

January 2022 Monthly Progress Report

Enclave on 241st Street Development
714 East 241st Street, Bronx, New York
Brownfield Cleanup Program Site #: C203077

1. Introduction

In accordance with Article XI – Progress Reports of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) prepared this monthly progress report, on behalf of Enclave on 241 Street, LLC (“Volunteer”), to summarize the work performed at 714 East 241st Street in the Wakefield section of the Bronx, New York (the “Site”) during January 2022.

The Volunteer originally entered into a BCA with NYSDEC on 17 August 2015 to investigate and remediate the approximate 24,060-square-foot site (Block 5087, Lot 1). Following completion of the Remedial Investigation Report (dated April 2016) and Remedial Action Work Plan (dated March 2016), a Decision Document was issued for the Subject Property on 31 March 2016. In a letter and Brownfield Cleanup Program Application to Amend Brownfield Cleanup Agreement and Amendment (dated 17 July 2016), the Volunteer requested the BCA be amended to include an adjacent 2,630-square-foot lot located at 4637 Furman Avenue (Block 5087, Lot 9) as this will be included in the proposed development. The amendment request was approved by NYSDEC on 18 October 2016.

The Site (Block 5087, Lots 1 and 9) encompasses approximately 26,690 square feet and includes approximately 100 feet of frontage along White Plains Road, 185 feet of frontage along 241st Street, and 171 feet of frontage along Furman Avenue. The New York City Transit Authority (NYCTA) #2 rail corridor and station platform are allocated above grade along the northwestern property line. Prior to demolition activities, the Site contained four buildings including an approximate 1,086-square-foot one-story office building with basement, an approximate 3,375-square foot one-story former auto body shop building, an approximate 1,500-square foot one-story former auto body shop building, and an approximate 2,400-square foot, two-story residential building with a basement. The Site also contains asphalt- and concrete-paved exterior driving/parking areas and sparsely vegetated undeveloped area. The Site is subject to NYSDEC review under the Spills Program (Spill No. 12-14956).

A Site Location Map is attached to this progress report as Attachment 1.

2. Remedial Actions Relative to the Site during this Reporting Period

None in this period other than the third round of post-remediation groundwater sampling (see below).

3. Actions Relative to the Site Anticipated for the Next Reporting Period

None.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None in this period.

5. Results of Sampling, Testing and Other Relevant Data

Langan's third round of post-remediation groundwater sampling was conducted on 17 and 18 January 2022. Groundwater samples were collected from monitoring wells MW-7B, MW-08B, MW-29, MW-40, MW-40D, MW-41, MW-41D, MW-42, MW-42D and MW-43 for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), target analyte list (TAL) metals (filtered and unfiltered), total alkalinity and sulfate. The groundwater analytical results are included as Attachment 3.

6. Deliverables Submitted During This Reporting Period

None in this period.

7. Information Regarding Percentage of Completion

Approximately 16%

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None in this period.

9. Community Participation (CP) Plan Activities during This Reporting Period

None in this period.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None in this period.

11. Miscellaneous Information

None in this period.

Enclosed:

Attachment 1 – Site Location Map

Attachment 2 – Site Layout Map

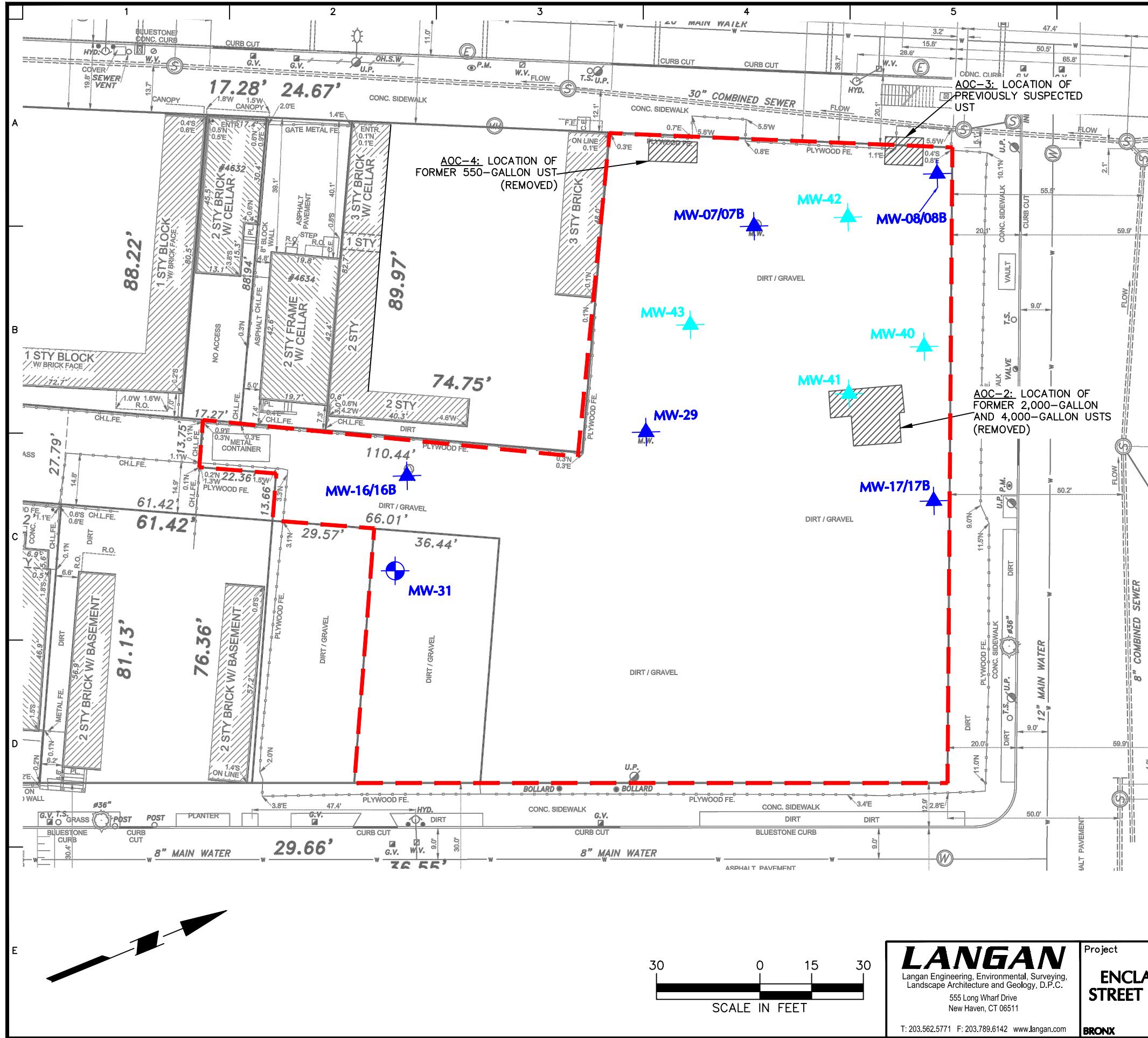
Attachment 3 – Third Round of Post-Injection Groundwater Analytical Results

ATTACHMENT 1



SITE LOCATION MAP
C203077
ENCLAVE ON 241ST STREET
DEVELOPMENT

ATTACHMENT 2



NOTES

1. BASE MAP PROVIDED BY PERFECT POINT LAND SURVEYING RT (DATED 4 APRIL 2019).
2. THIS PLAN SHOULD BE VIEWED AS A COLOR COPY AS THE BORING LOCATIONS AND BOUNDARIES ARE COLOR COORDINATED.

