

Tres Puentes and Borinquen Court
271 - 295 East 138th Street and 2550 Third Avenue
BRONX, NEW YORK

Periodic Review Report

NYSDEC Site Number: C203056

AKRF Project Number: 210347

Prepared for:

Tres Puentes L.P., East One Eighth HDFC, Inc., and Borinquen Court Associates, L.P.
2345 Broadway
New York, New York 10024

Prepared by:



AKRF, Inc.
440 Park Avenue South
New York, NY 10016
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JUNE 2026

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P.E. CERTIFICATION

I, Michelle Lapin, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the existing Site Management Plan protocols, and I certify that the documentation of site management activities is accurately presented in this Periodic Review Report pertaining to the Tres Puentes and Borinquen Court site located at 271 - 295 East 138th Street and 2550 Third Avenue, Bronx, New York (Tax Block 2314, Lots 1, 10 and 15) (hereinafter referred to as the "Site"). The Site has been managed under New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program Site No. C203056.

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- a) The institutional and engineering controls employed at this Site are unchanged from the date the controls were put in place, or last approved by the NYSDEC Division of Environmental Remediation (DER), with the exceptions cited in this Periodic Review Report;
- b) Nothing has occurred that would impair the ability of such control to protect public health and the environment;
- c) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and
- d) Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.



NYS P.E. License #073934-1

6/25/2026

Date

EXECUTIVE SUMMARY

This Periodic Review Report (PRR) was prepared on behalf of East One Thirty Eighth HDPC, Inc., Borinquen Court Associates, L.P., and Tres Puentes L.P. (collectively, the “Volunteers”) as an element of the remedial program at the Tres Puentes and Borinquen Court site located at 271 - 295 East 138th Street and 2550 Third Avenue, Bronx, New York (Tax Block 2314, Lots 1, 10 and 15) (hereinafter referred to as the “Site”) under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index #C203056-05-11, Site #C203056, executed on June 28, 2011, and amended on September 7, 2011 and December 10, 2013. A Site Location map is provided as Figure 1.

As reported to NYSDEC and the New York State Department of Health (NYSDOH) in a Final Engineering Report (FER) dated December 2013 by Environmental Resources Management (ERM), remedial activities at the Site have included: soil removal between October 2012 and January 2013; in-situ chemical oxidation (ISCO) treatment of contaminated groundwater in April 2013; installation and sampling of groundwater monitor wells; and the installation of a demarcation layer prior to importation of clean fill and installation of a new access driveway to complete the site cover system. The Certificate of Completion (COC) documenting successful completion of these remedial activities was issued to the Volunteers in December 2013. The purpose of this PRR is to document the site management activities associated with the Site’s Engineering and Institutional Controls and to certify that the controls have been implemented in accordance with the Site Management Plan (SMP) and the previous PRR submitted in June 2023.

In summary, the remedy remains effective and protective of human health and the environment with continued implementation of the SMP. Annual site-wide and composite cover inspections were performed as required to monitor and confirm the proper controls remained in place. Investigations performed in early 2016 (previously reported to NYSDEC/NYSDOH) were incorporated into plans and were used during continuation of superstructure construction of two new buildings at the Site (within the Environmental Easement boundary). Construction was completed as of October 14, 2019, and details encompassing and summarizing all work related to protecting public health and the environment at the Site from 2015 to 2020 were reported in the November 2020 Construction Completion Report (CCR).

A revised SMP (Revision No. 1) was submitted to NYSDEC in February 2020, which documented the completion of construction of the new East and West Buildings and revised the frequency of Periodic Review Reporting to once every three years. NYSDEC approved the February 2020 Revised SMP on March 16, 2021. A copy of the revised SMP approval letter is included in Appendix A. As documented and certified herein, the Volunteers remain compliant with the SMP and approved modifications for the reporting period from May 20, 2023 to May 20, 2026. The status of each of the completed remedial program elements are summarized below.

Site Cover System

SMP requirements pertaining to the site cover system inspected or monitored by AKRF included:

- Completion of Site-Wide Inspections in May 2023, November 2024, and November 2025 to evaluate integrity and consistent use of the Site in accordance with the SMP.

During the annual site-wide inspections, the site cover system components were determined to be maintained in good condition and were preventing contact with underlying soil and groundwater. Minor cracking in surfaces at the Site was observed to be superficial and not of substantial concern due to the size and location of the cracking. AKRF observed no other issues during the inspections, thereby

confirming that the site cover system for Borinquen Court and the East and West Buildings (collectively Tres Puentes) remained intact during this reporting period.

The purpose of this PRR is to document the site management activities associated with the Site's Engineering and Institutional Controls and certify that the controls have been implemented in accordance with the SMP.

1.0 INTRODUCTION

This Periodic Review Report (PRR) was prepared for the Tres Puentes and Borinquen Court site at 271 - 295 East 138th Street and 2550 Third Avenue in the Mott Haven neighborhood of the Bronx, New York (Tax Block 2314, Lots 1, 10, and 15). Borinquen Court and the new East and West Buildings are collectively referred to as “Tres Puentes” and, herein, as the “Site.” The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index #C203056-05-11, Site #C203056, executed on June 28, 2011, and amended on September 7, 2011 and December 10, 2013.

