Technical Memorandum

530 7th Avenue, Suite 2007 ● New York, NY 10018 ● 212.687.8282

Via Email:	ronnie.lee@dec.ny.gov
To:	Ronnie Lee, NYSDEC
From:	Kevin McCarty
cc:	Stacey Ng (GEI), Rasheed Lucas (NYCEDC), Sarah Quandt (NYSDEC)
Date:	March 28, 2025
Re:	400 Food Center Drive (Krasdale) Interim Remedial Measure (IRM) – Preliminary Data BCP Site No. C203101 Bronx, NY
Project No.:	2303627

GEI Consultants, Inc. (GEI) has prepared this memorandum on behalf of New York City Economic Development Corporation (NYCEDC) to provide preliminary results of soil sample data collected during implementation of the 400 Food Center Drive (FCD) Interim Remedial Measure (IRM) on March 22, 2025. IRM excavation and sampling activities were performed in accordance with the IRM Work Plan (IRMWP) approved by New York State Department of Environmental Conservation (NYSDEC) on November 18, 2024.

The specific issue that is subject to this IRM is the replacement of a completely corroded and unserviceable sanitary waste line that originates in a bathroom located in the elevated, second-story office area on-site. In addition to the second story bathroom plumbing that has completely failed, the restroom sanitary connection in one first floor bathroom has also failed due to the corrosion of the ductile iron piping. Currently, the entire second floor is not being utilized (and has not been able to be used for over a year) because there are no other restroom facilities available in that space, and this space is needed by the Krasdale team for day-to-day operations. Since performing the excavation in the first floor bathroom, this is also fully out of service.

The first floor bathroom required excavation beneath the floor in an area presumed to contain Manufactured Gas Plant (MGP) waste and this IRM sampling and monitoring effort was focused on gathering information and data while simultaneously completing the repair rather, than performing an investigation before the repair. This was necessary because all work was being performed in a very small area within the bathroom facilities. Therefore, the conditions being addressed under this IRM are considered emergency and essential to the continued operation of the facility, and are not elective, desired upgrades or repairs.

This memorandum specifically presents the data from the Area "A" Excavation (which was in the first floor bathroom area) as a significant amount of purifier waste was expected to be present and was confirmed in the bathroom area beginning at approximately 3 feet below the tiled floor surface. Sampling locations are provided in the Appendix A figure and an excavation/boring log is presented in Appendix C.

Data Summary

Data for all excavation "A" samples including the duplicate of sample "A6" are provided in Appendix B. At this time, only preliminary results for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and cyanide are included, as these are the primary constituents of concern (COCs) for the site. Analytical data for the excavation "B" samples as well as Polychlorinated Biphenyls (PCBs), pesticides and Per- and Polyfluoroalkyl Substances (PFAS) for all samples, will be provided in the IRM Summary Report.

Following review of the preliminary data, notes of importance are:

- SVOCs appear within the range of prior purifier waste samples collected within the larger 400 FCD site (outside of the building footprint). Historically, samples of waste material are typically less than 500 milligrams per kilogram (mg/kg) for Polycyclic Aromatic Hydrocarbons (PAHs).
- VOCs show typical carbon disulfide levels are present in single digit part per million (ppm), which also comports with the groundwater/drainage pipe data showing carbon disulfide present in the drain pipe at a concentration of 43 milligrams per liter (mg/l) while flushing was occurring during the tidal cycle (Site Characterization Report, Consolidated Edison Company, May 2013).
- Cyanide concentrations range from 200 to 5500 mg/kg. Samples were collected above the water table and have essentially been preserved with no rain or precipitation, air exchange, sunlight, etc.
- BAPE concentrations range from 17 mg/kg to 152 mg/kg.

Recommended Actions

Due to the significant presence of purifier waste and odors that were encountered during excavation, GEI recommends that the excavation is backfilled and re-sealed with concrete as soon as possible. While the excavation is currently lined and sealed with plastic sheeting, and no odors or detections of VOCs, hydrogen cyanide (HCN) or hydrogen sulfide (H_2S) have been noted since sealing of the excavation and keeping the fume extractor/fan running continuously in the bathroom, a more permanent seal is necessary. It should be noted that during the actual excavation, monitoring was performed continuously and readings were not noted to be above actionable levels. This waste material has been sequestered beneath the floor since the building was constructed in and around 1970, and so the conditions are likely to show purifier waste in something that could be considered close to original condition since no rain or precipitation has fallen on it, and it has not been exposed to the atmosphere since the floor was poured approximately 55 years ago.