LEGEND

	SITE BOUNDARY
	EXISTING GROUNDWATER MONITORING WELL
	NEWLY INSTALLED GROUNDWATER MONITORING WELL - INSTALLED JULY 2020

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

ENCLAVE ON 241ST
STREET DEVELOPMENT

BRONX

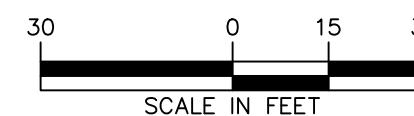
NEW YORK

Drawing Title

SITE LAYOUT
MAP

NEW YORK

Project No.	140115301
Date	AUGUST 2020
Drawn By	KT
Checked By	RJW
Drawing No.	2



Attachment 3
3rd Round of Post-Injection Sampling Analytical Results Summary
714 East 214th Street, Bronx, NY
Langan Project No.: 140115301

Sample Location Sample ID Sampling Date	NYSDEC TOGS Standards and Guidance Values - GA	MW-7B		MW-08		MW-29		MW-40		MW-40D		MW-41		MW-41D		MW-42		MW-42D		MW-43		Field Blank				
		MW-7B_2022.01.18 1/18/2022		MW-08_2022.01.18 1/18/2022		MW-29_2022.01.17 1/17/2022		DUP_2022.01.17 1/17/2022		MW-40_2022.01.18 1/18/2022		MW-40D_2022.01.17 1/17/2022		MW-41_2022.01.18 1/18/2022		MW-41D_2022.01.18 1/18/2022		MW-42_2022.01.17 1/17/2022		MW-42D_2022.01.17 1/17/2022		MW-43_2022.01.17 1/17/2022		Filed Blank_2022.01.17 1/17/2022		
		Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q		
VOCs (µg/L)																										
Dilution Factor			1		1		1		100		100		100		100		200		100		1		1			
1,1,1,2-Tetrachloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,1,1-Trichloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,1,2,2-Tetrachloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,1,2-Trichloroethane	1	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,1-Dichloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,1-Dichloroethylene	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2,3-Trichlorobenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2,3-Trichloropropane	0.04	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2,4-Trichlorobenzene	5	0.2	U	0.2	U	10.6		0.2	U	0.28	J	873	D	795	D	534	D	1,350	D	1,400	D	814	D	0.73	0.2	U
1,2,4-Trimethylbenzene	5	0.2	U	0.2	U																				U	
1,2-Dibromo-3-chloropropane	0.04	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2-Dibromoethane	0.0006	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2-Dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2-Dichloroethane	0.6	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,2-Dichloropropane	1	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,3,5-Trimethylbenzene	5	0.2	U	9.76		0.3	J	0.32	J	231	D	259	D	144	D	354	D	444	D	225	D	0.2	U	0.2	U	U
1,3-Dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
1,4-Dichlorobenzene	3	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
2-Butanone	50	4.14		0.2	U	0.2	U	0.2	U	0.2	U	680	D	5	U	207	D	20	U	5	U	248	D	0.63	0.2	U
2-Hexanone	50																								U	
4-Methyl-2-pentanone	~	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Acetone	50	56.6		5.68		1.19	J	1.46	J	1,300	D	133	D	503	D	452	D	224	D	398	D	1.47	J	1	U	U
Benzene	1	0.2	U	3.26		0.2	U	0.84		1,360	D	4,540	D	426	D	5,780	D	8,760	D	1,680	D	0.29	J	0.2	U	U
Bromochloromethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Bromoform	50	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Bromomethane	5	0.24	J	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Carbon disulfide	~	0.2	U	0.3	J	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Carbon tetrachloride	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Chlorobenzene	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U	0.2	U	U		
Chloroethane	5	0.2	U	0.2	U	0.2	U	0.2	U	20	U	5	U	20	U	5	U	20	U	0.2	U					

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3rd Round of Post-Injection Sampling Analytical Results Summary
714 East 214th Street, Bronx, NY
Langan Project No.: 140115301

