Periodic Review Report

Lot 4 – Austin Avenue and Prior Place BCP Site (#C360116) September 27, 2020 to September 27, 2021 Reporting Period

Morris Westchester Retail Associates, LLC

November 11, 2021

→ The Power of Commitment

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Executive Summary

The Lot 4 – Austin Ave. and Prior Place Brownfield Cleanup Program (BCP) Site (the 'Site', BCP Site #C360116) consists of approximately 9.93 acres of land located at 45 Stew Leonard Drive in the City of Yonkers, Westchester County, New York. The Site is currently owned by Morris Westchester Retail Associates, LLC and the Site Remedial Party is Austin Avenue Brownfield Redevelopment II, LLC. This Periodic Review Report (PRR) is being submitted to the New York State Department of Environmental Conservation (NYSDEC) in accordance with the Site Management Plan (SMP) for the Site.

Site soil and groundwater were historically determined to have detected concentrations of metals, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and pesticides. In addition, Site soil vapor was considered to have the potential for accumulation of explosive gases associated with the historic landfill operations which would require the assessment of the potential for soil vapor intrusion in any future buildings constructed on-Site. The Site was remediated to commercial use cleanup standards and received a Certificate of Completion (COC) from the NYSDEC on November 4, 2016.

In accordance with the NYSDEC-approved revised SMP (April 2019), Site monitoring currently includes annual groundwater sampling and analysis for metals and an annual Site inspection. On behalf of the Site owner, Morris Westchester Retail Associates, LLC, annual groundwater monitoring is currently being conducted in May of each year, and annual Site inspection is currently being conducted in September of each year. The annual Site inspection occurs to correspond with the closure of the PRR certification period. The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.

Included in the SMP is an Excavation Work Plan outlining the requirements for implementing any excavation activities that may occur at the Site. No intrusive activities that would have required implementation of the Soil Management Plan occurred on the Site during this PRR's reporting period.

Based on the Site inspection conducted on September 22, 2021, the institutional controls and engineering controls for the Site remain in place and effective for protecting human health and the environment. The soil cover engineering controls remain in place, and no structures have been built on-Site. The Site is currently in the monitoring stage with groundwater samples being taken from on-Site and off-Site groundwater monitoring wells on an annual basis. In general, stable or decreasing groundwater concentrations appear to be observed at the Site.

The requirements necessary to discontinue Site monitoring and Site engineering and institutional controls have not been met at this time. However, based on the Site data, reduction in the frequency of groundwater monitoring events to once every other year (biennially) has been recommended, as discussed in Sections 4 and 5. Proposed revisions to the monitoring plan and annual PRR should continue to be assessed annually and requests submitted to the NYSDEC and NYSDOH for review and approval as appropriate.

This report is subject to, and must be read in conjunction with, the limitations set out in this report and the assumptions and qualifications contained throughout this report.

Table of Contents

Figure Index

Table Index

Appendices

1. Introduction

1.1 Purpose of this Report

This Periodic Review Report (PRR) is being submitted on behalf of the Site Owner, Morris Westchester Retail Associates, LLC, for the Lot 4 – Austin Avenue and Prior Place Brownfield Cleanup Program (BCP) Site (the 'Site', BCP Site No. C360116). The purpose of this PRR and attached documents is to document that institutional and engineering controls, as described in the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) and Environmental Easement (EE), are in place in accordance with 6NYCRR Part 375-3. The following elements are included in this report:

– A description of all institutional and/or engineering controls employed at the Site.
– An evaluation of the plans developed for implementation of the engineering and institutional controls, regarding the continued effectiveness of any institutional and/or engineering controls required by the decision document for the Site.
– A certification prepared by a professional engineer or qualified environmental professional that the institutional controls and/or engineering controls employed at the Site during the period are:
    - Unchanged from the previous certification, unless approved by NYSDEC.
    - Consistent with the current NYSDEC-approved SMP.
    - In place and effective.
    - Performing as designed and that nothing has occurred that would (1) impair the ability of the controls to protect public health and the environment, or (2) constitute a violation or failure to comply with any operation and maintenance plan for such controls.
– The institutional and engineering controls certification form, as issued by NYSDEC, has been completed and is included as Appendix A.
– Data tables and figures depicting results of annual groundwater monitoring activities conducted on-Site.

1.2 Certification Period

This PRR covers the previously agreed to PRR certification period of September 27, 2020 to September 27, 2021. The Site Owner retained GHD Consulting Services Inc. (GHD) to perform annual groundwater monitoring and annual visual inspection of the Site and its engineering controls and to prepare this PRR in accordance with the SMP.

1.3 Scope and Limitations

This report has been prepared by GHD for Morris Westchester Retail Associates, LLC and may only be used and relied on by Morris Westchester Retail Associates, LLC for the purpose agreed between GHD and Morris Westchester Retail Associates, LLC as set out in this report.

GHD otherwise disclaims responsibility to any person other than Morris Westchester Retail Associates, LLC arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions, and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions, and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

The opinions, conclusions, and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the Site may be different from the Site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant Site features and conditions may have been identified in this report.

Site conditions (including the presence of hazardous substances and/or Site contamination) may change after the date of this Report. GHD does not accept responsibility arising from, or in connection with, any change to the Site conditions. GHD is also not responsible for updating this report if the Site conditions change.

GHD has prepared this report on the basis of information provided by Morris Westchester Retail Associates, LLC and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site Overview

The currently undeveloped Site is located in the City of Yonkers, Westchester County, New York and, according to information included on the Certificate of Completion (COC) and the NYSDEC Institutional and Engineering Controls Certification Form, reportedly encompasses three (3) parcels reportedly owned/operated by Morris Westchester Retail Associates, LLC, identified as Parcel 3-3244-4 – 45 Stew Leonard Drive, Parcel 3-3244-7 – 65 Austin Avenue, and a portion of Parcel 3-8001-40 – 40 Stew Leonard Drive. A tax map amendment was applied for by the Site Owner in June 2016, prior to issuance of the COC, which combined the multiple tax parcels of the Site into a single tax parcel (3-3244-4) consisting of approximately 13.17-acres. The Site occupies the majority of this new tax parcel; however, approximately 3.24-acres of the new tax parcel are occupied by a portion of the adjacent Austin Avenue Landfill BCP Site (Site #C360066), which is under common ownership. The Site is bound by Austin Avenue to the north, Stew Leonard's parking lot to the south, an unimproved road and similar vacant land (Lot 1 – Austin Avenue Landfill BCP Site, Site #C360006) to the east, and Prior Place to the west (Figure 2).

The Site was initially investigated under two separate Brownfield Cleanup Agreements (BCAs) as two separate BCP Sites, as follows:

– Lot 4 – Austin Ave. and Prior Place – BCA Index #C360116-04-11 and BCP Site #C360116, which was executed in August 2011.
– Lot 7 and Corporate Drive – BCA Index #C360128-08-14 and BCP Site #C360128, which was executed in September 2014.

Since the two sites are adjacent to one another, have the same owner, were to be investigated and remediated by the same volunteer, have similar historical uses, and were to be remediated in the same manner with the same Site management requirements, the Applicant (Austin Avenue Brownfield Redevelopment II, LLC) requested that the BCA for Lot 4 be amended to include Lot 7. The request was approved by NYSDEC and the BCA for the Lot 7 and Corporate Drive BCP Site was officially terminated on September 17, 2015. The acreage of the former Lot 7 and Corporate Drive BCP Site was added to the Lot 4 – Austin Ave. and Prior Place BCP Site and the BCA was amended to include a total of approximately 9.93-acres.

The Remedial Investigation (RI), which was conducted under both BCAs during 2012 and 2013, as well as previous investigations conducted by others, characterized the nature and extent of contamination at the Site. The results of the RI, as reported in the *Remedial Investigation Report* (GHD Consulting Engineers, LLC, August 2012), the *Additional Surface and Subsurface Soil Sampling* report (GHD Consulting Engineers, LLC, February 11, 2013), and the *Surface and Subsurface Soil Sampling* report (GHD Consulting Engineers, LLC, April 26, 2013), determined that contaminants of potential concern are present in Site soil/historic fill, groundwater, and soil vapor. It was determined that Site

surface and subsurface soil/historic fill contains metals, specifically arsenic, barium, lead, and mercury at concentrations that exceed the Commercial Use Soil Cleanup Objectives (SCOs) in at least one of the samples analyzed. Analytical results of Site groundwater samples identified several metals, including chromium, iron, lead, magnesium, manganese, sodium, and thallium at concentrations that exceed the Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA groundwater standards or guidance values. In addition, there was evidence of VOCs in soil vapor samples taken from the two (2) on-Site soil vapor wells, as well as the potential for explosive gases associated with historic Site operations.

Remedial Work Plans (RWPs) and Remedial Design Documents (RDDs) were prepared by GHD Consulting Engineers, LLC for each of the BCP Sites. The remedial goals for the Site included:

– Eliminate or mitigate, to the extent practicable, on-Site environmental or public health exposures to on-Site metals contamination that may remain in soil/historic fill or groundwater.
– Eliminate or mitigate, to the extent practicable, the potential for concentrations of soil gases (i.e., explosive gases or volatile vapors) to enter future Site buildings, if any.