The plumbing repairs were completed on March 25, 2025, and the excavation is ready to be backfilled in order to bring the bathroom back in operable service. Restoration of the floor will re-establish a more permanent seal, thus reducing the risk of potentially exposing Krasdale employees to gases/vapors. The preliminary data indicates the presence of VOCs, SVOCs, metals, and cyanide in exceedance of Part 375 Commercial and/or Protection of Groundwater Soil Cleanup Objectives (SCOs) in the sampled purifier waste, which further supports the recommendation to close the excavation. Given that the excavation is located within a pile supported operating food distribution warehouse and office space, it is not feasible to further expand the excavation, remove additional material and/or delineate the waste material. The waste was anticipated to be beneath the floor in this area based on the evaluation of historical aerials

combined with multiple field investigations and delineation efforts for both the adjacent Parcel D Brownfield Cleanup Program (BSP) site, as well as the 400 FCD BCP site.

GEI also recommends repouring the concrete floor with the addition of multiple poly liners being placed within the current excavation area. This will replace the floor that has been 100% effective in preventing vapors and odors from entering the building since they were originally constructed. While the vapors that were monitored during the excavation did not exceed action levels, the odor is very noticeable and could create a worker exposure concern should the floor be temporarily covered and if that cover was tampered with. GEI considers this as human health and exposure prevention.

SN/KM
\\geiconsultants.com\Data\Data_Storage\Working\NYCEDC\2303627 400 Food Center Dr RAWP Remedy Design\IRM\IRM Implementation\Krasdale IRM_Memo_03282025.docx

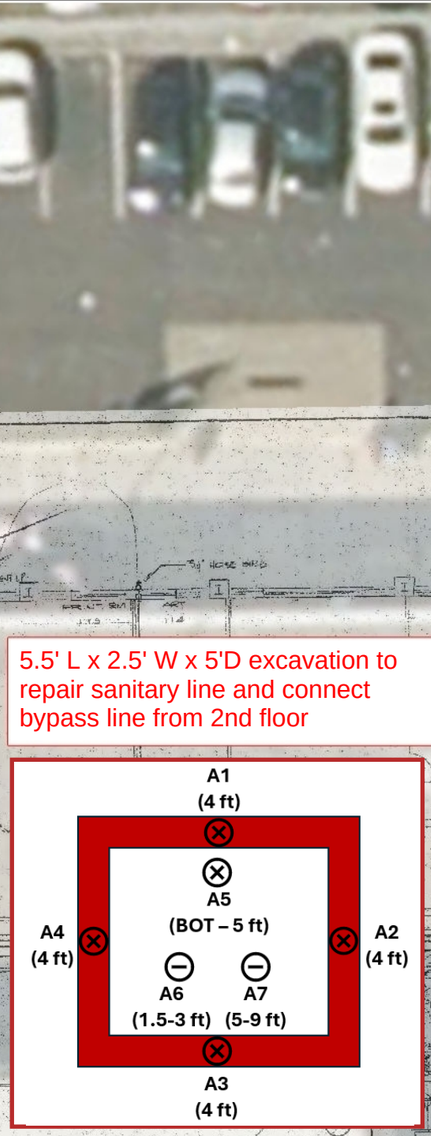
Appendices

Appendix A	Figure
Appendix B	Laboratory Data Tables
Appendix C	“A” Excavation/Boring Log

Appendix A Figure

18' L x 2.5' W x 3' D existing excavation; previously performed where sanitary pipe was removed. Excavation is currently open and is proposed to be backfilled with pre-approved fill

5.5' L x 2.5' W x 5'D excavation to repair sanitary line and connect bypass line from 2nd floor



Bathroom where excavation was performed

LEGEND

- Previously Performed Excavation
- Proposed Excavation
- First Floor Men's Bathroom
- Endpoint Sample
- RI Sample

SOURCE:
1. ESRI WORLD IMAGERY

NOTES:
1. Sample A5 was originally proposed to be collected at 3 feet deep. The sample was collected at 5 ft deep as the bottom of the excavation required deepening to access the pipe elbow.
2. Sample A7 was composite from a soil boring starting at the bottom of the excavation and extending 4 feet (i.e. 5-9 feet deep).

