Upper gravel cover area near Transformer Vault No. 3 (facing East)



Photo 7: Upper gravel cover area near Transformer Vault No. 3 (facing West)



Photo 8: Monitoring Well (MW-7) on western sidewalk of of Dr. Martin Luther King Jr. Blvd



Photo 9: Monitoring Well MW-19 well cover is broken



Photo 10: Water Street parking lot (facing South)



Photo 11: Sidewalk Immediately North of Water Street Parking Lot (facing West)



Photo 12: Water Street Parking Lot (facing West)



Photo 13: Water Street Parking Lot (facing North)



Photo 14: Water Street Parking Lot (facing Southwest)



Photo 15: Water Street Parking Lot entrance (facing North)



Photo 16: Monitoring Well MW-6 on Water Street (facing South)



Photo 17: Surficial paver work conducted in the St John's Courtyard (facing East)



Photo 18: Surficial paver work conducted in the St John's Courtyard (facing Northeast)



Photo 19: Preparation for surficial paver work in the St John's Courtyard (facing North)



Photo 20: Western St. Johns driveway/parking lot (facing North)



Photo 22: Building construction in progress across North Lexington Avenue from St. Johns western parking lot (facing Northwest)

ATTACHMENT 4

**INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION
FORM**



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details		Box 1
Site No.	V00438		
Site Name CE - White Plains MGP			
Site Address: 9 New Street and 12 Water Street Zip Code: 10601-			
City/Town: White Plains			
County: Westchester			
Site Acreage:			
Reporting Period: July 10, 2022 to July 10, 2023			
			YES NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If NO, include handwritten above or on a separate sheet.		
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Box 2
		YES NO
6.	Is the current site use consistent with the use(s) listed below? Industrial	<input checked="" type="checkbox"/> <input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/> <input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
125.66-4-1.1	GHP Water Street LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction

The Controlled Property may be used for: Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).

The use of groundwater underlying the site is restricted as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYSDOH, or County DOH.

125.66-4-2.1	Con Edison Co of NY Inc	Ground Water Use Restriction Soil Management Plan Landuse Restriction
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The Controlled Property may be used for: Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).

The use of groundwater underlying the site is restricted as a source of potable or process water, without necessary water quality treatment as determined by the Department, NYSDOH, or County DOH.

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
125.66-4-1.1	Cover System

The site owner will be responsible for the operation and maintenance of the cover system as discussed in the Site Management Plan.

125.66-4-2.1	Cover System
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The site owner will be responsible for the operation and maintenance of the cover system as discussed in the Site Management Plan.

Periodic Review Report (PRR) Certification Statements

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

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

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

YES NO

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

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

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

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

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

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

YES NO

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. V00438**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I Yelena Skorobogatov at Con Edison 31-01 20th Ave. Bldg 136,
L.I.C., NY 11105
print name print business address

am certifying as OWNER (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Y. Skorobogatov 7/12/23
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

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

I Daniel Martoccia of Parsons at 1011 US-22W, Suite 201, Bridgewater, NJ 08807
print name print business address

I am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)



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



7/12/23
Date

Stamp
(Required for PE)