The approximately 1.8-acre Site is currently improved with three multistory residential buildings: Borinquen Court, an approximately 137,800-square-foot building in the central portion of the Site with surrounding landscaping, walkways, and an asphalt-paved parking area to the east; Tres Puentes West, an approximately 110,682-square-foot building in the western portion of the Site with surrounding landscaping and walkways; and Tres Puentes East, an approximately 52,345-square-foot building in the eastern portion of the Site with surrounding landscaping and walkways. The Site is bounded by: Third Avenue to the west; the New York City Police Department’s 40th Precinct to the east; East 139th Street to the north, followed by multistory residences and one manufacturing building; and East 138th Street to the south, followed by the Metropolitan Transportation Authority (MTA) No. 6 train and a station entrance near East 138th Street and Third Avenue. A New York City Housing Authority complex is located south of East 138th Street. Nearby properties are predominantly residential, industrial, commercial, and automotive repair uses.

On August 13, 2015, the Site was rezoned through the New York City Uniform Land Use Review Procedure (ULURP) from R6 residential zoning to R7-2 residential zoning with C1-4 and C2-4 commercial overlays. The New York City Department of Buildings recently updated the Site address to 271 - 295 East 138th Street and 2550 Third Avenue to incorporate the new East Building. A Site location map is provided as Figure 1.

The activities described in this PRR were performed on behalf of East One Thirty Eighth HDPC, Inc., Borinquen Court Associates, L.P., and Tres Puentes L.P. (collectively, the “Volunteers”), the property owners. Since 1981, the Site has been occupied by the residential building known as *Borinquen Court Housing for the Elderly and Handicapped Complex*, and Site use has remained unchanged, as documented in submittals to the New York State Department of Environmental Conservation (NYSDEC). During this reporting period, the Site continued to be occupied by Borinquen Court and the new East and West residential buildings known as *Tres Puentes*. The first-floor commercial spaces in the *Tres Puentes West* building also remained occupied during this period.

Remedial investigations performed by Environmental Resources Management (ERM) from March 2012 to April 2013 identified polyaromatic hydrocarbons (PAHs), metals, and/or petroleum-related volatile organic compounds (VOCs) in soil, soil vapor, groundwater, and indoor air in portions of the Site. Remedial activities conducted between 2012 and 2013 included: shallow soil removal; closure and removal of a 500-gallon underground storage tank (UST); in-situ treatment of residual groundwater contamination to address remaining soil, soil vapor, and groundwater impacts; vapor monitoring; preparation of a Site Management Plan (SMP); and recording of an Environmental Easement. ERM submitted a Final Engineering Report (FER) documenting the remedial activities to NYSDEC in December 2013. NYSDEC, in coordination with the New York State Department of Health (NYSDOH), approved the FER, resulting in issuance of a Certificate of Completion (COC) in December 2013 under the Brownfield Cleanup Program (BCP).

Ongoing Site management activities have continued in accordance with the NYSDEC-approved February 2020 Revised SMP and the most recently approved June 2023 PRR. The SMP describes the procedures required to manage known and potential residual contamination at the Site.

This PRR documents site management activities associated with the Site's Engineering and Institutional Controls and certifies that the controls have been implemented in accordance with the SMP. Consistent with the SMP, this PRR summarizes the results of the annual inspections performed in 2023, 2024, and 2025, which were used to evaluate the Site for the reporting period from May 20, 2023 to May 20, 2026.

2.0 SITE MANAGEMENT REQUIREMENTS

2.1 Introduction

For additional details related to the nature and extent of contamination, the remedial cleanup, or recent investigations performed to support new construction, refer to the appropriate sections of the FER, SMP, or previously submitted PRRs. The site management requirements for evaluating the performance and effectiveness of the remedy at the Site, the site cover system, and all affected Site media are summarized in Table T1 (referenced from the SMP) with an acknowledgement of what was completed this reporting period.

Table T1
Monitoring/Inspection Requirement Summary

Monitoring Program	Frequency*	Matrix	Analysis	Completed this Period?
Construction Oversight and Sampling Under Excavation Work Plan	Daily during active work	Cover System Integrity, Particulates, Subsurface Soil	Construction Health and Safety Plan/Community Air Monitoring Plan, TCL SVOCs by EPA Method 8270, PP Metals by EPA Method 6010C and pesticides by EPA Method 8081B	No
Composite Cover System	Annually	Cover System Integrity	Visual Inspection of Conditions	Yes
Site-Wide Inspections (ICs)	Annually	Cover System Integrity	Visual Inspection of Conditions	Yes

Notes: *The frequency of events was conducted as specified in the NYSDEC-approved revised SMP and/or NYSDEC-approved July 2020 PRR and the updated SMP requirements approved by NYSDEC on March 16, 2021 and/or as agreed upon in written correspondence by NYSDEC during work completed this reporting period.

TCL SVOCs – Target Compound List Semivolatile Organic Compounds; PP – priority pollutant; ICs – Institutional Controls

2.2 Monitoring Requirements

2.2.1 Construction Oversight Requirements

No intrusive Site activities or Site cover disturbances were performed during the May 2023 through May 2026 reporting period; therefore, construction oversight was not required.

2.2.2 Cover System Requirements

Exposure to residual contaminated soil remaining at the Site is prevented by the existing building slab of Borinquen Court, hardscape features adjacent to Borinquen Court (brick

pavers, asphalt pavement, and concrete sidewalks), and associated landscaping constructed with a minimum of two feet of clean soil.