The proposed remedial approach was to remediate approximately 6.24-acres of the Site to a Track 4 Commercial Use by implementing engineering/institutional controls, including: placing either a minimum of 1 foot of clean fill underlain by a geotextile demarcation layer, a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement; requiring the evaluation and mitigation, if necessary, of soil vapor intrusion in any future buildings constructed on-Site; and implementing an Environmental Easement for the Site, which included Site use and groundwater use restrictions. Remedial activities were completed at the Site during April, May, and June 2016. Figure 3 depicts the location and extent of the BCP Site and engineering controls.

The engineering controls for the Site consist of maintaining the soil cover system and evaluating the potential for vapor intrusion for any building(s) developed on-Site, with any potential impacts that are identified being monitored or mitigated. The institutional controls include a Site groundwater use restriction, a Site use restriction of commercial use or higher uses (i.e., industrial uses, subject to local zoning), and evaluating the potential for soil vapor intrusion in any future building(s) constructed on-Site.

An EE for the Site was filed with the Westchester County Clerk's Office on July 22, 2016. A SMP, which outlines Site restrictions and requirements of future maintenance and monitoring, was completed in August 2016 and subsequently revised in April 2019. A Certificate of Completion allowing for commercial and industrial use of the Site was received from the NYSDEC on November 4, 2016.

The reader of this PRR may refer to previous reports for more detail, as needed. These reports include:

– Geraghty & Miller, Inc., June 1977. Hydrogeologic Investigations of Selected Landfills in Westchester County, New York.
– Melick-Tully and Associates, P.C., December 8, 1988. Soil and Foundation Investigations.
– Leggette, Brashears, & Graham, Inc., April 5, 1995. Austin Avenue Landfill Surface and Groundwater Investigations.
– Leggette, Brashears, & Graham, Inc., May 1995. Supplemental Investigation of Bedrock Groundwater Quality.
– Leggette, Brashears, & Graham Engineering Services, P.C., October 3, 2000. Supplemental Site Characterization Activities.
– S&W Redevelopment of North America, LLC, August 2007. Remedial Investigation Report.
– GHD Consulting Engineers, LLC, August 2012. Remedial Work Plan, Lot 4 – Austin Avenue and Prior Place.
– GHD Consulting Engineers, LLC, October 26, 2012. Surface and Subsurface Soil Sampling Work Plan, Lot 7 – Corporate Drive Site.
– GHD Consulting Engineers, LLC, November 2012. Remedial Work Plan, Lot 7 and Corporate Drive.
– GHD Consulting Engineers, LLC, April 26, 2013. Surface and Subsurface Soil Sampling Report, Lot 7 and Corporate Drive Site.
– GHD Consulting Services Inc., March 2013, Revised: August 2014. Remedial Design Document.

- GHD Consulting Services Inc., August 2016. Final Engineering Report.
- GHD Consulting Services Inc., August 2016, Revised: April 2019. Site Management Plan.
- GHD Consulting Services Inc., November 5, 2018. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, November 4, 2016 to September 27, 2018 Reporting Period.
- GHD Consulting Services Inc., November 12, 2019. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, September 27, 2018 to September 27, 2019 Reporting Period.
- Dynamic Earth, LLC, September 1, 2020. Geotechnical Investigation Compliance Letter - Former Austin Avenue Landfill BCP Site (Site # C360116 & C360066).
- GHD Consulting Services Inc., November 18, 2020. Periodic Review Report, Lot 4 – Austin Avenue and Prior Place BCP Site, BCP Site #C360116, September 27, 2019 to September 27, 2020 Reporting Period.
- GHD Consulting Services Inc., September 29, 2021. Annual Post-Remediation Groundwater Monitoring – Spring 2021.

3. Institutional and Engineering Controls

Based on identified soil and groundwater contamination, the potential for soil vapor contamination and explosive gases from historic operations, and the Site's past, present, and reasonably anticipated future use, institutional and engineering controls are utilized at the Site to limit exposure risks. These institutional and engineering controls and their status are described below.

3.1 Institutional Controls

The institutional controls (ICs) for this Site are outlined in the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019), and adherence to these ICs is required by the Environmental Easement. The ICs for the Site include the following:

- The Site may only be used for Track 4 Commercial or Industrial use provided that the long-term engineering and institutional controls included in the SMP are employed and local zoning laws allow the use.
- The Site may not be used for a higher level of use, such as Unrestricted Use, Residential Use, or Restricted-Residential Use without amendment of the Environmental Easement, and review and approval by the NYSDEC.
- All future activities on-Site that will disturb remaining potentially contaminated material must be conducted in accordance with the SMP.
- The use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use and prior written approval from the NYSDEC.
- The potential for vapor intrusion must be evaluated for any building(s) developed on-Site, and any potential impacts that are identified must be monitored or mitigated.
- Vegetable gardens and farming on-Site are prohibited.
- The Site Owner or Remedial Party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitutes a violation or failure to comply with the SMP. NYSDEC retains the right to access the Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

3.1.1 Environmental Easement

The Environmental Easement was filed with the Westchester County Clerk's office and reportedly remains unchanged.

3.1.2 Site Use

The Site use has not changed since the NYSDEC issued the COC. The Site is currently vacant and consists of a vegetated soil cover system with associated drainage control features. Equipment associated with Stew Leonard's operations continues to be staged at the Site near the entrance from Stew Leonard Drive.

3.1.3 Groundwater Use

Groundwater is not being used at the Site.

3.1.4 Excavations

No excavations occurred on the Site during this PRR's certification period.

3.2 Engineering Controls

The engineering controls (ECs) for this Site are outlined in the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019), and include the following.

3.2.1 Soil Cover System

Direct contact with potentially contaminated soil/historic fill at the Site is mitigated by a soil cover system in place over an approximately 6.24 acre portion of the larger approximately 9.93-acre BCP Site. This soil cover system is comprised of either a minimum of 1 foot of clean fill underlain by a geotextile demarcation layer which was seeded to establish vegetative cover; a minimum of 3-feet of large diameter shot rock debris; or a minimum of 6-inches of asphalt pavement. The extent of the soil cover system is depicted in Figure 3.

There was no record of the soil cover system being breached during this PRR's certification period.

An annual inspection was completed on September 22, 2021 by GHD personnel. Based on field observations, the soil cover system appeared generally unchanged during this certification period. No maintenance was reported to be required to amend the soil cover system during this certification period. The vegetative cover on-Site is well established, and no erosion was observed. In general, the soil cover system should be periodically mowed to discourage woody growth.

During the annual inspection it was noted that two plastic 5-gallon containers were left on the Site from unknown sources, one near the Stew Leonard Drive containing what appeared to be residual paint and one near the Austin Avenue gate containing what appeared to be a petroleum product. These containers should be removed and properly disposed of off-site.

Additional information can be found in the Institutional and Engineering Controls Certification Form (Appendix A) and the Annual Site Inspection Form (Appendix B).

3.2.2 Soil Vapor Mitigation System

The potential for vapor intrusion must be evaluated for any building(s) developed on-Site and any potential impacts that are identified must be monitored or mitigated.

At the time of the annual Site inspection (September 22, 2021), no buildings had been constructed on-Site; therefore, no soil vapor intrusion investigation, monitoring, or mitigation is required at this time.

4. Operations and Monitoring

Based on established groundwater quality trends, the spring 2018 groundwater monitoring report recommended a reduction in groundwater sampling frequency from semi-annual to annual and a reduction in the sample analytical list to include metals analysis only (i.e., remove analysis for SVOCs, PBCs, and pesticides). These requests were approved by NYSDEC on November 30, 2018. As a result, the NYSDEC-approved SMP (GHD Consulting Services Inc., August 2016, Revised: April 2019) was revised to include annual groundwater monitoring and reporting and annual Site inspection, as well as monitoring and reporting requirements for a future soil vapor mitigation or monitoring system, if applicable.

The annual groundwater monitoring is intended to assess the performance of the remedy. Annual groundwater monitoring was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on May 19, 2021 (Figure 4 and Tables 1 through 3). In addition to the required groundwater sample analysis, dissolved metals samples were also taken from each of the groundwater monitoring wells and analyzed by the laboratory. An annual groundwater monitoring report for the monitoring event were transmitted to the NYSDEC on September 29, 2021. Groundwater monitoring results for the 2021 annual monitoring event were also uploaded in the NYSDEC EQuIS Database, were approved by the EQuIS Team, and are ready for use (Appendix C).

During the May 2021 groundwater monitoring event, groundwater monitoring well MW-1 was found to be extensively damaged due to an unknown event. Based on the extensive damage to the well and historic lack of groundwater in the well for sampling (i.e., well was dry or inadequate volume to collect a representative sample), approval to decommission the well was requested with the annual groundwater monitoring report submitted to NYSDEC (GHD, September 2021); and a response has not been received to date.

An annual inspection was completed in accordance with the NYSDEC-approved SMP during this PRR's certification period, on September 22, 2021. The Annual Inspection Form is included in Appendix B. The recommendations resulting from the annual inspection are summarized in Section 5.

