



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

April 15, 2020

Mr. Matthew Hubicki
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016

Re: Progress Report – March 2020
Polychrome West Site
City of Yonkers, Westchester County
NYSDEC BCP Site No. C360099

Dear Mr. Hubicki:

This Progress Report has been prepared by AKRF, Inc. (AKRF) on behalf of Avalon Yonkers Sun Sites, LLC (AVB) to summarize the work performed at the Polychrome West site [Brownfield Cleanup Program (BCP) Site No. C360099] located at 137-145 Alexander Street, Yonkers, New York (the Site) during the month of March 2020.

Community Air Monitoring Plan (CAMP) observations were as follows:

- No intrusive soil work occurred below the final cover system at the Site during the reporting period for the month of March 2020.
- On March 25 and 26, 2020, handheld equipment was used to monitor volatile organic compounds (VOCs), oxygen, and hydrogen sulfide (H₂S) during dense non-aqueous phase liquid (DNAPL) coal tar removal activities, in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP). Air monitoring was performed within the work zone. No VOC or H₂S exceedances were recorded during the DNAPL removal activities.

Site Activities:

- During the month of March 2020, no on-Site excavation activities below the final cover system occurred. Building construction, general site work, and landscaping work were performed throughout this period.
- On March 5, 2020, Brookside Environmental of Copiague, New York, removed two drums of used personal protective equipment (PPE) and oily debris generated during previous DNAPL gauging events. The drums were disposed of at Clean Waters of New York in Staten Island, New York. The final disposal manifests are included in Attachment A and will be included in the Periodic Review Report (PRR) for 2020.
- On March 25, 2020, AKRF completed monthly gauging of the following groundwater monitoring and non-aqueous phase liquid (NAPL) recovery wells: MW-A, MW-B, MW-C, MW-D, MW-E, MW-F, NW-1, NW-3, NW-4, NW-5, NW-6, NW-7, NW-8, NW-9, NW-10, NW-10S, NW-11, and NW-12.

DNAPL was detected in NW-5 (~7.33-ft.), NW-6 (~7.35-ft.), NW-8 (~3.88-ft.), and NW-10 (~5.15-ft.). NAPL recovery wells are equipped with 3-foot sumps. Monthly gauging results for the March 2020 reporting period are included in Table 1.

- On March 25, 2020, AKRF performed DNAPL removal activities with a 2-inch submersible pump and dedicated tubing at recovery wells NW-8 (~4 gallons) and NW-10 (~5 gallons). The recovered DNAPL was containerized in a Department of Transportation (DOT)-approved 55-gallon drum, labeled as hazardous waste, and staged on the PW Site on grid cell F1.
- On March 26, 2020, AKRF performed oversight during additional DNAPL removal, which was completed by Eastern Environmental of Manorville, New York (Eastern). Measurable DNAPL was removed from NW-5 (~7.5 gallons) and NW-6 (~7.5 gallons) utilizing a vacuum truck to apply vacuum on an internal 1-inch pipe within the respective recovery well. The recovered DNAPL was containerized in a DOT-approved 55-gallon drum, labeled as hazardous waste, and staged on-Site in Grid Cell B1 for off-site disposal at an appropriate receiving facility. Following DNAPL removal, the vacuum truck was decontaminated using a steam pressure washer with the decontamination fluids drummed on-Site.
- A total of 24 gallons of DNAPL was recovered during the reporting period, and 70.5 gallons of DNAPL have been recovered in total (year to date). DNAPL recovery totals are summarized in Table 2.
- On March 26, 2020, Eastern removed one drum of used personal protective equipment (PPE) and oily debris generated during previous NAPL gauging events. The drum was disposed of at Clean Waters of New York in Staten Island, New York. The final disposal manifests are included in Attachment A and will be included in the PRR for 2020.
- AKRF anticipates to complete DNAPL removal in April 2020 in the same methods as described for above while long term trends and alternate recovery methods are evaluated.
- During the month of March 2020, ¾-inch stone and item 4 subbase material were imported to the Site from Tilcon West Nyack Quarry, a NYSDEC-approved source, and used for backfill and general grading. The imported volumes and grid cell placement included 92.11 tons of ¾-inch stone and 133.54 tons of item 4 subbase imported to Grid Cells: A1-A3 and A1-G1. Approved import material tickets will be included in the PRR for 2020.