The final Site cover system consists of: asphaltic and concrete pavement on walkways, roads, and a parking lot; exterior landscaped areas capped with clean soil; and concrete building slabs covering the entire Site footprint. The top six inches of the final soil cover is of sufficient quality to support vegetation. All slabs and pavements are at least six inches thick. The features of the site cover system outside new construction areas continued to remain intact 24 hours a day, 7 days a week, for 365 days a year.

As documented in the revised February 2020 SMP and November 2020 CCR, the cover system in the new East and West Buildings consists of the building slab underlain by a vapor barrier and associated landscaping constructed with a minimum of two feet of clean soil.

Disturbance or material changes of the site cover system not planned or performed in accordance with NYSDEC/NYSDOH approval are prohibited by the Environmental Easement established at the Site. As outlined in plans provided to, and approved by, NYSDEC/NYSDOH prior to the start of new building construction, continuous construction oversight including implementation of the Excavation Work Plan (EWP), Community Air Monitoring Plan (CAMP), and Health and Safety Plan (HASP), is required during all active work disturbing or restoring the site cover system; however, disturbance of the site cover system did not occur during this reporting period. Monitoring of the site cover system occurred during construction activities, which will continue to be maintained on an annual basis as long as the Environmental Easement is in effect to ensure the system's integrity. Site-wide inspections are also performed after severe weather conditions that may affect Engineering Controls or monitoring devices. No severe weather events occurred during the reporting period. Results of the annual composite site cover system inspections are summarized in Section 3.0 of this PRR. Reporting Requirements

The Site management reporting requirements for evaluating the performance and effectiveness of the remedy at the Site, the site cover system, and all affected Site media are summarized in Table T2 (referenced from the February 2020 Revised SMP and updated based on ongoing coordination and approvals from NYSDEC/NYSDOH) with an indication of what was completed during this reporting period.

Table T2
Monitoring/Inspection Reporting Summary

Task	Reporting Frequency*	Completed this Period?
Daily Reports of New Construction	Daily during active work	No
Email Submissions/Letter Reports with Attachments (Construction Submittals and/or Confirmatory Sampling Events)	As Performed	No
Periodic Review Report	Once every three years until termination of Environmental Easement	Yes

Notes: *The frequency of events was conducted as specified in the NYSDEC-approved SMP.

3.0 SITE MANAGEMENT MONITORING AND INSPECTION RESULTS

The site management and monitoring inspections completed during this reporting period are summarized in the following sections, with associated data appended.

3.1 Health and Safety/Community Air Monitoring

Community air monitoring was not performed during this reporting period, as there was no on-site soil disturbance activities.

3.2 Imported Screened Fill & Topsoil

No screened fill or topsoil was imported to Site during this reporting period.

3.3 Imported Clean Stone

No clean stone was imported to the Site during this reporting period.

3.4 Site Wide Inspection Form

AKRF performed three annual inspections during the reporting period. AKRF inspected the Site cover in May 2023, November 2024, and November 2025. The inspections consisted of observing the interior portions of Borinquen Court, the Tres Puentes West Building, and the Tres Puentes East Building and exterior portions of the Site, including the north and south courtyards of the Tres Puentes West Building, the rear courtyard of the Borinquen Court building, and the north courtyard of the Tres Puentes East Building.

AKRF completed the interior inspections with attention to the first floor and basement for holes, significant cracking, and/or signs of damage at Borinquen Court, the Tres Puentes West Building, and the Tres Puentes East Building. During each annual inspection, the cover was found to be intact, with no signs of significant cracking or damage except for minor cracking observed during the May 2023 site-wide inspection. The minor cracking was observed to be superficial and not of substantial concern due to the size and location of the cracking. Building staff repaired the minor cracking with concrete patching immediately following completion of the inspection May 2023, and AKRF received photographs from building staff documenting the concrete patch repair. This concrete patch area was inspected in November 2024 and November 2025 and was verified to remain intact. AKRF completed the exterior inspection with attention to the courtyard, paving, and planting areas for holes, significant cracking, and or signed of damage. AKRF observed minor cracking in the safety surfacing in the southern courtyard of Tres Puentes West during each annual inspection. The minor cracking was observed to be superficial and not of substantial concern due to the size and location of the cracking. No other corrective actions were recommended following completion of the inspections.

No evidence of permanent Site cover alterations were observed during the inspections performed during the reporting period, as documented on the Site-Wide Inspection Forms provided in Appendix B. The site cover system plan and location of cover system types are depicted on Figure 2.

4.0 SITE MANAGEMENT SCHEDULE

4.1 Monitoring and Inspections

The site management requirements planned for future evaluation of the performance and effectiveness of the remedy at the Site are outlined in Table T3. These monitoring and inspection

events will be completed in accordance with the February 2020 Revised SMP, approved by NYSDEC on March 16, 2021. Activities planned to be performed during the 2026-2029 reporting period are outlined in Table T3:

Table T3
Future Monitoring and Inspection Plan

Monitoring Program	Frequency*	Next Scheduled Events	Matrix	Analysis
Construction Monitoring	Daily, during all soil intrusive or remedy restoring activities	N/A as construction has been completed	Soil, Groundwater, Cover System Integrity	Community Air Monitoring, Visual Inspection of Conditions
Site Cover System	Annually for Certification	Fall 2026 Fall 2027 Fall 2028	Cover System Integrity	Visual Inspection of Conditions

Notes: *The frequency of events will be conducted as specified in the SMP.