4.1 Groundwater Monitoring Results

During the May 2021 monitoring event, groundwater samples were collected from wells MW-2A, MW-2B, and SWR-MW-1. Monitoring well MW-1 was found to be extensively damaged by others and could not be accessed for sampling. Based on the laboratory analytical results, concentrations of contaminants of potential concern in groundwater have shown decreases over time as a result of the remedial action completed at the Site. The groundwater sample analytical results from this PRR's certification period (May 2021 monitoring event, Tables 1 through 3) indicate that concentrations of various metals were detected above laboratory detection limits in each of the groundwater samples, of which the following exceeded Class GA standards or guidance values:

- Iron, Total – all samples
- Iron, Dissolved – MW-2B, SWR-MW-1, and Duplicate (MW-2B)
- Magnesium, Total – MW-2A, MW-2B, and Duplicate (MW-2B)
- Magnesium, Dissolved – all samples
- Manganese, Total – all samples
- Manganese, Dissolved – all samples
- Sodium, Total – all samples
- Sodium, Dissolved – all samples
- Chromium, Total – MW-2A
- Lead, Total – MW-2A

Identified concentrations of metals are variable across the Site and over time, with the most recent round of monitoring (May 2021) generally identifying only commonly occurring natural elements in excess of Class GA standards or guidance values on-Site, with the exception of total chromium and total lead exceedances in the sample taken from MW-2A. It is noted that the concentrations of chromium and lead detected in the separate dissolved (field filtered) sample taken from MW-2A were below the applicable Class GA groundwater standards and flagged as estimated values by the laboratory. Data from historic and future monitoring events will be reviewed and assessed to determine if any significant trends can be discerned.

Based on the groundwater data received to date, the qualitative exposure assessment assumptions regarding on-Site and off-Site contamination have not changed and are still valid. The next round of monitoring is tentatively scheduled for May 2022; however, a request for reduction of the frequency of groundwater monitoring events to once every two years (biennially) was submitted with the 2021 annual monitoring report (GHD, September 2021). If the request is approved by NYSDEC, then the next round of monitoring at the Site would occur in May 2023.

4.2 Soil Vapor Mitigation

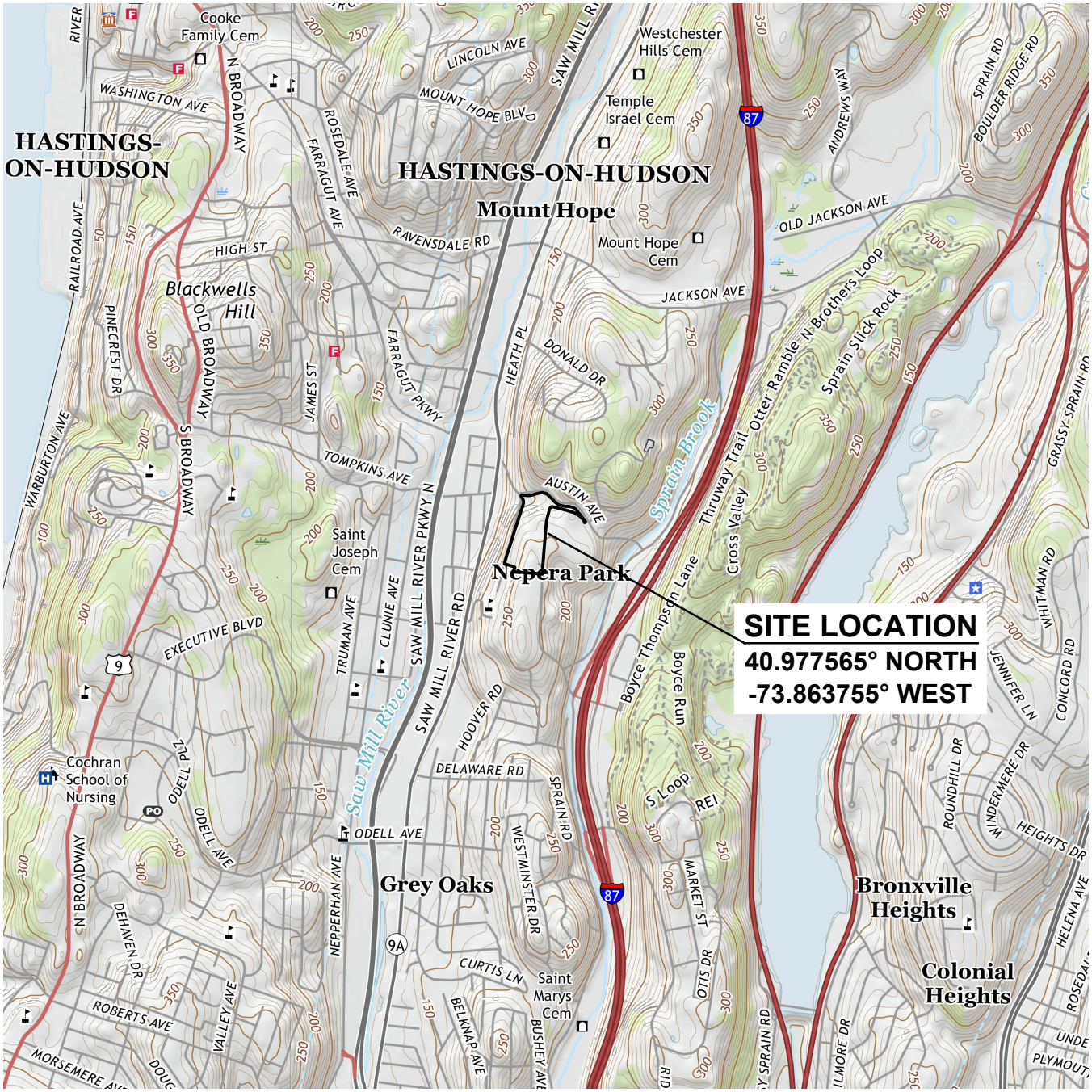
There are currently no structures located on-Site, and, as such, no soil vapor intrusion evaluation, mitigation, or monitoring was conducted. If structures are planned to be built in the future, a soil vapor intrusion evaluation will be conducted and reviewed, appropriate monitoring and/or mitigation measures will be implemented, and inspection of the soil vapor mitigation system and/or monitoring documentation will occur during future PRR certification periods, as appropriate.

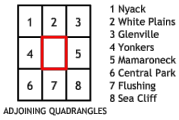
5. Recommendations

Based on a review of the annual groundwater data, it is recommended that the ICs and ECs currently in place for the Site remain in place in order to ensure the continued effectiveness and protectiveness of the remedy. Periodic routine maintenance of the soil cover system and monitoring wells should continue. Based on the annual inspection observations and the groundwater monitoring results, the following recommendations should be implemented:

– Mowing/brush hogging should be performed periodically to discourage woody growth on the soil cover system (excluding the shot rock pile).
– Periodic trimming (i.e., annually) should also occur around the groundwater monitoring wells to provide free and easy access during future sampling events and to maintain the integrity of the monitoring points. In addition, the location of the monitoring wells should be staked and flagged for ease of identification in the field.
– Groundwater monitoring well MW-1 should be appropriately decommissioned, if approved by NYSDEC, due to the extensive damage that has occurred and historic lack of water in the well.
– The two plastic 5-gallon containers observed near the entrance at Stew Leonard Drive and the gate at Austin Avenue should be removed and properly disposed of off-Site.
– Groundwater monitoring frequency is recommended to be reduced to once every other year (biennially), in accordance with the request submitted to NYSDEC previously, as part of the 2021 annual groundwater monitoring report. Analysis during these biennial events should include both total and dissolved (field filtered) metals to assist in evaluating the potential groundwater impacts and trends.

Figures





CONTOUR INTERVAL: 10 FEET

MAP TAKEN FROM: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLES:
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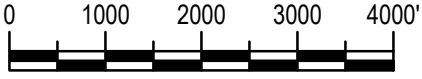
YONKERS, NY-NJ (2019)
(U.S. GEOLOGICAL SURVEY WEBSITE)



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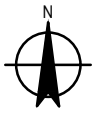

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MORRIS WESTCHESTER RETAIL ASSOCIATES, LLC
LOT 4 - AUSTIN AVENUE AND PRIOR PLACE BCP SITE
PERIODIC REVIEW REPORT

Project No. **11144127**
Date **10.19.2021**

SITE LOCATION MAP

FIGURE 1

Filename: G:\Projects\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2020 to 9.27.2021 Reporting Period\Figures\Figure 1 - Site Location.dwg
Plot Date: 19 October 2021 10:58 AM

LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY
- MW-1 SWR-MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)
- ORIGINAL TAX PARCELS (APPROXIMATE)
- NEW SUBDIVIDED TAX PARCELS (APPROXIMATE)

NOTES:

1. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
2. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
3. EXTENT OF ASH FROM EXISTING CONDITIONS, PLATE 1, MORRIS WESTCHESTER CONSTRUCTION COMPANY, L.L.P. HISTORIC AUSTIN AVENUE LANDFILL CLOSURE PLAN, LEGGETTE, BRASHEARS, & GRAHAM ENGINEERING SERVICES, P.C. MARCH 1988. REVISED BY S&W REDEVELOPMENT OF NORTH AMERICA, LLC, MAY 2011. FURTHER REVISED BY GHD CONSULTING ENGINEERS, LLC, DECEMBER 2012.