10 0 10

SCALE: 1:200

Interim Remedial Measure Work Plan
400 Food Center Drive (BCP Site No. C203101)
Bronx, New York

New York City Economic Development Corporation (NYCEDC)
New York, New York

GEI Consultants

AREA "A" EXCAVATION SOIL SAMPLING PLAN

Project 2303627 | March 2025 | Fig. 1

\\geiconsultants.com\Data\Data_Storage\Working\NYCEDC\2303627 400 Food Center Dr RAWP Remedy Design\05_GIS\Krasdale IRM.aprx

Appendix B Laboratory Data Tables

B.1. Excavation "A" Sample Data – VOCs, SVOCs, Metals and Cyanide

B.2. Benzo(a)pyrene Equivalent (BAPE)

400 Food Center Drive (Krasdale) Interim Remedial Measure (IRM) – Preliminary Data
BCP Site No. C203101

Table 1. Excavation "A" Sample Data - VOcs, SVOCs, Metals and Cyanide

- Could Not evaluate result .. Verify manually (pink)
- Result exceeds at least one criterion (red)
- Positive result detected below all criteria (yellow)

							CLIENT ID:	A1		A2		A3		A4		A5		A6		DUP		A7	
							LAB ID:	AD50474-015		AD50474-014		AD50474-013		AD50474-012		AD50474-011		AD50474-008		AD50474-010		AD50474-009	
							COLLECTION DATE:	3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025	
							SAMPLE MATRIX:	Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
							SAMPLE UNITS:	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
TestCode	**CAS#**	**Analyte**	Part375 Restricted mg/Kg	Commercial mg/Kg	Protection of Ground-Water mg/Kg	Part375 Unrestricted mg/Kg		Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
		Volatiles																					
VO-8260	71-55-6	1,1,1-Trichloroethane	100	500	0.68	0.68		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	79-34-5	1,1,2,2-Tetrachloroethane	NA	NA	0.6	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	76-13-1	1,1,2-Trichloro-1,2,2-trifluoro	NA	NA	6	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	79-00-5	1,1,2-Trichloroethane	NA	NA	NA	NA		ND	0.097	ND	0.0034	ND	0.077	ND	0.095	ND	0.14	ND	0.089	ND	0.082	ND	0.12
VO-8260	75-34-3	1,1-Dichloroethane	26	240	0.27	0.27		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-35-4	1,1-Dichloroethene	100	500	0.33	0.33		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	87-61-6	1,2,3-Trichlorobenzene	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	120-82-1	1,2,4-Trichlorobenzene	NA	NA	3.4	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	96-12-8	1,2-Dibromo-3-chloropropane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	106-93-4	1,2-Dibromoethane	NA	NA	NA	NA		ND	0.19	ND	0.0017	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	95-50-1	1,2-Dichlorobenzene	100	500	1.1	1.1		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	107-06-2	1,2-Dichloroethane	3.1	30	0.02	0.02		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	78-87-5	1,2-Dichloropropane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	541-73-1	1,3-Dichlorobenzene	49	280	2.4	2.4		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	542-75-6	1,3-Dichloropropene (Total)	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	106-46-7	1,4-Dichlorobenzene	13	130	1.8	1.8		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	123-91-1	1,4-Dioxane	13	130	0.1	0.1		ND	9.7	ND	0.17	ND	7.7	ND	9.5	ND	14	ND	8.9	ND	8.2	ND	12