4.2 SMP Monitoring Plan

The SMP was revised in February 2020 (Revision No. 1) to document the cover systems installed at the new East and West Buildings and to revise the frequency of Periodic Review Reporting to once every three years. NYSDEC approved the February 2020 Revised SMP on March 16, 2021. Site-wide cover system inspections will continue to be performed annually and reporting to NYSDEC will continue at a frequency of once every three years in accordance with the PRR schedule and in an event where the site cover system is accidentally or intentionally disturbed.

5.0 IC/EC CERTIFICATION

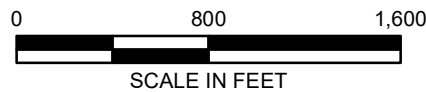
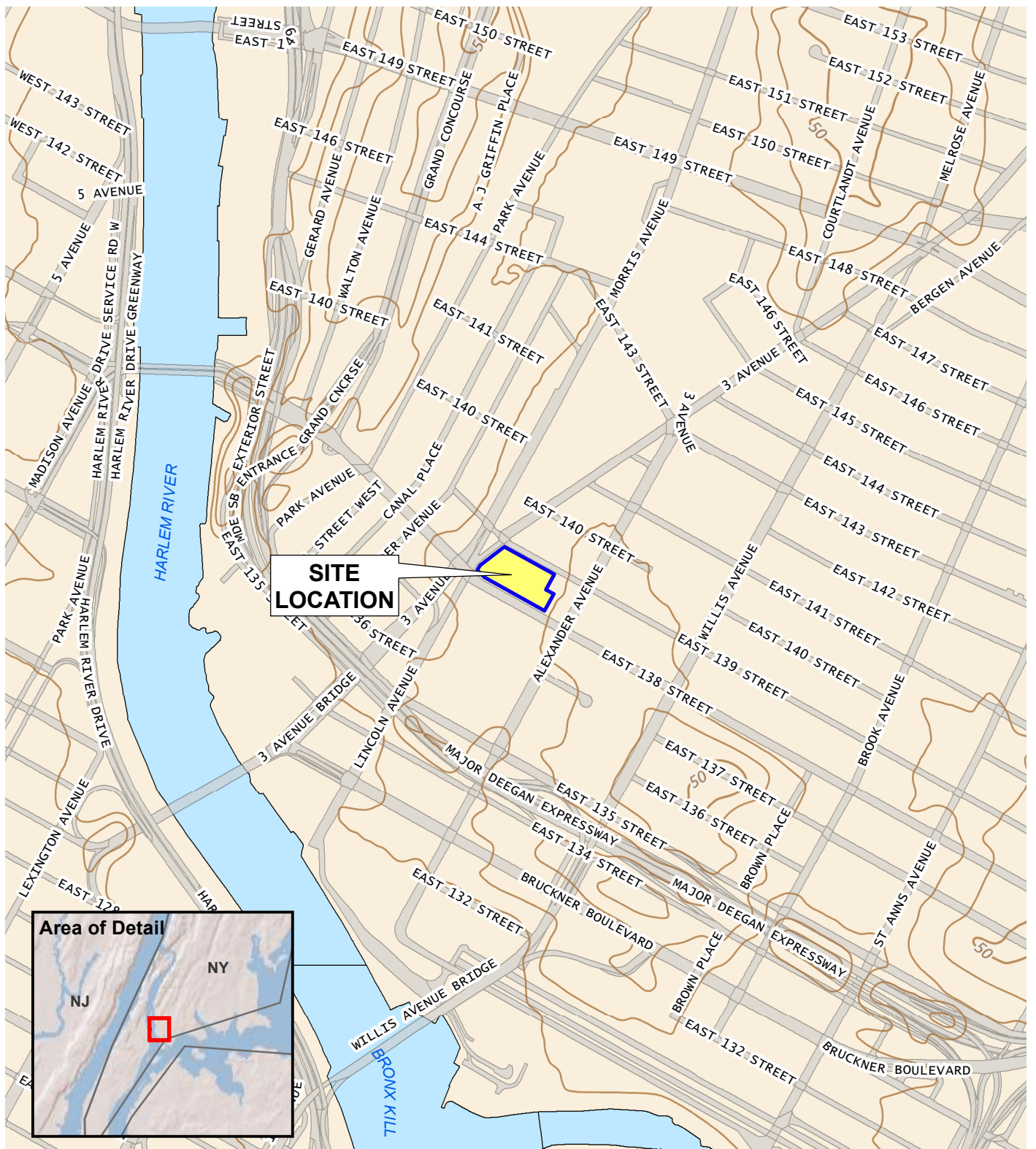
Site-wide inspections were conducted in May 2023, November 2024, and November 2025 to ensure that all aspects of the remedy were in place and remained effective. Copies of the Site-Wide Inspection forms are included as Appendix B, with a photographic log provided as Appendix C. Based on the Site-wide inspections and the data evaluation summarized in this report, the following certification is made for the Site, as documented in the IC-EC Certification form provided in Appendix D.