N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

GHD

MORRIS WESTCHESTER RETAIL ASSOCIATES, LLC
LOT 4 - AUSTIN AVENUE AND PRIOR PLACE BCP SITE
PERIODIC REVIEW REPORT

SITE LAYOUT

Project No. **11144127**
Date **10.19.2021**

FIGURE 2

Filename: G:\Projects\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2020 to 9.27.2021 Reporting Period\Figures\Figure 2 - Site Layout.dwg
Plot Date: 19 October 2021 11:03 AM

LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY
- MW-1 SWR-MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- EXTENT OF SOIL COVER ENGINEERING CONTROL (APPROXIMATE)
- AREA WHERE THE SOIL COVER ENGINEERING CONTROL WILL BE TRANSITIONED TO THE EXISTING ROADWAY. THE SOIL COVER WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 1-FOOT OF CLEAN SOIL FILL. (APPROXIMATELY 11,000 SQUARE FEET)
- TWO SEPARATE AREAS WHERE A SOIL COVER ENGINEERING CONTROL WILL BE ESTABLISHED. THE SOIL COVER WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 1-FOOT OF 6-INCH MINUS CRUSHED SHOT ROCK. (APPROXIMATELY 72,000 SQUARE FEET)
- AREA WHERE THE SOIL COVER ENGINEERING CONTROL WILL BE TRANSITIONED TO THE EXISTING SHOT ROCK STOCKPILE. THE TRANSITION AREA WILL CONSIST OF A GEOTEXTILE DEMARCATION LAYER OVERLAPPED ONTO THE STOCKPILE AND COVERED WITH SHOT ROCK FROM THE STOCKPILE. (APPROXIMATELY 6,000 SQUARE FEET)
- AREA WHERE A SOIL COVER ENGINEERING CONTROL WILL BE ESTABLISHED. THE SOIL COVER WILL CONSIST OF A MINIMUM OF 6-INCHES OF ASPHALT PAVEMENT. (APPROXIMATELY 1,000 SQUARE FEET)
- AREAS WHERE EXISTING GROUND COVER WILL BE USED TO ESTABLISH A SOIL COVER ENGINEERING CONTROL. THE GROUND COVER IN THESE AREAS CURRENTLY CONSISTS OF EITHER:
  1. A GEOTEXTILE DEMARCATION LAYER AND A MINIMUM OF 2-FEET OF CLEAN SOIL FILL. (APPROXIMATELY 44,000 SQUARE FEET).
  2. ASPHALT PAVEMENT. (APPROXIMATELY 19,000 SQUARE FEET).
  3. SHOT ROCK STOCKPILE WHERE THE THICKNESS IS GREATER THAN 3 FEET. (APPROXIMATELY 119,000 SQUARE FEET).

NOTES:

1. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
2. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
3. EXTENT OF ASH FROM EXISTING CONDITIONS, PLATE 1, MORRIS WESTCHESTER CONSTRUCTION COMPANY, L.L.P. HISTORIC AUSTIN AVENUE LANDFILL CLOSURE PLAN, LEGGETTE, BRASHEARS, & GRAHAM ENGINEERING SERVICES, P.C. MARCH 1988. REVISED BY S&W REDEVELOPMENT OF NORTH AMERICA, LLC, MAY 2011. FURTHER REVISED BY GHD CONSULTING ENGINEERS, LLC, DECEMBER 2012.

N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

GHD

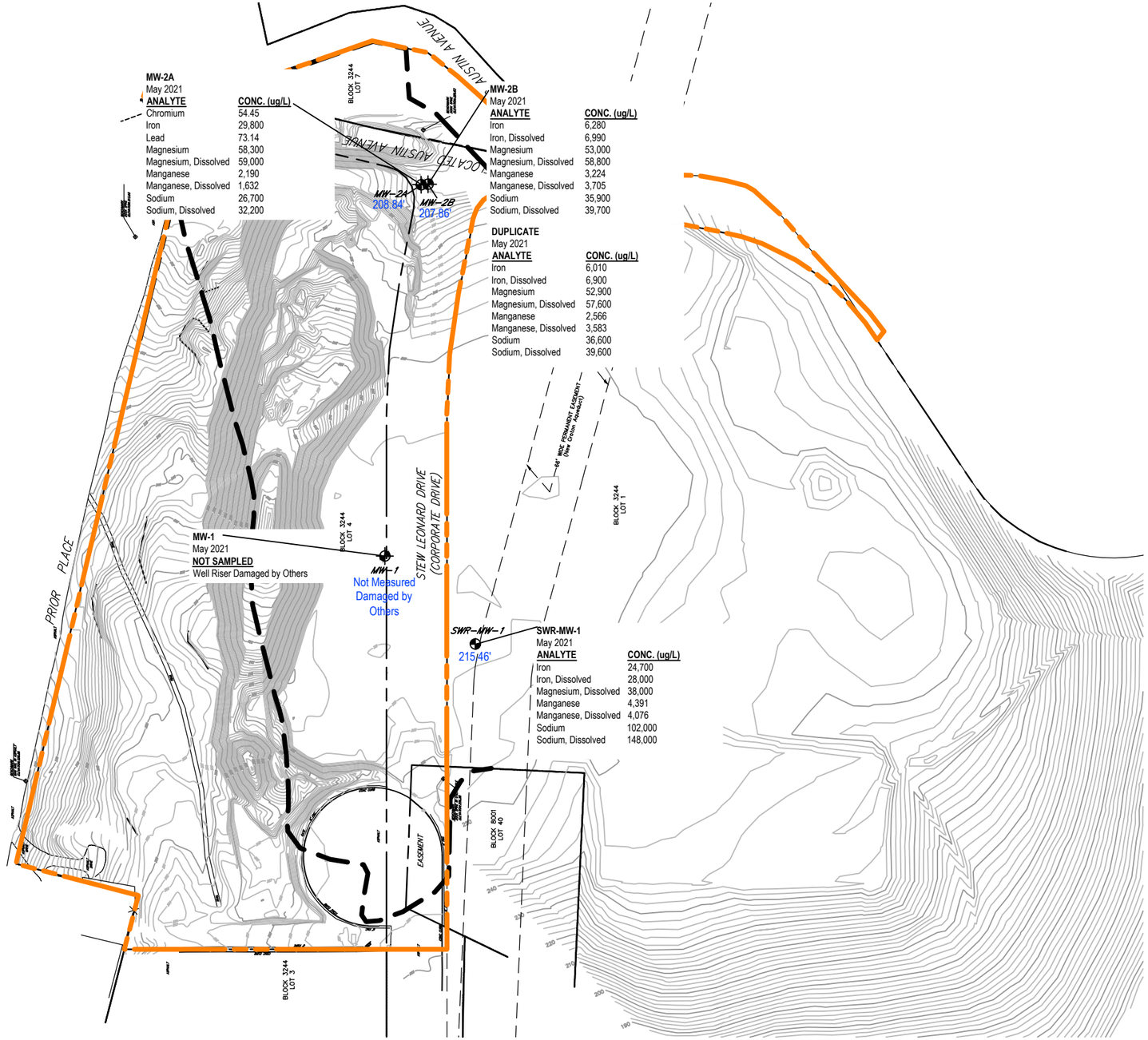
MORRIS WESTCHESTER RETAIL ASSOCIATES, LLC
LOT 4 - AUSTIN AVENUE AND PRIOR PLACE BCP SITE
PERIODIC REVIEW REPORT

Project No. **11144127**
Date **10.19.2021**

SOIL COVER AREAS

FIGURE 3

Filename: G:\Projects\111\11144127 Morris Co. Lot 4 BCP Site\PRRs\9.27.2020 to 9.27.2021 Reporting Period\Figures\Figure 3 - Soil Cover Areas.dwg
Plot Date: 19 October 2021 11:06 AM



LEGEND:

- LOT 4 BCP SITE PROPERTY BOUNDARY (SURVEYED)
- EXTENT OF ASH (APPROXIMATE)
- MW-1 SWR-MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID (SURVEYED)
- 207.86' — GROUNDWATER ELEVATION (MAY 2021 MONITORING EVENT)
- LABORATORY ANALYTICAL RESULTS (MAY 2021 MONITORING EVENT)

WELL ID (SAMPLE DATE)
ANALYTE | CONC. (ug/L)

NOTES:

1. ONLY ANALYTES THAT EXCEED CLASS GA GROUNDWATER STANDARDS ARE SHOWN HERE. REFER TO TABLES FOR A COMPLETE SUMMARY OF LABORATORY ANALYTICAL RESULTS.
2. LOT 1 BASE MAP FROM A FIELD SURVEY CONDUCTED BY CONTRACTORS LINE AND GRADE SOUTH, LLC, MAY 11, 2011.
3. LOT 4 BASE MAP FROM A FIELD SURVEY CONDUCTED BY JOHN MEYER CONSULTING, P.C. JUNE 30, 2011.
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N

0 70 140 210 280'

INSET SCALE 1"=140' AT ORIGINAL SIZE

GHD

MORRIS WESTCHESTER RETAIL ASSOCIATES, LLC
LOT 4 - AUSTIN AVENUE AND PRIOR PLACE BCP SITE PERIODIC REVIEW REPORT

GROUNDWATER ELEVATION AND EXCEEDANCES OF GROUNDWATER STANDARDS

Project No. **11144127**
Date **10.19.2021**

FIGURE 4

Filename: G:\Projects\111\11144127.Morris Co. Lot 4 BCP Site\PRRs\9.27.2020 to 9.27.2021 Reporting Period\Figures\Figure 4 - GW Elev. and Exceed..dwg
Plot Date: 19 October 2021 11:10 AM