The following work is planned for April:

- Grading activities with NYSDEC-approved Category 1 soil, ¾-inch gravel, and/or trap rock screenings;
- SSDS installation (finalizing vertical riser location and chase); and
- NAPL recovery well monitoring and NAPL recovery.

If you have any questions or require additional information, please contact me at (914) 922-2387.

Sincerely,
AKRF, Inc.



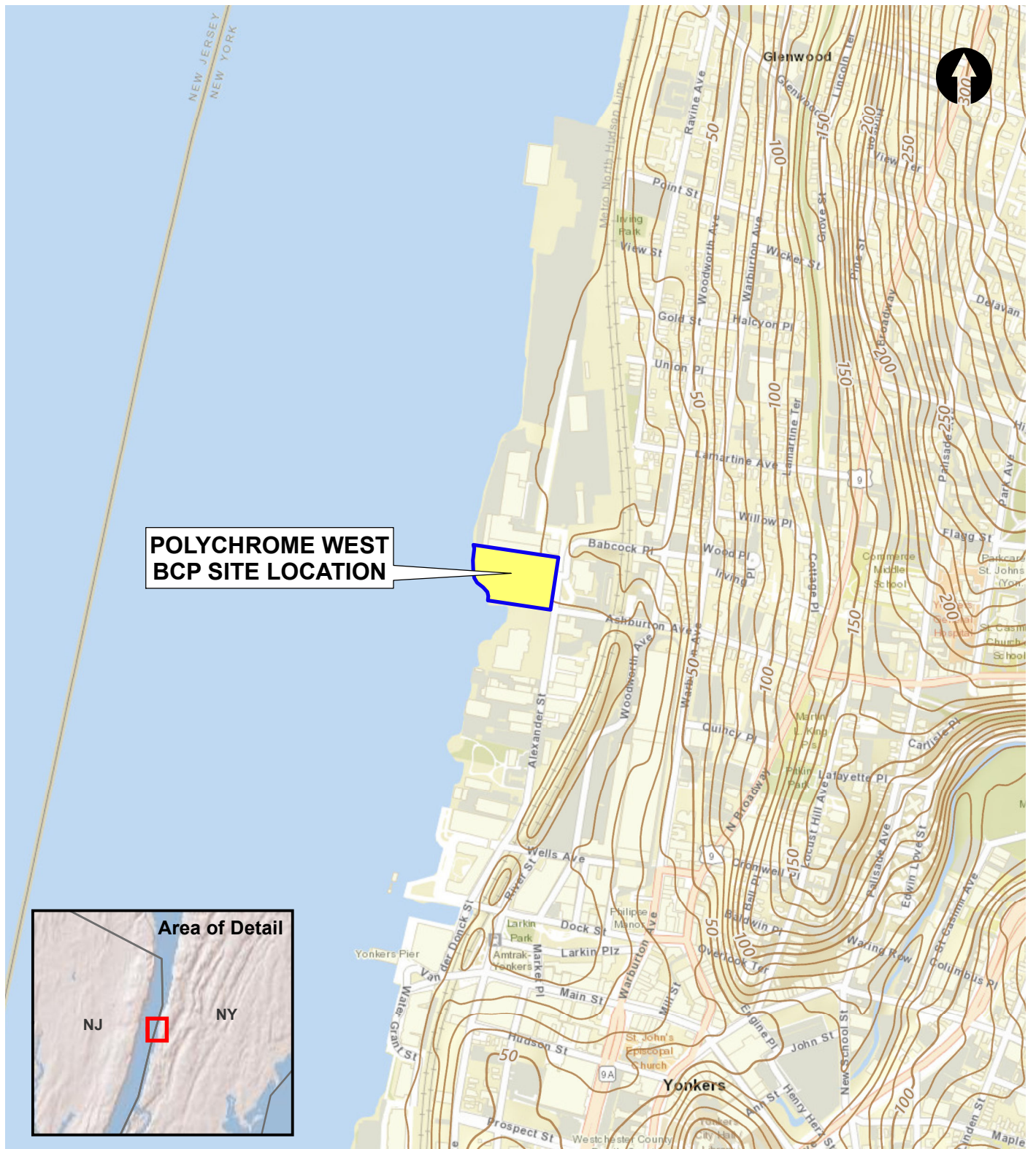
Patrick McHugh, P.E.
Environmental Engineer