VO-8260	78-93-3	2-Butanone	100	500	0.12	0.12		ND	0.19	0.039	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	591-78-6	2-Hexanone	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	108-10-1	4-Methyl-2-pentanone	NA	NA	1	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	67-64-1	Acetone	100	500	0.05	0.05		ND	0.97	0.17	0.017	ND	0.77	ND	0.95	ND	1.4	ND	0.89	ND	0.82	ND	1.2
VO-8260	71-43-2	Benzene	4.8	44	0.06	0.06		0.25	0.097	ND	0.0017	0.080	0.077	0.14	0.095	0.19	0.14	0.098	0.089	0.10	0.082	0.16	0.12
VO-8260	74-97-5	Bromochloromethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-27-4	Bromodichloromethane	NA	NA	NA	NA		ND	0.097	ND	0.0034	ND	0.077	ND	0.095	ND	0.14	ND	0.089	ND	0.082	ND	0.12
VO-8260	75-25-2	Bromoform	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	74-83-9	Bromomethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-15-0	Carbon disulfide	NA	NA	2.7	NA		0.49	0.19	0.042	0.0085	0.52	0.15	0.85	0.19	3.1	0.27	1.3	0.18	1.5	0.16	5.6	0.24
VO-8260	56-23-5	Carbon tetrachloride	2.4	22	0.76	0.76		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	108-90-7	Chlorobenzene	100	500	1.1	1.1		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-00-3	Chloroethane	NA	NA	1.9	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	67-66-3	Chloroform	49	350	0.37	0.37		ND	0.97	ND	0.0034	ND	0.77	ND	0.95	ND	1.4	ND	0.89	ND	0.82	ND	1.2
VO-8260	74-87-3	Chloromethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	156-59-2	cis-1,2-Dichloroethene	100	500	0.25	0.25		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	10061-01-5	cis-1,3-Dichloropropene	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	110-82-7	Cyclohexane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	124-48-1	Dibromochloromethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-71-8	Dichlorodifluoromethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	100-41-4	Ethylbenzene	41	390	1	1		0.65	0.19	0.033	0.0017	4.0	0.15	3.2	0.19	5.0	0.27	1.8	0.18	2.4	0.16	1.6	0.24
VO-8260	98-82-8	Isopropylbenzene	NA	NA	2.3	NA		ND	0.19	0.0018	0.0017	0.18	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	179601-23-1	m&p-Xylenes	100	500	1.6	0.26		0.25	0.19	ND	0.0024	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	79-20-9	Methyl Acetate	NA	NA	NA	NA		0.81	0.19	ND	0.0034	0.62	0.15	0.83	0.19	1.0	0.27	0.65	0.18	0.71	0.16	0.96	0.24
VO-8260	108-87-2	Methylcyclohexane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-09-2	Methylene chloride	100	500	0.05	0.05		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	1634-04-4	Methyl-t-butyl ether	100	500	0.93	0.93		ND	0.10	ND	0.0017	ND	0.081	ND	0.10	ND	0.14	ND	0.094	ND	0.087	ND	0.13
VO-8260	95-47-6	o-Xylene	100	500	1.6	0.26		ND	0.19	ND	0.0017	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	100-42-5	Styrene	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	127-18-4	Tetrachloroethene	19	150	1.3	1.3		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	108-88-3	Toluene	100	500	0.7	0.7		0.34	0.19	0.0025	0.0017	ND	0.15	0.27	0.19	0.31	0.27	0.18	0.18	0.20	0.16	ND	0.24