Tables

Table 1 (Page 1 of 1): Groundwater Elevation Data. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gallons)
MW-1	4/19/2012	Top of PVC	253.30	Dry	28.42	Dry	Dry
	5/23/2017			26.17	28.70	227.13	0.41
	11/14/2017			Dry	28.70	Dry	Dry
	6/4/2018			27.20	28.70	226.10	0.24
	5/31/2019			26.91	28.70	226.39	0.29
	6/11/2020			27.00	28.70	226.30	0.28
	5/19/2021			-	-	-	-
MW-2A	4/19/2012	Top of PVC	233.03	25.32	35.95	207.71	1.72
	5/23/2017			25.55	36.30	207.48	1.74
	11/14/2017			27.23	36.20	205.80	1.45
	6/4/2018			24.44	36.20	208.59	1.91
	5/31/2019			23.89	36.20	209.14	1.99
	6/11/2020			25.19	36.20	207.84	1.78
	5/19/2021			24.19	36.20	208.84	1.95
MW-2B	4/19/2012	Top of PVC	232.96	25.93	55.05	207.03	4.72
	5/23/2017			24.10	55.30	208.86	5.05
	11/14/2017			27.68	55.30	205.28	4.47
	6/4/2018			24.92	55.30	208.04	4.92
	5/31/2019			24.33	55.30	208.63	5.02
	6/11/2020			25.63	55.30	207.33	4.81
	5/19/2021			25.10	55.30	207.86	4.89
SWR-MW-1	4/19/2012	Top of PVC	253.54	38.80	44.82	214.74	0.98
	5/23/2017			36.92	42.65	216.62	0.93
	11/14/2017			39.87	42.90	213.67	0.49
	6/4/2018			37.47	42.90	216.07	0.88
	5/31/2019			37.03	42.90	216.51	0.95
	6/11/2020			37.90	42.90	215.64	0.81
	5/19/2021			38.08	42.90	215.46	0.78

DTW - Depth to Water

DOW - Depth of Well

Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-1	5/23/2017	9:15	14.7	1.150	1.18	6.73	-98.2	-	2	
		9:20	14.4	1.117	0.36	6.73	-103.4	22.2		
		9:25	14.5	1.123	0.24	6.74	-105.8	13.6		
		9:30	-	-	-	-	-	-		
		9:35	15.2	1.140	0.29	6.74	-104.7	9.0		
		9:40	15.2	1.144	0.26	6.74	-103.3	6.1		
		9:45	15.3	1.142	0.23	6.74	-102.1	5.5		
		9:50	15.0	1.137	0.18	6.74	-101.4	4.9		
		9:55	15.1	1.139	0.11	6.74	-104.3	5.4		
		10:00	15.7	1.156	0.08	6.74	-105.1	5.8		
	11/14/2017	-	-	-	-	-	-	-	-	Well was dry and not sampled.
	6/4/2018	14:40	12.6	1.690	1.19	6.19	76	100	6	Well dry after purging 4.0 liters, shut down pump to let recharge, purged an additional 2.0 liters. Cloudy brown water. No odor.
		14:45	12.5	1.640	0.41	6.22	79	192		
		14:50	12.4	1.630	0.40	6.14	82	66		
		14:55	-	-	-	-	-	-		
		18:00	12.2	1.700	0.41	6.19	90.0	79		
	5/30/2019	-	-	-	-	-	-	-	-	ALMOST DRY - attempted to pump / no sample.
	6/11/2020	-	-	-	-	-	-	-	-	ALMOST DRY - no sample.
	5/19/2021	-	-	-	-	-	-	-	-	WELL RISER DAMAGED BY OTHERS - unable to gauge / sample

Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-2A	5/23/2017	14:25	14.6	1.337	0.41	6.50	65.0	93.2	3	MS/MSD taken at this location.
		14:30	13.7	1.310	0.18	6.51	87.1	21.4		
		14:35	13.7	1.311	0.14	6.51	90.9	16.2		
		14:40	14.1	1.322	0.08	6.52	95.9	16.5		
		14:45	14.2	1.325	0.05	6.52	97.4	16.5		
	11/14/2017	12:22	-	-	-	-	-	-	-	
		12:30	11.08	1.92	5.24	6.58	173	80		
		12:45	11.13	1.91	0	6.56	168	49.1		
		12:50	11.13	1.91	0	6.56	166	40.3		
		12:55	11.16	1.92	0	6.58	166	26.3		
		13:00	11.12	1.92	0	6.57	165	25.8		
		13:10	11.14	1.92	0	6.58	165	19.4		
		13:15	11.12	1.92	0	6.59	164	16.3		
		13:20	11.13	1.92	0	6.58	165	13.9		
		13:25	11.13	1.92	0	6.57	166	13.5		
	6/4/2018	13:10	15.8	1.820	2.48	6.22	148	376	18	Slightly cloudy water. No odor.
		13:15	12.9	1.790	0.96	6.19	153	211		
		13:20	12.6	1.770	0.32	6.14	166	196		
		13:25	12.5	1.780	0.29	6.15	167	169		
		13:30	12.5	1.780	0.22	6.15	164	164		
		13:35	12.6	1.780	0.17	6.15	168	168		
		13:40	12.6	1.780	0.15	6.15	169	169		
		13:45	12.6	1.780	0.14	6.15	167	167		
		13:50	12.6	1.790	0.13	6.15	165	165		
		13:55	12.6	1.780	0.13	6.15	165	165		
	5/30/2019	10:40	13.4	1.720	6.45	6.45	124	342	2	Cloudy to slighlty cloudy with purge, light brown, no odor.
		10:45	13.2	1.710	6.44	6.44	125	200		
		10:50	13.2	1.710	6.43	6.43	126	140		
		10:55	13.1	1.710	6.43	6.43	125	119		
		11:00	13.1	1.710	6.43	6.43	125	112		
		11:05	13.1	1.710	6.43	6.43	124	109		
		11:10	13.1	1.710	6.45	6.45	124	100		
	6/11/2020	13:40	16.0	1.490	0.70	6.31	229	561	8	Cloudy to slightly cloudy with purge, light brown tint, no odor MS/MSD taken at this location.
		13:45	15.0	1.500	0.69	6.40	239	596		
		13:50	12.6	1.460	0.61	6.49	240	447		
		13:55	12.3	1.420	0.50	6.56	240	412		
		14:00	12.3	1.420	0.40	6.56	241	119		
		14:05	12.3	1.410	0.21	6.56	239	40		
		14:10	12.3	1.410	0.17	6.56	240	62		
		14:15	12.2	1.420	0.09	6.57	237	41		
	5/19/2021	12:20	17.1	1.566	1.01	6.43	130	392	4	Slightly cloudy water. No odor.
		12:25	14.8	1.550	0.50	6.43	144	369		
		12:30	14.3	1.538	0.38	6.43	150	288		
		12:35	14.1	1.534	0.31	6.43	153	278		

Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
MW-2B	5/23/2017	12:20	14.5	1.296	1.37	6.43	57.7	55.2	2.2	Blind field duplicate taken at this location.
		12:25	15.3	1.297	0.87	6.51	28.3	48.1		
		12:30	15	1.312	0.62	6.54	18.1	47.4		
		12:35	15	1.316	0.63	6.54	14.4	18.8		
		12:40	15.1	1.332	0.37	6.54	13.4	17.6		
		12:45	15.1	1.336	0.33	6.54	13.7	18.9		
	11/14/2017	9:35	-	-	-	-	-	-	-	
		10:00	9.05	1.68	4.08	6.53	66	30		
		10:05	8.98	1.72	2.56	6.4	99	28.5		
		10:10	8.98	1.75	1.35	6.36	104	21.2		
		10:15	8.83	1.76	1.08	6.32	104	17.1		
		10:20	8.82	1.77	0.73	6.39	103	14.2		
		10:25	8.99	1.79	0.16	6.38	101	9.1		
		10:30	9.15	1.79	0.03	6.39	98	5.9		
		10:40	9.54	1.81	0.0	6.39	92	2.5		
		10:45	9.49	1.81	0.0	6.4	88	2.1		
		10:50	9.34	1.51	0.0	6.4	85	0.0		
	6/4/2018	14:15	13.3	1.720	1.48	6.22	93	136.0	18	Clear water. No odor.
		14:20	12.9	1.710	0.61	6.20	93	122.0		
		14:25	12.8	1.680	0.33	6.14	93	119.0		
		14:30	12.8	1.690	0.24	6.14	88	92.0		
		14:35	12.8	1.720	0.21	6.14	71	82.0		
		14:40	12.7	1.740	0.19	6.14	59	82.0		
		14:45	12.7	1.740	0.15	6.14	54	79.0		
		14:50	12.7	1.750	0.14	6.15	49	83.0		
		14:55	12.7	1.750	0.13	6.13	48	92.0		
		15:00	12.7	1.740	0.12	6.13	46	90.0		
	5/30/2019	11:25	13.9	1.790	0.91	6.51	17	150.0	2	Water cloudy to clear with purge, no odor.
		11:30	13.4	1.540	0.09	6.47	14	42.0		
		11:35	13.2	1.560	0.00	6.46	15	39.0		
		11:40	13.0	1.570	0.00	6.44	15	30.0		
		11:45	13.1	1.600	0.00	6.43	16	32.0		
		11:50	13.1	1.610	0.00	6.43	16	29.0		
		11:55	13.1	1.610	0.00	6.42	15	27.0		
	6/11/2020	15:10	15.5	1.510	3.16	7.00	202	113.0	8	Water clear, no odor Blind field duplicate taken at this location.
		15:15	13.0	1.500	2.90	6.69	119	100.0		
		15:20	13.1	1.480	2.00	6.55	46	41.0		
		15:25	13.0	1.510	0.17	6.54	20	26.0		
		15:30	12.7	1.520	0.19	6.53	14	12.0		
		15:35	12.7	1.530	0.26	6.53	16	14.0		
		15:40	12.7	1.530	0.66	6.53	20	10.0		
		15:45	12.7	1.520	0.41	6.53	18	12.0		
	5/19/2021	10:07	19.8	1.527	6.26	7.47	156	16.5	8	Water cloudy to clear with purge, no odor. MS/MSD taken at this location. Blind field duplicate taken at this location.
		10:12	18.1	1.511	5.85	7.50	104	10.7		
		10:17	18.0	1.513	5.22	7.47	65	6.7		
		10:22	20.8	1.512	4.76	7.44	64	5.2		
		10:27	22.5	1.509	4.19	7.42	54	4.7		
		10:32	23.9	1.515	2.75	7.33	34	4.8		
		10:37	24.5	1.529	1.70	7.25	7	5.2		
		10:42	24.9	1.540	1.36	7.20	-12	5.6		
		10:47	25.1	1.542	1.22	7.16	-24	6.7		
		10:52	25.3	1.544	1.05	7.04	-46	11.4		
		10:57	25.6	1.541	0.93	6.95	-53	16.3		
		11:02	25.8	1.532	0.73	6.71	-57	25.3		
		11:07	26.0	1.527	0.60	6.63	-61	37.7		