Encl.: Figure 1 – Site Location Map
 Figure 2 – Site Plan with Reference Grid
 Figure 3 – NAPL Recovery & Groundwater Monitoring Well Location Plan
 Table 1 – Polychrome West Well Gauging Table
 Table 2 – Polychrome West DNAPL Recovery Totals
 Attachment A – Disposal Manifests

cc (electronic copy only): Kevin Carpenter – NYSDEC
 Scott Deyette – NYSDEC
 Sarita Wagh – NYSDOH
 Jeff Perlman – AVB
 Christopher Reynolds – AVB
 Jon Vogel – AVB
 Barry White – AVB
 Scott Caporizzo – AKRF
 Marc Godick – AKRF
 Steve Grens – AKRF
 Rebecca Kinal – AKRF

ATTACHMENTS

© 2019 AKRF Q:\Projects\180017 - AVALONBAY YONKERS - BLD 2 - PCW\Technical\GIS and Graphics\Hazmat\FER180017 Fig 1 site loc map.mxd/25/2019 3:39:54 PM mveilleux



Service Layer Credits: ESRI Worldwide Street Map data; 2019.

Map Source - BCP Site Boundary from Paulus, Sokolowski and Sartor Architecture & Engineering, P.C.
Stamped Survey Drawing Titled "Environmental Easement Area" - dated May 31, 2019.

0 800 1,600
SCALE IN FEET



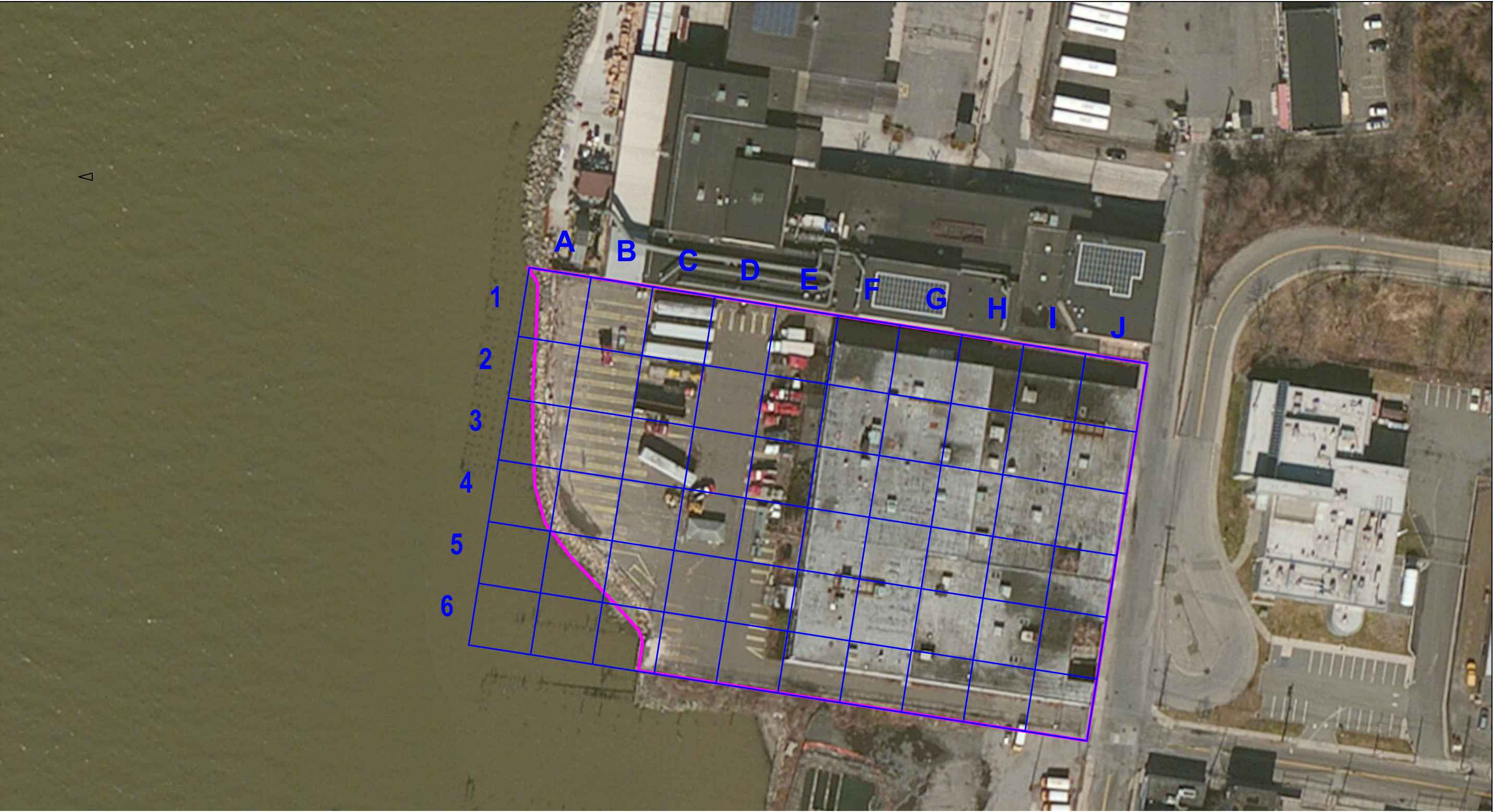
34 S. Broadway #401, White Plains, NY 10601