VO-8260	156-60-5	trans-1,2-Dichloroethene	100	500	0.19	0.19		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	10061-02-6	trans-1,3-Dichloropropene	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	79-01-6	Trichloroethene	21	200	0.47	0.47		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-69-4	Trichlorofluoromethane	NA	NA	NA	NA		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	75-01-4	Vinyl chloride	0.9	13	0.02	0.02		ND	0.19	ND	0.0034	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
VO-8260	1330-20-7	Xylenes (Total)	100	500	1.6	0.26		0.25	0.19	ND	0.0017	ND	0.15	ND	0.19	ND	0.27	ND	0.18	ND	0.16	ND	0.24
		SemiVolatiles																					
BNA-8270	92-52-4	1,1'-Biphenyl	NA	NA	NA	NA		ND	0.94	0.48	0.17	3.2	2.6	ND	1.6	0.66	0.56	ND	1.5	3.3	2.6	ND	0.94
BNA-8270	95-94-3	1,2,4,5-Tetrachlorobenzene	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	123-91-1	1,4-Dioxane	13	130	0.1	0.1		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	58-90-2	2,3,4,6-Tetrachlorophenol	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	95-95-4	2,4,5-Trichlorophenol	NA	NA	0.1	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	88-06-2	2,4,6-Trichlorophenol	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	120-83-2	2,4-Dichlorophenol	NA	NA	0.4	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	105-67-9	2,4-Dimethylphenol	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	51-28-5	2,4-Dinitrophenol	NA	NA	0.2	NA		ND	4.7	ND	0.86	ND	13	ND	8.1	ND	2.8	ND	7.6	ND	13	ND	4.7
BNA-8270	121-14-2	2,4-Dinitrotoluene	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	606-20-2	2,6-Dinitrotoluene	NA	NA	0.17	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	91-58-7	2-Chloronaphthalene	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	95-57-8	2-Chlorophenol	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	91-57-6	2-Methylnaphthalene	NA	NA	36.4	NA		3.0	0.94	4.2	0.17	12	2.6	3.2	1.6	2.3	0.56	4.4	1.5	9.9	2.6	4.1	0.94
BNA-8270	95-48-7	2-Methylphenol	100	500	0.33	0.33		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	88-74-4	2-Nitroaniline	NA	NA	0.4	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	88-75-5	2-Nitrophenol	NA	NA	0.3	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	106-44-5	3&4-Methylphenol	100	500	0.33	0.33		ND	0.94	0.40	0.17	ND	2.6	ND	1.6	0.73	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	91-94-1	3,3'-Dichlorobenzidine	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	99-09-2	3-Nitroaniline	NA	NA	0.5	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	534-52-1	4,6-Dinitro-2-methylphenol	NA	NA	NA	NA		ND	4.7	ND	0.86	ND	13	ND	8.1	ND	2.8	ND	7.6	ND	13	ND	4.7
BNA-8270	101-55-3	4-Bromophenyl-phenylether	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	59-50-7	4-Chloro-3-methylphenol	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	106-47-8	4-Chloroaniline	NA	NA	0.22	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	7005-72-3	4-Chlorophenyl-phenylether	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	100-01-6	4-Nitroaniline	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	100-02-7	4-Nitrophenol	NA	NA	0.1	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	83-32-9	Acenaphthene	100	500	98	20		ND	0.94	0.32	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	208-96-8	Acenaphthylene	100	500	107	100		5.4	0.94	1.6	0.17	8.5	2.6	8.1	1.6	4.4	0.56	6.8	1.5	12	2.6	4.7	0.94