Table 2: Summary of Groundwater Field Parameters. Lot 4 - Austin Avenue and Prior Place BCP Site. Yonkers, NY.

Monitoring Well I.D.	Date	Time	Temp (°C)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH (units)	ORP (mV)	Turbidity (NTU)	Amount Purged (liters)	Comments
SWR-MW-1	5/23/2017	10:50	14.9	0.306	0.58	6.84	66.0	14.8	1.9	Well dry after purging 1.9 liters. Water yellowish tint, slightly turbid with some sediment, no sheen, slight odor.
		10:56	15	0.313	0.42	6.85	69.3	18.1		
		11:01	15.3	0.317	0.34	6.86	74.3	24.7		
		11:13	16.2	0.327	0.57	6.86	58.7	49.7		
	11/14/2017	8:35	-	-	-	-	-	-	-	Water level was at a level below the meter's ability to read so shut down well to let recharge. MS/MSD and blind field duplicate taken at this location.
		8:50	8.63	1.05	1.62	6.09	59	105		
		8:55	8.96	1.02	0.99	6.08	0.0	87.1		
	6/4/2018	12:50	12.7	1.960	1.96	6.19	119	823	5	Well dry after purging 3.0 liters, shut down well to let recharge, purged an additional 2.0 liters. Cloudy brown water. No odor.
		12:55	12.6	1.980	0.96	6.23	102	811		
		13:00	12.5	1.990	0.19	6.31	100	614		
		13:05	12.3	1.980	0.22	6.31	96	510		
		13:10	-	-	-	-	-	-		
		17:10	12.3	1.960	0.22	6.39	101	410		
		17:15	12.4	1.990	0.21	6.40	96	519		
		17:20	12.5	1.920	0.23	6.42	101	631		
	5/30/2019	16:50	12.2	2.110	1.99	6.11	100	>999	3	Water was cloudy with no odor. Well dry after 3 liters of purge. Let recharge then sampled.
		16:55	12.4	1.980	0.77	6.11	67	>999		
		17:00	12.6	1.950	0.33	6.11	70	899		
		17:05	12.2	1.900	0.24	6.10	77	877		
		17:10	12.2	1.870	0.10	6.10	78	822		
		17:15	12.2	1.880	0.11	6.10	76	816		
	6/11/2020	11:45	14.1	1.760	1.19	6.69	-119	>999	3.5	Water cloudy brown with no odor.
		11:50	13.9	1.670	1.26	6.66	-62	496		
		11:55	13.7	1.620	0.91	6.61	-59	512		
		12:00	13.7	1.620	1.00	6.62	-49	410		
		12:05	14.1	1.610	0.96	6.61	-48	396		
		12:10	13.9	1.600	0.90	6.61	-46	411		
		12:15	13.9	1.550	0.82	6.60	-44	420		
		12:20	13.8	1.590	0.80	6.59	-43	407		
	5/19/2021	9:10	17.3	1.535	2.07	6.51	-17	37.5	1.2	Water cloudy brown with no odor.
		9:15	17.2	1.506	1.25	6.50	-28	33.6		
		9:20	17.8	1.525	1.83	6.51	-34	28.2		
		9:25	18.1	1.536	1.81	6.52	-37	31.1		

Field parameters collected using a multi-parameter water quality meter equiped with a flow-thru cell during purging the well with a stainless steel bladder pump

(-) - No field parameters collected

Table 3
Summary of Groundwater Laboratory Analytical Results

Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification MW-1																	
Date Sampled		Apr-12		May-17			Nov-17		Jun-18			May-19		Jun-20		May-21			
		Total		Total			Total		Total			Total		Total		Total		Dissolved	
Metals by EPA Methods 6020A/7470A			R.L.			R.L.		R.L.			R.L.		R.L.		R.L.		R.L.		R.L.
Aluminum, Total		NS		64.5			NS		883		10	NS		NS		NS		NS	
Antimony, Total	3	NS		0.72	J		NS		0.75	J	4	NS		NS		NS		NS	
Arsenic, Total	25	NS		3.36			NS		2.96		0.5	NS		NS		NS		NS	
Barium, Total	1,000	NS		287.2			NS		264.5		0.5	NS		NS		NS		NS	
Beryllium, Total	3	NS			U	0.5	NS			U	0.5	NS		NS		NS		NS	
Cadmium, Total	5	NS			U	0.2	NS			U	0.2	NS		NS		NS		NS	
Calcium, Total		NS		191,000			NS		175,000		100	NS		NS		NS		NS	
Chromium, Total	50	NS		2.49			NS		4.32		1	NS		NS		NS		NS	
Cobalt, Total		NS		1.07			NS		1.48		0.5	NS		NS		NS		NS	
Copper, Total	200	NS		0.5	J		NS		3.04		1	NS		NS		NS		NS	
Iron, Total	300	NS		**40,800**			NS		**39,200**		50	NS		NS		NS		NS	
Lead, Total	25	NS			U	0.5	NS		4.02		1	NS		NS		NS		NS	
Magnesium, Total	35,000	NS		25,900			NS		23,800		70	NS		NS		NS		NS	
Manganese, Total	300	NS		**2,464**			NS		**2,166**		1	NS		NS		NS		NS	
Mercury, Total	0.7	NS			U	0.2	NS			U	0.2	NS		NS		NS		NS	
Nickel, Total	100	NS		1.25	J		NS		1.86	J	2	NS		NS		NS		NS	
Potassium, Total		NS		22,300			NS		19,200		100	NS		NS		NS		NS	
Selenium, Total	10	NS			U	5	NS			U	5	NS		NS		NS		NS	
Silver, Total	50	NS			U	0.4	NS		0.59	J	1	NS		NS		NS		NS	
Sodium, Total	20,000	NS		**43,700**			NS		**31,800**		200	NS		NS		NS		NS	
Thallium, Total	0.5	NS			U	0.5	NS			U	0.5	NS		NS		NS		NS	
Vanadium, Total		NS		1.93	J		NS		3.88	J	5	NS		NS		NS		NS	
Zinc, Total	2,000	NS			U	10	NS		9.11	J	10	NS		NS		NS		NS	

All values reported as ug/L (parts per billion)

^ - New York Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values, NYSDEC, June 1998 (and subsequent addenda)

NS - No sample collected because well was dry during sampling event

R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results

Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification MW-2A																					
Date Sampled		Apr-12			May-17			Nov-17			Jun-18			May-19			Jun-20			May-21				
		Total			Total			Total			Total			Total			Total			Total			Dissolved		
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		11,000			354			706			1,910		10	4,100		10	2,180		10	18,400		10	5.47	J	10
Antimony, Total	3	1.5			0.82	J		1.61	J		2.43	J	4	2.71	J	4	0.8	J	4	1.07	J	4		U	4
Arsenic, Total	25		U	5	0.38	J		0.58			0.45	J	0.5	1.19		0.5	0.93		0.5	2.33		0.5	0.22	J	0.5
Barium, Total	1,000	151			38.45			50.26			57.44		0.5	90.2		0.5	51.43		0.5	211.1		0.5	33.32		0.5
Beryllium, Total	3	0.3	J			U	0.5		U	0.5		U	0.5	0.11	J	0.5		U	0.5	0.51		0.5		U	0.5
Cadmium, Total	5		U	5	0.11	J		0.08	J		0.1	J	0.2	0.11	J	0.2	0.08	J	0.2	0.19	J	0.2	0.06	J	0.2
Calcium, Total		250,000			300,000			378,000			296,000		100	353,000		100	306,000		100	244,000		100	303,000		100
Chromium, Total	50	30			1.35			2.63			5.71		1	13.54		1	7.11		1	**54.45**		1	0.26	J	1
Cobalt, Total		25			19.48			18.70			22.34		0.5	35.63		0.5	25.28		0.5	100.8		0.5	9.3		0.5
Copper, Total	200	81			14.05			12.23			30.18		1	47.19		1	31.54		1	129.8		1	13.59		1
Iron, Total	300	**16,000**			**603**			**1,150**			**3,080**		50	**7,060**		50	**3,530**		50	**29,800**		50	37.6	J	50
Lead, Total	25	**44**			1.67			1.89			12.63		1	20.83		1	10.88		1	**73.14**		1	0.35	J	1
Magnesium, Total	35,000	**52,000**			**58,600**			**65,800**			**56,000**		70	**60,600**		70	**54,500**		70	**58,300**		70	**59,000**		70
Manganese, Total	300	**2,530**			**1,554**			**1,489**			**1,637**		1	**1,966**		1	**1,509**		1	**2,190**		1	**1,632**		1
Mercury, Total	0.7		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Nickel, Total	100	34			6.9			7.95			11.09		2	18.16		2	14.51		2	59.67		2	5.96		2
Potassium, Total		26,000			23,000			23,600			20,500		100	23,700		100	20,600		100	22,900		100	22,600		100
Selenium, Total	10	5	J		**11.1**			8.37			8.42		5	**11**		5	9.81		5	8.84		5	7.67		5
Silver, Total	50		U	7		U	0.4		U	0.4	0.91	J	1	0.37	J	0.4	0.43		0.4	1.41		0.4		U	0.4
Sodium, Total	20,000	**43,000**			**44,300**			**50,900**			**33,000**		200	**40,300**		100	**28,800**		100	**26,700**		100	**32,200**		100
Thallium, Total	0.5	0.2	J			U	0.5		U	0.5	0.18	J	0.5	0.27	J	0.5		U	0.5	0.41	J	1		U	1
Vanadium, Total		35				U	5	3.09	J		6.19		5	16.73		5	7.52		5	64.17		5		U	5
Zinc, Total	2,000	95			3.43	J		6.33	J		15.79		10	28.23		10	37.22		10	108.5		10	3.81	J	10