**Polychrome West
NYSDEC Site (BCP #C360099)
Yonkers, New York**

SITE LOCATION MAP

DATE 12/19/2019
PROJECT NO. 180017
FIGURE 1

©2018 AKRF, Inc Q:\Projects\40566 - AVALONBAY YONKERSTechnical\Hazmat\CAD\40566 Fig 2 WC Grid (Polychrome West).dwg last save: mvelieux 1/5/2018 2:34 PM



Aerial Source:
2014 New York Statewide Digital Orthoimagery.

PROJECT SITE BOUNDARY

1

A

ALPHANUMERIC GRID



Polychrome West Site
BCP Site C360099
Yonkers, New York

440 Park Avenue South, New York, NY 10016

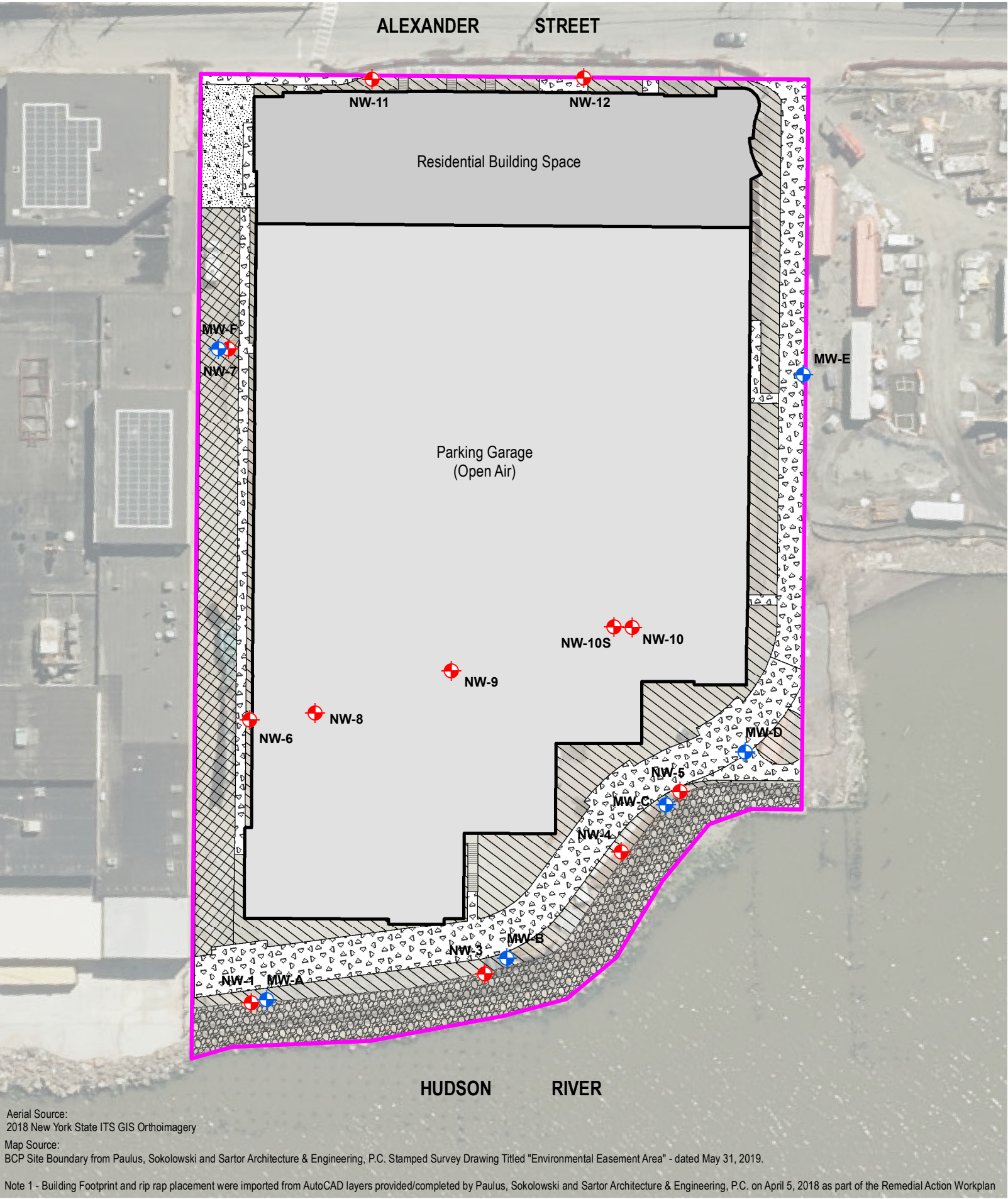
SITE PLAN WITH REFERENCE GRID

DATE

PROJECT NO.
40566

FIGURE
2

©2019 AKRF C:\Projects\180017 - AVALONBAY YONKERS - BLD 2 - PCW\Technical\GIS and Graphics\Hazmat\FER\180017 Fig 7 NAPL Recovery and GW Wells.mxd 12/19/2019 2:26:59 PM mveilleux



LEGEND

- BCP SITE
- RESIDENTIAL BUILDING
- PARKING GARAGE (OPEN)
- ESPLANADE
- GRASS PAVER
- ASPHALT
- LANDSCAPED
- RIP RAP
- NAPL RECOVERY WELL
- GROUNDWATER MONITORING WELL LOCATION (SHALLOW NAPL RECOVERY)