BNA-8270	98-86-2	Acetophenone	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	120-12-7	Anthracene	100	500	1,000	100		6.9	0.94	1.8	0.17	12	2.6	11	1.6	5.4	0.56	11	1.5	18	2.6	7.1	0.94
BNA-8270	1912-24-9	Atrazine	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	100-52-7	Benzaldehyde	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	56-55-3	Benzo[a]anthracene	1	5.6	1	1		21	0.94	5.4	0.17	42	2.6	36	1.6	20	0.56	32	1.5	52	2.6	22	0.94
BNA-8270	50-32-8	Benzo[a]pyrene	1	1	22	1		14	0.94	3.7	0.17	23	2.6	26	1.6	12	0.56	19	1.5	31	2.6	14	0.94
BNA-8270	205-99-2	Benzo[b]fluoranthene	1	5.6	1.7	1		26	0.94	6.8	0.17	49	2.6	44	1.6	24	0.56	37	1.5	62	2.6	25	0.94
BNA-8270	191-24-2	Benzo[g,h,i]perylene	100	500	1,000	100		8.8	0.94	2.9	0.17	17	2.6	15	1.6	10	0.56	15	1.5	21	2.6	10	0.94
BNA-8270	207-08-9	Benzo[k]fluoranthene	3.9	56	1.7	0.8		11	0.94	2.2	0.17	17	2.6	17	1.6	10	0.56	15	1.5	23	2.6	8.8	0.94
BNA-8270	111-91-1	bis(2-Chloroethoxy)methane	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	111-44-4	bis(2-Chloroethyl)ether	NA	NA	NA	NA		ND	0.36	ND	0.066	ND	1.0	ND	0.61	ND	0.21	ND	0.58	ND	0.99	ND	0.36
BNA-8270	108-60-1	bis(2-Chloroisopropyl)ether	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	117-81-7	bis(2-Ethylhexyl)phthalate	NA	NA	435	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	85-68-7	Butylbenzylphthalate	NA	NA	122	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	105-60-2	Caprolactam	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	86-74-8	Carbazole	NA	NA	NA	NA		2.3	0.94	0.34	0.17	ND	2.6	2.9	1.6	0.65	0.56	2.6	1.5	5.8	2.6	1.2	0.94
BNA-8270	218-01-9	Chrysene	3.9	56	1	1		21	0.94	5.9	0.17	42	2.6	36	1.6	22	0.56	32	1.5	53	2.6	22	0.94
BNA-8270	53-70-3	Dibenzo[a,h]anthracene	0.33	0.56	1,000	0.33		3.4	0.94	0.91	0.17	5.7	2.6	5.8	1.6	3.7	0.56	4.4	1.5	7.5	2.6	3.6	0.94
BNA-8270	132-64-9	Dibenzofuran	59	350	6.2	7		3.8	0.94	1.1	0.17	14	2.6	3.6	1.6	2.6	0.56	6.6	1.5	15	2.6	2.7	0.94
BNA-8270	84-66-2	Diethylphthalate	NA	NA	7.1	NA		ND	0.94	0.26	0.17	ND	2.6	ND	1.6	0.59	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	131-11-3	Dimethylphthalate	NA	NA	27	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	84-74-2	Di-n-butylphthalate	NA	NA	8.1	NA		ND	4.7	ND	0.86	ND	13	ND	8.1	ND	2.8	ND	7.6	ND	13	ND	4.7
BNA-8270	117-84-0	Di-n-octylphthalate	NA	NA	120	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	206-44-0	Fluoranthene	100	500	1,000	100		41	0.94	9.7	0.17	95	2.6	65	1.6	44	0.56	49	1.5	110	2.6	36	0.94
BNA-8270	86-73-7	Fluorene	100	500	386	30		6.7	0.94	1.4	0.17	19	2.6	9.8	1.6	3.2	0.56	8.1	1.5	13	2.6	3.6	0.94
BNA-8270	118-74-1	Hexachlorobenzene	1.2	6	1.4	0.33		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	87-68-3	Hexachlorobutadiene	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	77-47-4	Hexachlorocyclopentadiene	NA	NA	NA	NA		ND	4.7	ND	0.86	ND	13	ND	8.1	ND	2.8	ND	7.6	ND	13	ND	4.7
BNA-8270	67-72-1	Hexachloroethane	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	193-39-5	Indeno[1,2,3-cd]pyrene	0.5	5.6	8.2	0.5		11	0.94	3.0	0.17	18	2.6	17	1.6	11	0.56	16	1.5	23	2.6	12	0.94
BNA-8270	78-59-1	Isophorone	NA	NA	4.4	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	91-20-3	Naphthalene	100	500	12	12		6.3	0.94	11	0.17	17	2.6	6.7	1.6	5.3	0.56	6.4	1.5	12	2.6	9.9	0.94