For each institutional or engineering control identified for the Site, the professional engineer (P.E.) certification found at the beginning of this PRR, along with all supporting documentation have confirmed that all of the following statements are true for the Site:

- a) The institutional and engineering controls employed at this Site are unchanged from the date the controls were put in place, or last approved by the NYSDEC Division of Environmental Remediation (DER), with the exceptions cited in this Periodic Review Report;
- b) Nothing has occurred that would impair the ability of such control to protect public health and the environment;
- c) Nothing has occurred the would constitute a violation or failure to comply with any Site Management Plan for this control; and
- d) Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

FIGURES

© 2020 AKRF. W:\Projects\12358 - Tres Puentes\Technical\GIS and Graphics\hazmat\12358 Fig 1 site loc map.mxd 1/16/2020 2:33:07 PM mvelieux



440 Park Avenue South, New York, NY 10016

Tres Puentes
271-295 East 138th Street and 2550 3rd Avenue
Bronx, New York

SITE LOCATION PLAN

DATE
6/15/2023
PROJECT NO.
210347
FIGURE
1



APPENDIX A
NYSDEC CORRESPONDENCE

RE: C203056 - PRR - Status Update

From Zheng, Wendi Y (DEC) <Wendi.Zheng@dec.ny.gov>

Date Mon 6/22/2026 10:13 AM

To Dustin A. Kapson <dkapson@akrf.com>

Cc Mark Jepsen <mjepsen@akrf.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; andre.obligado <andre.obligado@dec.ny.gov>

Hi Dustin,

The extension to submit the PRR is approved. Please submit the PRR by COB 6/26/26.

Thanks,

Wendi Zheng, PE

New York State Department of Environmental Conservation

P: (718) 482-7541 C: (718) 541-7643 | wendi.zheng@dec.ny.gov

NYSDEC has a new File Transfer System. We no longer accept third-party links. You can send large files to me here:

<https://mysend.ny.gov:443/nys/send/to/user/wendizhengdecnygov>

From: Dustin A. Kapson <dkapson@akrf.com>

Sent: Friday, June 19, 2026 3:26 PM

To: Zheng, Wendi Y (DEC) <Wendi.Zheng@dec.ny.gov>

Cc: Mark Jepsen <mjepsen@akrf.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>

Subject: C203056 - PRR - Status Update

You don't often get email from dkapson@akrf.com. [Learn why this is important](#)

Attention: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good Afternoon Ms. Zheng,

I am reaching out to notify you that we are experiencing a slight delay with completing and certifying the PRR on behalf of the West Side Federation for Senior and Supportive Housing (WSFSSH) for the above-referenced site. We are in the process of obtaining a signature from the Volunteer and verifying a few details associated with our most recent inspection of the site.

For these reasons, as well as today's holiday, unfortunately, we will not be able to submit the report to DEC by 6/19.

I am respectfully requesting one additional week (by 6/26) to ensure our reporting is accurate and includes all required components.

Sincerely on behalf of WSFSSH,

Dustin A. Kapson LSRP

Vice President
Site Assessment and Remediation

AKRF

530 Walnut Street, Suite 998, Philadelphia, PA 19106

P 646.388.9767 | **M** 267.684.9958 | www.akrf.com

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APPENDIX B
ANNUAL SITE-WIDE INSPECTION FORMS

Item #	Inspection Item	Yes	No	Inspector Comments	Notes
1	Has a change of ownership occurred		X		NYSDEC must be informed 60 days in advance
2	Has there been any change in Site Use?		X		Current Site Use is Restricted-Residential. NYSDEC must be informed 60 days in advance per 6 NYCRR Part 375-1.11(d)
3	Are there any plans to construct a new building?		X	Two new buildings were completed on the west and east sections of the Project Site. Details related to the redevelopment are outlined in recent submissions and approved by NYSDEC/ NYSDOH in accordance with the SMP.	Per Section 2.3.2 of the SMP, a soil vapor intrusion monitoring plan must be prepared and submitted to NYSDEC prior to any construction.
4	Have any soil disturbances occurred in the past?		X	Please see details reported in the PRR and photographic log	Documentation must be provided as required by the Excavation Work Plan (Appendix C)
5	Are any soil disturbances planned at this time?		X		NYSDEC must be informed 15 days in advance
6	Have there been any disturbances to the elements of the cover system (soil cover, asphalt areas, building concrete slab)?		X		
7	Soil Cover - Are there any signs of erosion, settlement, or bare spots?		X		
8	Asphalt Cover - Are there any significant cracks, settlement, or erosion?		X		
9	Concrete cover (including building slab) and pavers - Are there any significant cracks, settlement, or erosion?		X		
10	Is ground water underlying the Site being used?		X		Use of Site ground water is prohibited without treatment rendering it for safe use.
11	Are there any vegetable gardens or farming at the Site?		X		These activities are prohibited
12	Is there any activity that may tend to interfere with the completed remedy or the continued ability to implement institutional controls?		X		

Corrective Measures:

Specify any corrective measures needed (e.g., seal asphalt cracks, re-seed bare spot, etc.):

No corrective actions were performed during the annual 2023 site inspection.

Monitoring Well Inspection:

Provide the following information for each monitoring well on a scaled site map:

Location & identification of well

Well cover in place

Not Applicable

Overall well integrity

Presence of a functioning padlock & plug

Photographs:

Attach photos showing status of the cover elements

See Appendix C of the PRR.