Polychrome West
NYSDEC Site (BCP #C360099)
Yonkers, New York

NAPL RECOVERY & GROUNDWATER
MONITORING WELL LOCATION PLAN

Table 1
Polychrome West
Yonkers, NY
Well Gauging Measurements

Well ID	Date:	Time:	Depth to LNAPL (Ft.)	Depth to Water (Ft.)	Depth to DNAPL (Ft.)	Total Depth (Ft.)	LNAPL Thickness (Ft.)	DNAPL Thickness (Ft.)	Comments
MW-A	1/9/2020	12:09	ND	8.35	ND	13.10	NA	NA	
	2/19/2020	10:00	ND	7.38	ND	13.11	NA	NA	
	3/25/2020	8:50	ND	7.39	ND	14.22	NA	NA	
MW-B	1/9/2020	13:34	ND	11.39	ND	14.73	NA	NA	
	2/19/2020	10:00	ND	10.37	ND	14.71	NA	NA	
	3/25/2020	8:40	ND	10.52	ND	14.73	NA	NA	
MW-C	1/9/2020	12:08	ND	12.38	ND	18.52	NA	NA	
	2/19/2020	10:00	ND	12.02	ND	17.96	NA	NA	
	3/25/2020	8:30	ND	11.74	ND	18.02	NA	NA	
MW-D	1/9/2020	16:06	ND	11.16	ND	17.83	NA	NA	
	2/19/2020	10:00	ND	10.41	ND	17.89	NA	NA	
	3/25/2020	8:25	ND	10.65	ND	18.11	NA	NA	
MW-E	1/9/2020	16:03	ND	12.22	ND	15.39	NA	NA	
	2/19/2020	10:00	ND	7.84	ND	12.59	NA	NA	Well cut down to pavement level
	3/25/2020	8:20	ND	8.63	ND	12.58	NA	NA	
MW-F	1/9/2020	15:55	ND	12.09	ND	20.04	NA	NA	
	2/19/2020	10:00	ND	12.07	ND	20.09	NA	NA	
	3/25/2020	8:55	ND	9.53	ND	17.79	NA	NA	
NW-1	1/9/2020	12:47	ND	8.4	ND	20.55	NA	NA	
	2/19/2020	11:30	ND	7.75	ND	20.39	NA	NA	
	3/25/2020	9:45	ND	7.02	ND	20.48	NA	NA	
NW-3	1/9/2020	12:52	ND	10.84	ND	35.31	NA	NA	
	2/19/2020	11:30	ND	10.21	ND	35.95	NA	NA	
	3/25/2020	9:50	ND	9.04	ND	35.33	NA	NA	
NW-4	1/9/2020	13:44	ND	11.82	ND	45.89	NA	NA	
	2/19/2020	11:30	ND	11.08	ND	46.26	NA	NA	
	3/25/2020	9:55	ND	11.10	ND	46.48	NA	NA	
NW-5	1/9/2020	10:00	ND	12.04	32.86	39.97	NA	7.11	Pre-pumping measurement. ~ 7 gallons removed
	1/9/2020	13:36	ND	12.84	ND	38.45	NA	NA	Post-pumping measurement.
	1/10/2020	10:30	ND	11.29	ND	38.39	NA	NA	
	1/10/2020	12:53	ND	12.53	ND	40.38	NA	NA	
	2/19/2020	13:00	ND	12.33	33.39	40.38	NA	6.99	Pre-pumping measurement
	2/21/2020	13:05	ND	12.33	ND	40.38	NA	NA	Post-pumping measurement ~7.5 gallons removed
	3/25/2020	12:00	ND	11.75	33.05	40.38	NA	7.33	Pre-pumping measurement
NW-6	3/26/2020	9:00	ND	11.75	37.6	37.80	NA	NA	Post-pumping measurement ~7.5 gallons removed
	1/9/2020	10:05	ND	10.82	32.21	38.87	NA	6.66	Pre-pumping measurement. ~2 gallons removed
	1/9/2020	10:41	ND	10.83	ND	38.89	NA	NA	Post-pumping measurement.
	1/10/2020	12:50	ND	10.26	ND	39.23	NA	NA	
	1/10/2020	15:00	ND	10.46	ND	39.55	NA	NA	
	2/19/2020	13:00	ND	10.42	32.24	39.55	NA	7.31	Pre-pumping measurement