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R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results

Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification MW-2B																					
Date Sampled		Apr-12			May-17			Nov-17			Jun-18			May-19			Jun-20			May-21				
		Total			Total			Total			Total			Total			Total			Total			Dissolved		
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		400			6.06	J		9.80	J		28.3		10	86.5		10	82		10	25.9		10	5.13	J	10
Antimony, Total	3	0.6			0.46	J			U	4	0.45	J	4		U	4		U	4	0.48	J	4		U	4
Arsenic, Total	25		U	5	0.52			0.63			0.29	J	0.5	1.48		0.5	1.32		0.5	0.58		0.5	0.57		0.5
Barium, Total	1,000	81			37.16			47.21			42.25		0.5	51.63		0.5	44.86		0.5	43.51		0.5	45.55		0.5
Beryllium, Total	3		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5
Cadmium, Total	5		U	5		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Calcium, Total		260,000			260,000			296,000			269,000		100	280,000		100	279,000		100	242,000		100	232,000		100
Chromium, Total	50		U	10	0.33	J		0.49	J		0.62	J	1	0.86	J	1	0.68		1	0.54	J	1	0.48	J	1
Cobalt, Total		6	J		5.07			6.18			5.31		0.5	5.9		0.5	7.25		0.5	6.52		0.5	7.36		0.5
Copper, Total	200		U	10	1.49			0.86	J		1.36		1	1.61		1	1.86		1	0.59	J	1		U	1
Iron, Total	300	**8,300**			**3,040**			**3,850**			**3,630**		50	**4,900**		50	**4,350**		50	**6,280**		50	**6,990**		50
Lead, Total	25		U	10		U	0.5		U	1		U	1	0.58	J	1	0.61	J	1		U	1		U	1
Magnesium, Total	35,000	**65,000**			**60,900**			**67,700**			**64,800**		70	**67,100**		70	**67,100**		70	**53,000**		70	**58,800**		70
Manganese, Total	300	**3,040**			**2,413**			**2,722**			**2,532**		1	**2,590**		1	**2,914**		1	**3,224**		1	**3,705**		1
Mercury, Total	0.7		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Nickel, Total	100	17	J		14.64			16.06			16.21		2	19.52		2	27.7		2	11.31		2	11.91		2
Potassium, Total		37,000			26,200			27,700			24,500		100	28,400		100	26,500		100	25,400		100	25,200		100
Selenium, Total	10		U	10		U	5		U	5		U	5	3.02	J	5	2.34	J	5		U	5		U	5
Silver, Total	50		U	7		U	0.4		U	0.4	0.35	J	1		U	0.4		U	0.4		U	0.4		U	0.4
Sodium, Total	20,000	**46,000**			**41,700**			**46,400**			**35,700**		200	**47,300**		100	**40,000**		100	**35,900**		100	**39,700**		100
Thallium, Total	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5	0.2	J	1	0.2	J	1
Vanadium, Total			U	10		U	5		U	5		U	5		U	5		U	5		U	5		U	5
Zinc, Total	2,000	16	J		4.22	J		4.55	J			U	10	4.25	J	10	4.23	J	10	31.36		10	4.35	J	10

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R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results

Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification SWR-MW-1																					
Date Sampled		Apr-12			May-17			Nov-17			Jun-18			May-19			Jun-20			May-21				
		Total			Total			Total			Total			Total			Total			Total			Dissolved		
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		25,000			1,260			33			13,600		10	37,400		10	9,600		10	871		10	12.4		10
Antimony, Total	3	0.6			0.69	J			U	4		U	4	0.54	J	4	0.63	J	4		U	4		U	4
Arsenic, Total	25		U	5	1.51			1.11			3.85		0.5	13.11		0.5	2.65		0.5	2.95		0.5	1.6		0.5
Barium, Total	1,000	424			67.49			304.7			410.5		0.5	984.1		0.5	391.9		0.5	178.8		0.5	174.9		0.5
Beryllium, Total	3	0.7				U	0.5		U	0.5		U	0.5	1.12		0.5	0.22	J	0.5		U	0.5		U	0.5
Cadmium, Total	5		U	5	0.21				U	0.2	0.88		0.2	3		0.2	0.53		0.2	0.09	J	0.2		U	0.2
Calcium, Total		120,000			62,200			197,000			204,000		100	223,000		100	164,000		100	128,000		100	144,000		100
Chromium, Total	50	**70**			3.32			1.95			**54.13**		1	**197.2**		1	32.14		1	4.96		1	2.07		1
Cobalt, Total		26			4.04			2.15			22.25		0.5	52.18		0.5	10.6		0.5	8.25		0.5	4.77		0.5
Copper, Total	200	89			11.52			0.59	J		96.06		1	**247.4**		1	52.04		1	8.31		1		U	1
Iron, Total	300	**80,000**			**2,760**			**45,700**			**76,300**		50	**105,000**		50	**57,000**		50	**24,700**		50	**28,000**		50
Lead, Total	25	**54**			5.21				U	1	**33.38**		1	**146.4**		1	20.4		1	3.5		1		U	1
Magnesium, Total	35,000	24,000			9,370			**40,300**			**41,400**		70	**60,500**		70	**49,100**		70	30,600		70	**38,000**		70
Manganese, Total	300	**1,600**			**1,974**			**3,132**			**8,459**		1	**7,788**		1	**3,187**		1	**4,391**		1	**4,076**		1
Mercury, Total	0.7	0.2				U	0.2	0.1	J			U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Nickel, Total	100	52			10.94			2.17			56.1		2	**204.4**		2	32.33		2	13.29		2	8.37		2
Potassium, Total		40,000			11,300			46,100			40,800		100	71,100		100	64,400		100	49,900		100	61,500		100
Selenium, Total	10		U	10		U	5		U	5		U	5	**10.8**		5	2.32	J	5		U	5		U	5
Silver, Total	50		U	7		U	0.4		U	0.4	1.61		1	2.78		0.4	0.59		0.4		U	0.4		U	0.4
Sodium, Total	20,000	**88,000**			6,550			**116,000**			**62,500**		200	**112,000**		100	**161,000**		100	**102,000**		100	**148,000**		100
Thallium, Total	0.5	**0.6**				U	0.5		U	0.5		U	0.5	**1.08**		0.5	0.31	J	0.5		U	1		U	1
Vanadium, Total		74			3.82	J		1.69	J		42.73		5	129.6		5	31.11		5	2.99	J	5		U	5
Zinc, Total	2,000	155			20.74				U		169.6		10	492.3		10	139.7		10	73.91		10	5.31	J	10

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R.L. - Laboratory reporting limit

(-) - Indicates analyte was not analyzed for

U - Analyzed for but not detected above laboratory method detection limit

J - Estimated value detected between the laboratory method detection limit and laboratory reporting limit