Name of Inspector:

Mark Jepsen

Signature of Inspector:



Date of Inspection:

May 2, 2023

Date of Last Inspection:

August 31, 2022

Required Date of Next Inspection:

Summer 2024

Identify expected inspector for next inspection:

To be determined

Additional comments or drawings:

11/08/2024

Item #	Inspection Item	Yes	No	Inspector Comments	Notes
1	Has a change of ownership occurred		X		NYSDEC must be informed 60 days in advance
2	Has there been any change in Site Use?		X		Current Site Use is Restricted-Residential. NYSDEC must be informed 60 days in advance per 6 NYCRR Part 375-1.11(d)
3	Are there any plans to construct a new building?		X	File on new buildings were completed on the last and past sections of the project. Details related to the development are outlined in recent submissions.	Per Section 2.3.2 of the SMP, a soil vapor intrusion monitoring plan must be prepared and submitted to NYSDEC prior to any construction.
4	Have any soil disturbances occurred in the past?		X	Please see details reported in the PRR and photographic log	Documentation must be provided as required by the Excavation Work Plan (Appendix C)
5	Are any soil disturbances planned at this time?		X		NYSDEC must be informed 15 days in advance
6	Have there been any disturbances to the elements of the cover system (soil cover, asphalt areas, building concrete slab)?		X		
7	Soil Cover - Are there any signs of erosion, settlement, or bare spots?		X		
8	Asphalt Cover - Are there any significant cracks, settlement, or erosion?		X		
9	Concrete cover (including building slab) and pavers - Are there any significant cracks, settlement, or erosion?		X		
10	Is ground water underlying the Site being used?		X		Use of Site ground water is prohibited without treatment rendering it for safe use.
11	Are there any vegetable gardens or farming at the Site?		X		These activities are prohibited
12	Is there any activity that may tend to interfere with the completed remedy or the continued ability to implement institutional controls?		X		

NYSDEC/NYSDOH
in accordance with the PRR.

11/08/2024

Appendix F - Site-Wide Inspection Form
Borinquen Court, Bronx, New York
NYSDEC BCP Site No. C203056

Corrective Measures:

Specify any corrective measures needed (e.g., seal asphalt cracks, re-seed bare spot, etc.):

No corrective actions were performed during
the annual 2024 site inspection.

Monitoring Well Inspection:

Provide the following information for each monitoring well on a scaled site map:

Location & identification of well

Well cover in place

Not Applicable

Overall well integrity

Presence of a functioning padlock & plug

Photographs:

Attach photos showing status of the cover elements

See Appendix C of the PRR

Name of Inspector:

MARCO BALLESTA

Signature of Inspector:

Marco Ballesta

Date of Inspection:

11/08/2024

Date of Last Inspection:

May 2, 2023

Required Date of Next Inspection:

Winter 2025

Identify expected inspector for next inspection:

To be determined

Additional comments or drawings:

Item #	Inspection Item	Yes	No	Inspector Comments	Notes
1	Has a change of ownership occurred		X		NYSDEC must be informed 60 days in advance
2	Has there been any change in Site Use?		X		Current Site Use is Restricted-Residential. NYSDEC must be informed 60 days in advance per 6 NYCRR Part 375-1.11(d)
3	Are there any plans to construct a new building?		X		Per Section 2.3.2 of the SMP, a soil vapor intrusion monitoring plan must be prepared and submitted to NYSDEC prior to any construction.
4	Have any soil disturbances occurred in the past?		X		Documentation must be provided as required by the Excavation Work Plan (Appendix C)
5	Are any soil disturbances planned at this time?		X		NYSDEC must be informed 15 days in advance
6	Have there been any disturbances to the elements of the cover system (soil cover, asphalt areas, building concrete slab)?		X		
7	Soil Cover - Are there any signs of erosion, settlement, or bare spots?		X		
8	Asphalt Cover - Are there any significant cracks, settlement, or erosion?		X		
9	Concrete cover (including building slab) and pavers - Are there any significant cracks, settlement, or erosion?		X		
10	Is ground water underlying the Site being used?		X		Use of Site ground water is prohibited without treatment rendering it for safe use.
11	Are there any vegetable gardens or farming at the Site?		X		These activities are prohibited
12	Is there any activity that may tend to interfere with the completed remedy or the continued ability to implement institutional controls?		X		

Corrective Measures:

Specify any corrective measures needed (e.g., seal asphalt cracks, re-seed bare spot, etc.):

No corrective measures were performed during the annual 2025 site cover inspection.

Monitoring Well Inspection:

Provide the following information for each monitoring well on a scaled site map:

Location & identification of well

Well cover in place

Not Applicable

Overall well integrity

Presence of a functioning padlock & plug

Photographs:

Attach photos showing status of the cover elements

See Appendix C of PRR.

Name of Inspector:

Chad Walters

Signature of Inspector:

CWalters

Date of Inspection:

November 3, 2025

Date of Last Inspection:

November 8, 2025

Required Date of Next Inspection:

Fall 2026

Identify expected inspector for next inspection:

To be determined.