	2/21/2020	13:05	ND	10.42	ND	39.55	NA	NA	Post-pumping measurement ~7.5 Gal. removed
NW-7	3/25/2020	11:30	ND	8.88	31.18	38.53	NA	7.35	Well cut down prior to 3/25/20. Pre-pumping measurement.
	3/26/2020	10:00	ND	8.88	ND	38.53	NA	NA	Post-pumping measurement ~7.5 gallons removed
	1/9/2020	14:50	ND	9.59	ND	22.08	NA	NA	
	2/19/2020	11:30	ND	9.55	ND	22.99	NA	NA	
	3/25/2020	9:40	ND	9.37	ND	23.19	NA	NA	Well cut down prior to 3/25/20.
	1/9/2020	14:36	ND	11.41	33.81	36.20	NA	2.39	
	1/10/2020	12:50	ND	10.43	35.70	36.20	NA	0.50	Pre-pumping measurement. ~1.5 gallons removed
NW-8	1/10/2020	14:10	ND	10.61	ND	36.25	NA	NA	Post-pumping measurement.
	1/10/2020	15:35	ND	10.9	ND	36.34	NA	NA	
	2/19/2020	14:30	ND	10.93	31.64	36.34	NA	4.70	Pre-pumping measurement
	2/19/2020	16:30	ND	10.86	ND	36.34	NA	NA	Post-pumping measurement ~4.5 gallons removed
	3/25/2020	13:00	ND	9.81	32.42	36.30	NA	3.88	Pre-pumping measurement
	3/25/2020	13:30	ND	9.81	ND	36.30	NA	NA	Post-pumping measurement ~4 gallons removed
	1/9/2020	14:40	ND	11.6	ND	33.78	NA	NA	
NW-9	2/19/2020	11:30	ND	10.77	ND	34.17	ND	ND	
	3/25/2020	10:00	ND	10:45	ND	33.73	ND	ND	
NW-10	1/9/2020	15:02	ND	11.67	28.12	33.58	NA	5.46	
	1/10/2020	11:00	ND	10.64	27.80	33.90	NA	6.10	Pre-pumping measurement. ~6 gallons removed.
	1/10/2020	11:25	ND	10.64	ND	33.80	NA	NA	Post-pumping measurement.
	1/10/2020	15:30	ND	10.86	ND	33.80	NA	NA	
	2/19/2020	13:30	ND	11.00	27.39	33.80	NA	6.41	Pre-pumping measurement
	2/19/2020	15:00	ND	11.14	ND	33.80	NA	NA	Post-pumping measurement ~4.5 gallons removed
	3/25/2020	14:00	ND	10.00	28.04	33.19	NA	5.15	Pre-pumping measurement
NW-10S	3/25/2020	13:45	ND	10.00	ND	33.19	NA	NA	Post-pumping measurement ~5 gallons removed
	1/9/2020	15:00	ND	11.15	ND	18.11	NA	NA	
	2/19/2020	11:30	ND	10.6	ND	17.99	NA	NA	
	3/25/2020	9:35	ND	10.59	ND	18.03	NA	NA	
	1/9/2020	9:07	ND	6.06	17.51	24.37	NA	6.86	Pre-pumping measurement. ~ 3 gallons removed
	1/9/2020	9:36	ND	9.03	ND	24.81	NA	NA	Post-pumping measurement.
NW-11	1/10/2020	9:50	ND	6.07	ND	24.38	NA	NA	
	1/10/2020	14:50	ND	6.04	ND	24.39	NA	NA	
	2/19/2020	13:00	ND	5.96	22.31	24.39	NA	2.08	Pre-pumping measurement
	2/21/2020	9:50	ND	5.96	ND	24.39	NA	NA	Post-pumping measurement ~3 gallons removed
	3/25/2020	11:05	ND	5.98	ND	24.52	NA	NA	
	3/26/2020	10:05	ND	5.98	24.2	24.6	NA	0.4	Pumping not completed (less than 0.5 feet of DNAPL)
NW-12	1/9/2020	12:01	ND	6.98	ND	24.21	NA	NA	
	2/19/2020	11:30	ND	6.89	ND	23.94	NA	NA	
	3/25/2020	10:10	ND	13.75	ND	20.95	NA	NA	