Sample Location Sample ID Sampling Date	NYSDEC TOGS Standards and Guidance Values - GA	MW-7B		MW-08		MW-29		MW-40		MW-40D		MW-41		MW-41D		MW-42		MW-42D		MW-43		Field Blank			
		MW-7B_2022.01.18 1/18/2022		MW-08_2022.01.18 1/18/2022		MW-29_2022.01.17 1/17/2022		DUP_2022.01.17 1/17/2022		MW-40_2022.01.18 1/18/2022		MW-40D_2022.01.17 1/17/2022		MW-41_2022.01.18 1/18/2022		MW-41D_2022.01.18 1/18/2022		MW-42_2022.01.17 1/17/2022		MW-42D_2022.01.17 1/17/2022		MW-43_2022.01.17 1/17/2022		Filed Blank_2022.01.17 1/17/2022	
		Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	
SVOCs, Low Master (µg/L)																									
Dilution Factor		1		1		1		100		10		5		10		10		1		1		1		1	
1,2-Dichlorobenzene	3	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
1,3-Dichlorobenzene	3	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
1,4-Dichlorobenzene	3	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
2,4,5-Trichlorophenol	1	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
2,4,6-Trichlorophenol	1	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
2,4-Dimethylphenol	50	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	51.6	D	2.5	U	57.6	D	2.56	U	23.8	U	2.5	U	2.5	U
2,6-Dinitrotoluene	5	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
2-Chlorophenol	1	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
2-Methylnaphthalene	~	2.5	U	3.03	U	2.56	U	2.5	U	2.23	D	26.3		28.7		37		66.2	D	32.5	U	2.5	U	2.5	U
2-Methylphenol	1	2.5	U	3.03	U	2.56	U	2.5	U	45.9		33.1	D	92.7	D	2.56	U	2.56	U	2.56	U	2.5	U	2.5	U
2-Nitrophenol	1	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
3- & 4-Methylphenols	1	2.5	U	3.03	U	2.56	U	2.5	U	62.5	U	24.6		31.2	D	107	D	2.56	U	25	U	2.5	U	2.5	U
4-Chloro-3-methylphenol	1	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
4-Chloraniline	5	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
4-Nitrophenol	1	5	U	6.06	U	5.13	U	5	U	6.25	U	5.13	U	5	U	5	U	5.13	U	5.13	U	5	U	5	U
Acetophenone	~	2.5	U	3.03	U	2.56	U	2.5	U	1,250	D	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Aniline	5	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Benzaldehyde	~	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Benzoic acid	~	2.5	U	3.03	U	2.56	U	2.5	U	935	D	2.56	U	29.2		2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Benzyl alcohol	~	2.5	U	3.03	U	2.56	U	2.5	U	946	D	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Bis(2-chloroethoxy)methane	5	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Bis(2-chloroethyl)ether	1	1	U	1.21	U	1.03	U	1	U	1.25	U	1.03	U	1	U	1	U	1.03	U	1.03	U	1	U	1	U
Caprolactam	~	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Diethyl phthalate	50	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Di-n-octyl phthalate	50	2.5	U	3.03	U	2.56	U	2.5	U	46		2.56	U	2.5	U	2.5	U	2.56	U	2.56	U	2.5	U	2.5	U
Hexachlorocyclopentadiene	5	5	U	6.06	U	5.13	U	5	U	49		5.13	U	12.1		5	U	5.13	U	5.13	U	5	U	5	U
N-nitroso-di-n-propylamine	~	2.5	U	3.03	U	2.56	U	2.5	U	3.12	U	2.56	U	2.5</td											