Additional comments or drawings:

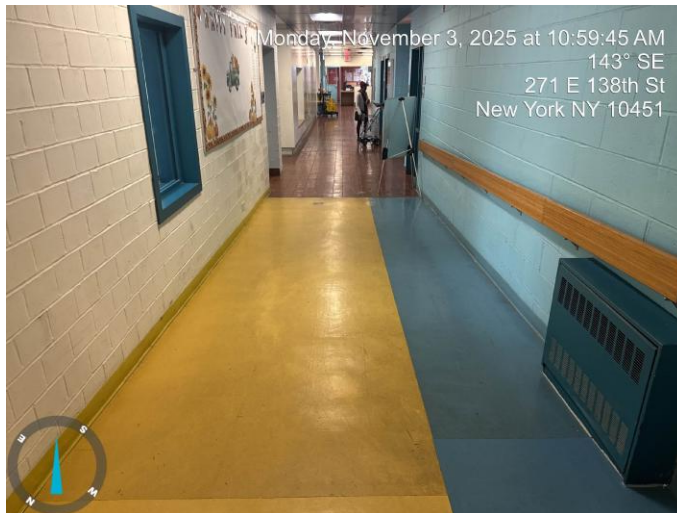
APPENDIX C
PHOTOGRAPHIC LOG



Photograph 1: Landscaping in the rear courtyard of the Borinquen Court building, facing north.



Photograph 2: The rear courtyard of the Borinquen Court building, facing east.



Photograph 3: Interior flooring of the Borinquen Court building, facing southeast.



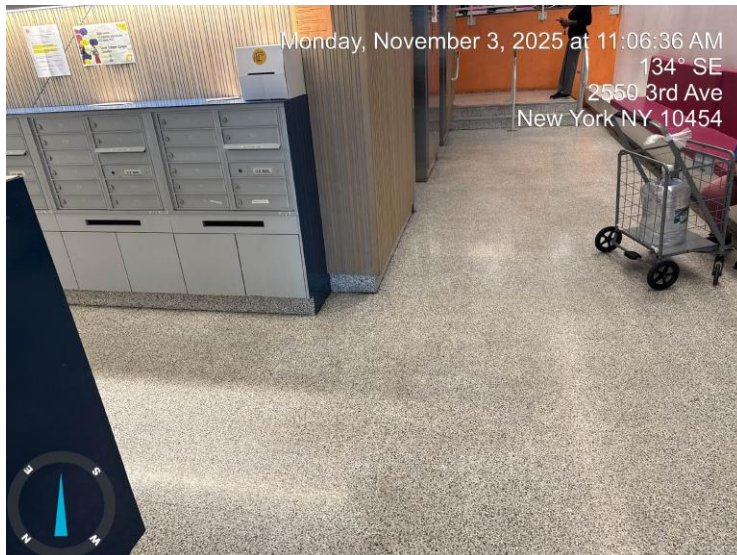
Photograph 4: Minor cracks in the pathways in the southern courtyard of the Tres Puentes West Building Site, facing west.



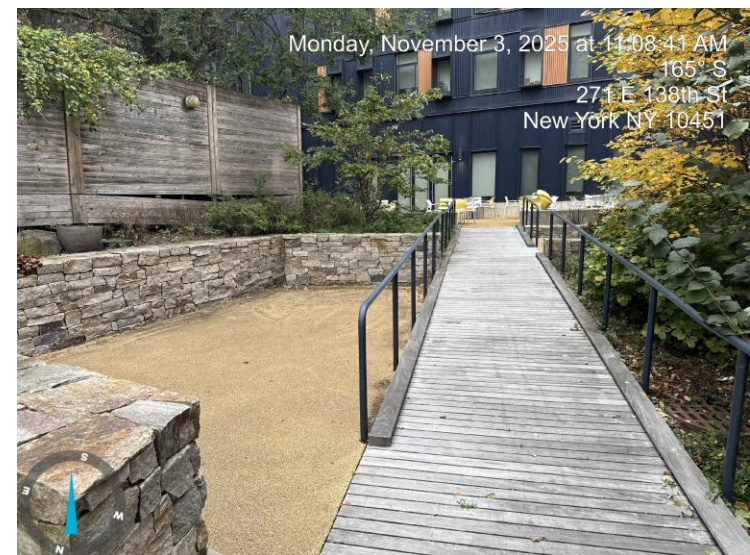
Photograph 5: Landscaped areas in the in southern courtyard of the Tres Puentes West Building Site, facing west.



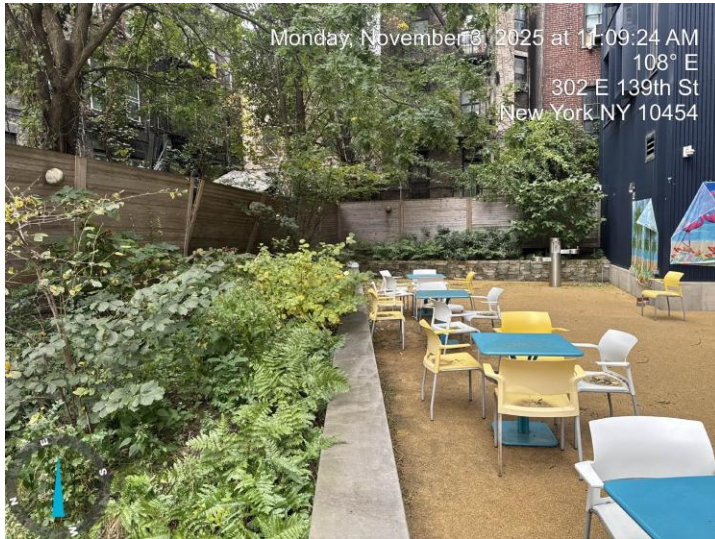
Photograph 6: Paved pathway north of the Tres Puentes West Building, facing northwest.



Photograph 7: Interior flooring of the Tres Puentes West Building, facing southeast.