Bold and thick outlined cells indicate an exceedance of applicable standards

Table 3
Summary of Groundwater Laboratory Analytical Results

Analyte (ug/L)	GW Std^ (ug/L)	Sample Identification																					
		DUPLICATE																					
Date Sampled		Apr-12 (MW-2A)			17-May (MW-2B)			Nov-17 (SRW-MW1)			Jun-18 (MW-2B)			May-19 (MW-2B)			Jun-20 (MW-2B)			May-21 (MW-2B)			
		Total			Total			Total			Total			Total			Total			Total			Dissolved		
Metals by EPA Methods 6020A/7470A				R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.			R.L.
Aluminum, Total		11,000			5.38	J		37.1			25.9		10	85.4		10	75.5		10	19.1		10	4.74	J	10
Antimony, Total	3	1.5				U	4		U	4	0.44	J	4		U	4		U	4		U	4		U	4
Arsenic, Total	25		U	5	0.53			1.27			0.26	J	0.5	1.42		0.5	1.34		0.5	0.67		0.5	0.54		0.5
Barium, Total	1,000	164			36.87			314.5			41.61		0.5	49.84		0.5	44.41		0.5	42.18		0.5	43.07		0.5
Beryllium, Total	3	0.3	J			U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	0.5
Cadmium, Total	5		U	5		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Calcium, Total		300,000			274,000			206,000			266,000		100	273,000		100	281,000		100	202,000		100	229,000		100
Chromium, Total	50	30			0.48	J		2.03			0.58	J	1	0.79	J	1	0.65	J	1	0.44	J	1	0.46	J	1
Cobalt, Total		28	`		5.25			2.21			5.28		0.5	5.93		0.5	7.31		0.5	5.89		0.5	7.21		0.5
Copper, Total	200	94			1.2				U	1	1.1		1	1.49		1	1.51		1	0.82	J	1		U	1
Iron, Total	300	**16,000**			**3,030**			**48,200**			**3,560**		50	**4,780**		50	**4,240**		50	**6,010**		50	**6,900**		50
Lead, Total	25	**49**				U	0.5		U	1		U	1	0.57	J	1	0.59	J	1		U	1		U	1
Magnesium, Total	35,000	**61,000**			**63,100**			**41,600**			**64,000**		70	**65,100**		70	**67,200**		70	**52,900**		70	**57,600**		70
Manganese, Total	300	**3,020**			**2,456**			**3,271**			**2,510**		1	**2,539**		1	**2,952**		1	**2,566**		1	**3,583**		1
Mercury, Total	0.7		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2		U	0.2
Nickel, Total	100	37			15.09			1.97	J	2	16.29		2	19.22		2	29.38		2	10.17		2	11.96		2
Potassium, Total		30,000			27,100			48,100			24,400		100	27,600		100	26,400		100	23,100		100	26,200		100
Selenium, Total	10	5	J			U	5		U	5		U	5	2.93	J	5	2.66	J	5		U	5		U	5
Silver, Total	50		U	7		U	0.4		U	0.4	0.28	J	1		U	0.4		U	0.4		U	0.4		U	0.4
Sodium, Total	20,000	**51,000**			**43,400**			**120,000**			**34,900**		200	**46,600**		100	**40,200**		100	**36,600**		100	**39,600**		100
Thallium, Total	0.5	0.2	J			U	0.5		U	0.5		U	0.5		U	0.5		U	0.5		U	1		U	1
Vanadium, Total		35				U	5	1.58	J	5		U	5		U	5		U	5		U	5		U	5
Zinc, Total	2,000	104			4.1	J			U	10		U	10	4.28	J	10	4	J	10	32.46		10	4.06	J	10

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R.L. - Laboratory reporting limit

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Bold and thick outlined cells indicate an exceedance of applicable standards

Appendices

Appendix A

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. **C360116**

Site Name Lot 4 - Austin Ave and Prior Place

Site Address: 45 Stew Leonard Drive and 65 Austin Avenue Zip Code: 10710
City/Town: Yonkers
County: Westchester
Site Acreage: 9.929

Reporting Period: ~~November 11, 2019 to November 11, 2020~~
September 27, 2020 to September 27, 2021

	YES	NO
1. Is the information above correct?	☐	X
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?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
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?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	X	☐
7. Are all ICs in place and functioning as designed?	X	☐

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

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	X

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

	YES	NO
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	X	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C360116 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
3-3244-4	Morris Westchester Retail Associates LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;

2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;

4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and

5. Periodic certification of the institutional and engineering controls listed above.

3-3244-7	Morris Westchester Retail Associates LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;

2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;

4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and

5. Periodic certification of the institutional and engineering controls listed above.

3-8001-40 (p/o)	Morris Westchester Retail Associates LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan

Controls at the site include:

1. Construction and maintenance of a cover system consisting of either a geotextile demarcation layer overlain by a minimum of 12-inches of crushed shot rock seeded to promote vegetative growth a minimum of 3-feet of shot rock, or a minimum of 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;

2. End use restrictions at the Site limited to Commercial uses, unless there is an expressed written waiver from an appropriate New York State Department;

3. Execution and recording of an Environmental Easement to restrict land use, restrict the use of groundwater underlying the site, and prevent future exposure to any contamination remaining at the site;

4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. The SMP also include a requirement for the installation of a sub-slab depressurization system in any future structures constructed on-site, to preclude the potential for soil vapor intrusion; and

5. Periodic certification of the institutional and engineering controls listed above.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
3-3244-4	Cover System
3-3244-7	Cover System
3-8001-40 (p/o)	Cover System

Box 5

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 compete.

YES	NO
X	☐

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
X	☐

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. C360116

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 Keith Morris (print name) at Morris Westchester Retail Associates, LLC 350 Veterans Boulevard, Rutherford, New Jersey 07070 (print business address),

am certifying as Owner and Designated Representative (Owner or Remedial Party)

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

Keith E. Morris
Vice President

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

11/19/2021
Date

IC/EC CERTIFICATIONS

Box 7

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 Damian J. Vanetti, P.E. at GHD Consulting Services Inc. 5788 Widewaters Parkway, Syracuse, New York 13214,
print name print business address

am certifying as a for the Owner and Designated Representative
(Owner or Remedial Party)

STATE OF NEW YORK
DAMIAN JAMES VANETTI
No. 068011
LICENSED PROFESSIONAL ENGINEER

Signature of , for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

11-19-21
Date

Appendix B

Annual Site Inspection Form

SITE INSPECTION FORM

Inspections to be conducted annually

SITE: **Austin Avenue and Prior Place (Lot 4)** **DATE/TIME:** 9/22/2021
BCP # **C360116** **WEATHER:** Partly Sunny, 80F, Moist ground dry

INSPECTORS NAME: Damian Vanetti

COMPANY NAME: GHD

GENERAL SITE CONDITIONS:

Site Access Control	Access gate at Stew Leonard Drive open. Access at Austin Ave. locked
Change in Use	None. Stew Leonards still uses access road at entrance for equipment staging
Unauthorized Activities	Two plastic ~5 gallon containers found on-site (see below comments)
	Appears that a mowed path from Prior Place has been created and grass mowed along access way towards MW-2A/MW-2B

ENGINEERING CONTROLS

SOIL COVER

Soil Cover Condition	Vegetation well established and no observed erosion areas
Vegetative Cover	Vegetation well established
Breach of the Soil Cover	None observed
Woody Growth	Woody growth is present on shot rock pile and perimeter areas.
Surface Settling	None observed
Burrowing Animals	None observed in soil cover
Sediment/Erosion Controls	None observed
Surface Erosion	None observed
Off-site Sediment Transport	None observed

SOIL VAPOR MITIGATION — NOT APPLICABLE - NO OCCUPIED STRUCTURES

System In Place	
System Operating	
Component Conditions	
Damaged Equipment	

ENVIRONMENTAL MONITORING

GROUNDWATER MONITORING WELLS

Condition of Monitoring Wells	Lot 4 Monitoring wells MW-2A and MW-2B were intact, covered and locked - MW-1 steel casing and riser was knocked over and crushed (see photo log)
Well Caps In Place	Yes
Locks In Place and Secure	Yes

Identify Groundwater Samples Taken: NONE

Identify Photos Taken:
General site photos included in log
Photos of abandoned containers

OTHER COMMENTS:
Found one 5-gallon plastic bucket with residual paint along access road north of MW-1. Second 5 gallon plastic container appeared to have petroleum located in proximity to the Austin Ave gate
Power line was down at Austin Ave - Prior Place intersection. Road closed and access gate at Sprain Rd. open for traffic
Cable/Phone vault on Prior Place open and unlocked

INSPECTOR SIGNATURE: 

Site Photographs

Photo 1 ***Site entrance from Stew Leonard Drive.***

Photo 2 ***View of eastern portion of Site looking north.***

Photo 3 View of western portion of Site along Prior Place.

Photo 4 View of locked Austin Avenue gate.

Photo 5 Typical Site groundwater monitoring wells.

Photo 6 Damaged Site groundwater monitoring well MW-1 for unknown event.

Photo 7 ***Typical material staging from adjacent business near Stew Leonard Drive entrance.***

Photo 8 ***Remnants of 5-gallon bucket containing apparent petroleum product near Austin Avenue gate.***

Photo 9 5-gallon bucket with residual paint near Site entrance from Stew Leonard Drive.

Appendix C

NYSDEC EQuIS Approvals

Ian McNamara

From: Ian McNamara
Sent: Wednesday, September 29, 2021 12:51 PM
To: NYSDEC EQuIS Team (nyenvdata@dec.ny.gov)
Cc: Michael H. Squire (DEC)
Subject: EDDs for Lot 4 - Austin Avenue and Prior Place BCP Site (Site #C360116) - 2021 Monitoring Event
Attachments: 20210929 1249.C360116.NYSDEC_MERGE.zip; 20210929 1250.C360116.NYSDEC_MERGE.zip

CompleteRepository: 011144127
Description: MORRIS WESTCHESTER RETAIL ASSOC
JobNo: 11441
OperatingCentre: 01
RepoEmail: 011144127@ghd.com
RepoType: Proposal
SubJob: 27

Hello,

Attached are the Field Measurements and Chemistry Results EDDs for the Annual 2021 monitoring event performed at the above referenced site in May.

Please let me know if revisions are needed for successful upload.

Thanks,
Ian

Ian McNamara (he/him)
Geologist

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