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		Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q		
Metals (µg/L)																										
Dilution Factor																										
Aluminum	~		NT			NT		55.6	U	55.6	U	NT		170	B	30,200	B	19,400	B	10	B	10	NT	55.6	U	
Barium	1,000		NT		NT	NT		208	U	206	U	NT		113	B	129	B	90.4	B	421	B	421	NT	27.8	U	
Calcium	~		NT		NT	NT		96,900	U	93,600	U	NT		157,000	B	22,500	B	29,500	B	101,000	B	147,000	NT	118	U	
Chromium	50		NT		NT	NT		5.56	U	5.56	U	NT		6.98	U	12.4	U	13.8	U	9.21	U	130	NT	5.56	U	
Cobalt	~		NT		NT	NT		4.44	U	4.440	U	NT		4.44	U	4.44	U	4.440	U	4.44	U	4.44	NT	4.44	U	
Copper	200		NT		NT	NT		22.2	U	22.2	U	NT		22.2	U	355	U	149	U	97.1	U	37.8	NT	22.2	U	
Iron	~		NT		NT	NT		6,820	U	6,350	U	NT		11,900	B	1,520	B	504	B	932	B	278	NT	278	U	
Lead	25		NT		NT	NT		5.56	U	5.56	U	NT		5.56	U	44.7	U	17.4	U	485	U	23.7	NT	5.56	U	
Magnesium	35,000		NT		NT	NT		20,000	B	19,200	B	NT		37,200	B	685	B	1,490	B	23,300	B	48,300	NT	55.6	U	
Manganese	300		NT		NT	NT		351	U	332	U	NT		8,510	B	31.9	B	12.3	B	3,090	B	405	NT	5.56	U	
Nickel	100		NT		NT	NT		11.1	U	11.1	U	NT		11.1	U	55.9	U	43.7	U	11.1	U	11.1	NT	11.1	U	
Potassium	~		NT		NT	NT		13,800	U	9,250	U	NT		5,130	B	268,000	B	456,000	B	9,880	B	8,130	NT	55.6	U	
Silver	50		NT		NT	NT		5.56	U	5.56	U	NT		5.56	U	5.56	U	5.56	U	5.56	U	5.56	NT	5.56	U	
Sodium	20,000		NT		NT	NT		8,190	U	7,940	U	NT		1,180,000	B	6,370,000	B	3,680,000	B	1,630,000	B	2,640,000	D	NT	687	U
Vanadium	~		NT		NT	NT		11.1	U	11.1	U	NT		11.1	U	2,380	B	440	B	36.5	B	59.2	NT	11.1	U	
Zinc	2,000		NT		NT	NT		27.8	U	28	U	NT		27.8	U	27.8	U	27.8	U	45.2	U	27.8	NT	27.8	U	
ICP Dissolved Metals (µg/L)																										
Dilution Factor																										
Aluminum	~		10	B	22,200	B	1	472	B	472	B	972	B	10	B	24,800	B	15,400	B	1,120	B	772	B	325	B	
Barium	1,000		31.4		1,200		254	U	216	U	140	U	114	U	131	U	35.4	U	85.3	U	82.2	U	83.3	U		
Calcium	~		13,200		329,000		93.5	U	115,000	U	112,000	U	29,300	U	142,000	U	19,800	U	26,500	U	97,400	U	116,000	U		
Chromium	50		2,260	U	4.44		5.56	U	5.56	U	5.56	U	127	U	6.68	U	9.12	U	14	U	6.7	U	123	U		
Cobalt	~		4.44		67.5		4.44	U	4.44	U	4.44	U	4.44	U	4.44	U	4.44	U	4.44	U	4.44	U	4.44	U		
Copper	200		25		106		22.2	U	22.2	U	22.2	U	378	U	22.2	U	375	U	148	U	89.5	U	53.5	U		
Iron	~		990		62,700		10,700	U	7,080	U	305	U	11,600	U	491	U	486	U	337	U	278	U	278	U		
Lead	25		8.79		50.4		5.56	U	5.56	U	5.56	U	447	U	5.56	U	45.6	U	20.1	U	498	U	28.7	U		
Magnesium	35,000		627		70,100		22,500		20,800		5,180		36,200		488		1,630		24,800		44,200		81,100			
Manganese	300		989		6,060		440	U	353	U	26	U	8,520	U	15.6	U	13.3	U	3,060	U	390	U	37.3	U		
Nickel	100		122		158		11.1	U	11.1	U	11.1	U	11.1	U	11.1	U	74.9	U	58.7	U						