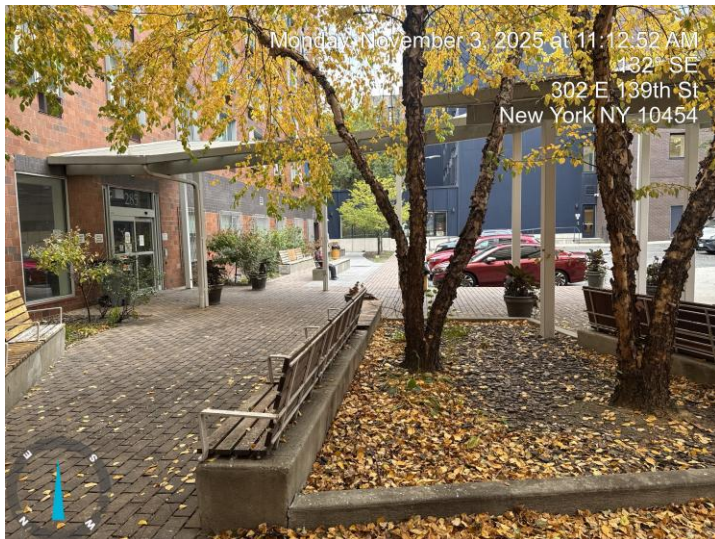
Photograph 8: The safety surface cover system in the rear courtyard of the Tres Puentes East Building Site, facing south..



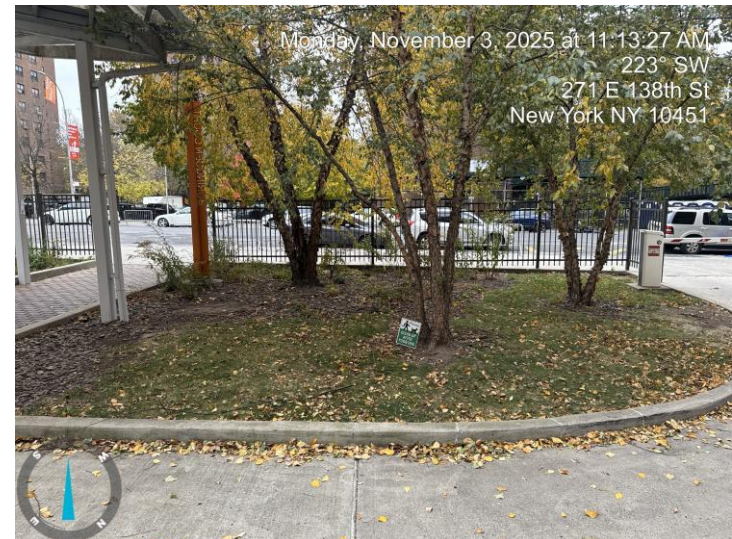
Photograph 9: Landscaping in the Tres Puentes East Building rear courtyard, facing east.



Photograph 10: Interior flooring in the Tres Puentes East Building, facing west.



Photograph 11: The main entrance and sidewalk areas outside of the Borinquen Court building, facing southeast.



Photograph 12: Landscaped area outside of the Borinquen Court building, facing southwest

APPENDIX D

INSTITUTIONAL CONTROL AND ENGINEERING CONTROL (IC-EC) 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. **C203056**

Site Name **Borinquen Court**

Site Address: 271 - 285 E. 138th St Zip Code: 10454

City/Town: Bronx

County: Bronx

Site Acreage: 1.819

Reporting Period: May 20, 2023 to May 20, 2026

YES NO

1. Is the information above correct?

☒ ☐

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?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

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?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?

☒ ☐

Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed?

☒ ☐

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? ☐ ☒

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years) ☒ ☐

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. C203056**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**9-2314-1**

Borinquen Court Associates, L.P.

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
IC/EC Plan

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Monitoring Plan
Site Management Plan

- Site use for restricted residential, commercial or industrial use only
- groundwater use prohibited
- annual certification of the site cover system
- groundwater monitoring in compliance with SMP
- soil vapor intrusion evaluation required for any new buildings constructed on the site.

Box 4**Description of Engineering Controls**ParcelEngineering Control**9-2314-1**

Cover System
Cover System
Cover System

- site cover system consisting of concrete, asphalt or minimum 2 feet of clean fill.

Periodic Review Report (PRR) Certification Statements

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

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

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

YES NO

☒

☐

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

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

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

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

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

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

YES NO

☒

☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C203056

Box 6

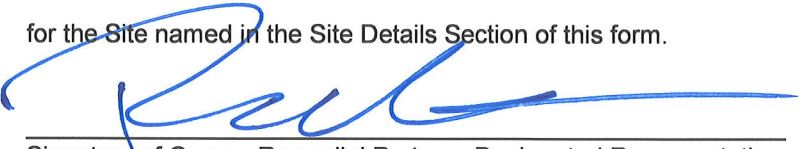
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 Claire Hilger at c/o WSFSSH 2345 Broadway, NY, NY 10024
print name print business address

am certifying as Owner (Owner or Remedial Party)

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


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

6/21/2023

Date

EC CERTIFICATIONS

Box 7

Professional Engineer 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 Michelle Lapin at 440 Park Avenue South, 7th Floor, New York, NY 10016,
print name print business address

am certifying as a Professional Engineer for the Owner/Volunteer
(Owner or Remedial Party)



6/25/2026

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

Stamp
(Required for PE)

Date