Notes: Pre/post pumping event readings are bolded.
LNAPL - Light Non-Aqueous Phase Liquid
DNAPL - Dense Non-Aqueous Phase Liquid
NA - Not Applicable

Table 2
Polychrome West
Yonkers, NY
DNAPL Recovery Totals

Recovery Event	DNAPL Recovered Volume (gal)												Disposal Info		
	NW-1	NW-3	NW-4	NW-5	NW-6	NW-7	NW-8	NW-9	NW-10	NW-11	NW-12	Monthly Total	Date Generated	Off-Site Disposal Date	Disposal Location
Jan-20	NA	NA	NA	7	2	NA	1.5	NA	6	3	NA	19.5	1/9 -1/10/20	2/21/2020	Veolia ES
Feb-20	NA	NA	NA	7.5	7.5	NA	4.5	NA	4.5	3	NA	27	2/19 and 2/21/20	2/21/2020	Veolia ES
Mar-20	NA	NA	NA	7.5	7.5	NA	4	NA	5	NA	NA	24	3/25 and 3/26/20	Pending	Pending
TOTAL TO DATE:												70.5	gallons		

Notes: DNAPL - Dense Non-Aqueous Phase Liquid
NA - Not Applicable

ATTACHMENT A

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

NON-HAZARDOUS
WASTE MANIFEST

1. Generator ID Number

Not required

2. Page 1 of

1

3. Emergency Response Phone

631-808-8810

4. Waste Tracking Number

3520-2481-W

5. Generator's Name and Mailing Address

Avalon Yonkers Sun Sites, LLC
1499 Post Road
Fairfield CT 06824

Generator's Phone: 203 694-3957

Generator's Site Address (if different than mailing address)

Polychrome West
137-145 Alexander Street
Yonkers NY 10701

6. Transporter 1 Company Name

Brookside Environmental, Inc.

U.S. EPA ID Number

NYR000081661

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Clean Water of New York
3249 Richmond Terrace
Staten Island NY 10303

Facility's Phone: 718 981-4600

U.S. EPA ID Number

NYD0000988545

9. Waste Shipping Name and Description

10. Containers

No.

Type

11. Total
Quantity12. Unit
Wt./Vol.

1. Non-regulated material, solid

002

DM

1,000

P

2.

3.

4.

13. Special Handling Instructions and Additional Information

1) Used PPE and oily debris. Approval # 237-202

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

X POOLZEST ACAMPOOR

X [Signature]

03 05 20

15. International Shipments

☐ Import to U.S.☐ Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Nicholas Holdener

[Signature]

03 05 20

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

☐ Quantity☐ Type☐ Residue☐ Partial Rejection☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

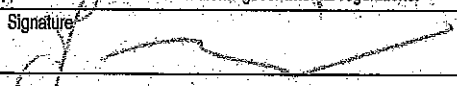
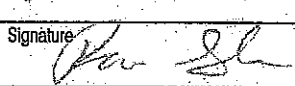

Signature

Month Day Year

Phil Puma

[Signature]

3 5 20

NON-HAZARDOUS WASTE MANIFEST		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
5. Generator's Name and Mailing Address AVADON SUN SITES, LLC 137-145 ALEXANDER ST. YONKERS NY			Generator's Site Address (if different than mailing address)		
6. Transporter 1 Company Name Eastern Environmental Solutions			U.S. EPA ID Number NYR000135624		
7. Transporter 2 Company Name			U.S. EPA ID Number		
8. Designated Facility Name and Site Address Clean water of New York 3249 Richmond Terrace Staten Island NY			U.S. EPA ID Number		
Facility's Phone:					
9. Waste Shipping Name and Description		10. Containers		11. Total Quantity	12. Unit Wt./Vol.
		No.	Type		
1. DNAPL impacted PPE		1	DM	100	LBS
2.					
3.					
4.					
13. Special Handling Instructions and Additional Information					
14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.					
Generator's/Offor's Printed/Typed Name Tom LARIVIERE			Signature 		Month Day Year 2 26 00
15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: Date leaving U.S.:					
16. Transporter Acknowledgment of Receipt of Materials					
Transporter 1 Printed/Typed Name Patrick A. Stavin			Signature 		Month Day Year 3 26 20
Transporter 2 Printed/Typed Name			Signature		Month Day Year
17. Discrepancy					
17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection					
Manifest Reference Number:					
17b. Alternate Facility (or Generator)			U.S. EPA ID Number		
Facility's Phone:					
17c. Signature of Alternate Facility (or Generator)					
Month Day Year					
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a					
Printed/Typed Name Matthew Walling			Signature 		Month Day Year 3 27 20

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

TRANSPORTER #1