BNA-8270	98-95-3	Nitrobenzene	15	69	0.17	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	621-64-7	N-Nitroso-di-n-propylamine	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	86-30-6	N-Nitrosodiphenylamine	NA	NA	NA	NA		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	87-86-5	Pentachlorophenol	6.7	6.7	0.8	0.8		ND	4.7	ND	0.86	ND	13	ND	8.1	ND	2.8	ND	7.6	ND	13	ND	4.7
BNA-8270	85-01-8	Phenanthrene	100	500	1,000	100		39	0.94	8.6	0.17	110	2.6	46	1.6	33	0.56	60	1.5	130	2.6	26	0.94
BNA-8270	108-95-2	Phenol	100	500	0.33	0.33		ND	0.94	ND	0.17	ND	2.6	ND	1.6	ND	0.56	ND	1.5	ND	2.6	ND	0.94
BNA-8270	129-00-0	Pyrene	100	500	1,000	100		32	0.94	8.1	0.17	76	2.6	53	1.6	35	0.56	53	1.5	88	2.6	34	0.94
		Metals																					
HG-SOIL	7439-97-6	Mercury	0.81	2.8	0.73	0.18		0.78	0.12	0.58	0.14	0.85	0.13	1.8	0.13	1.7	0.14	0.57	0.13	1.0	0.13	1.1	0.15
MET-TAL6020S	7429-90-5	Aluminum	NA	NA	NA	NA		510	28	500	34	210	31	340	32	190	33	1,300	30	1,100	31	420	38
MET-TAL6020S	7440-36-0	Antimony	NA	NA	NA	NA		0.74	0.42	3.6	0.52	1.2	0.47	1.3	0.48	1.3	0.50	0.97	0.45	1.2	0.47	2.4	0.57
MET-TAL6020S	7440-38-2	Arsenic	16	16	16	13		6.1	0.28	31	0.34	3.4	0.31	5.5	0.32	2.1	0.33	4.0	0.30	3.7	0.31	10	0.38
MET-TAL6020S	7440-39-3	Barium	400	400	820	350		73	0.70	96	0.86	100	0.78	82	0.81	100	0.83	74	0.76	73	0.78	100	0.94
MET-TAL6020S	7440-41-7	Beryllium	72	590	47	7.2		ND	0.14	ND	0.17	ND	0.16	ND	0.16	ND	0.17	ND	0.15	ND	0.16	ND	0.19
MET-TAL6020S	7440-43-9	Cadmium	4.3	9.3	7.5	2.5		ND	0.11	ND	0.14	ND	0.12	ND	0.13	ND	0.13	ND	0.12	ND	0.13	ND	0.15
MET-TAL6020S	7440-70-2	Calcium	NA	NA	NA	NA		700	140	4,900	170	1,800	160	1,800	160	1,900	170	1,100	150	2,200	160	2,600	190
MET-TAL6020S	7440-47-3	Chromium	110	400	19	1		7.6	1.4	15	1.7	8.9	1.6	7.9	1.6	5.3	1.7	10	1.5	9.9	1.6	9.9	1.9
MET-TAL6020S	7440-48-4	Cobalt	NA	NA	NA	NA		0.60	0.28	3.3	0.34	0.41	0.31	0.58	0.32	ND	0.33	0.75	0.30	0.60	0.31	1.8	0.38
MET-TAL6020S	7440-50-8	Copper	270	270	1,720	50		120	2.8	230	3.4	230	3.1	180	3.2	230	3.3	170	3.0	170	3.1	310	3.8
MET-TAL6020S	7439-89-6	Iron	NA	NA	NA	NA		13,000	42	14,000	52	4,600	47	14,000	48	1,400	50	10,000	45	9,900	47	5,100	57
MET-TAL6020S	7439-92-1	Lead	400	1,000	450	63		140	0.42	120	0.52	130	0.47	170	0.48	120	0.50	110	0.45	98	0.47	140	0.57
MET-TAL6020S	7439-95-4	Magnesium	NA	NA	NA	NA		ND	140	ND	170	ND	160	ND	160	ND	170	470	150	400	160	ND	190
MET-TAL6020S	7439-96-5	Manganese	2,000	10,000	2,000	1,600		27	2.8	17	3.4	14	3.1	16	3.2	12	3.3	26	3.0	25	3.1	15	3.8
MET-TAL6020S	7440-02-0	Nickel	310	310	130	30		3.0	1.4	17	1.7	3.5	1.6	3.5	1.6	3.7	1.7	3.6	1.5	3.5	1.6	11	1.9
MET-TAL6020S	7440-09-7	Potassium	NA	NA	NA	NA		390	140	1,000	170	370	160	460	160	460	170	920	150	760	160	930	190
MET-TAL6020S	7782-49-2	Selenium	180	1,500	4	3.9		1.4	1.4	3.7	1.7	1.8	1.6	2.1	1.6	2.2	1.7	1.8	1.5	1.9	1.6	2.6	1.9
MET-TAL6020S	7440-22-4	Silver	180	1,500	8.3	2		ND	0.28	ND	0.34	ND	0.31	ND	0.32	ND	0.33	ND	0.30	ND	0.31	ND	0.38
MET-TAL6020S	7440-23-5	Sodium	NA	NA	NA	NA		240	140	290	170	260	160	310	160	180	170	260	150	270	160	240	190
MET-TAL6020S	7440-28-0	Thallium	NA	NA	NA	NA		0.14	0.070	0.14	0.086	0.17	0.078	0.26	0.081	0.097	0.083	0.19	0.076	0.15	0.078	0.17	0.094
MET-TAL6020S	7440-62-2	Vanadium	NA	NA	NA	NA		13	0.28	11	0.34	15	0.31	11	0.32	7.2	0.33	16	0.30	16	0.31	9.7	0.38
MET-TAL6020S	7440-66-6	Zinc	10,000	10,000	2,480	109		15	5.6	11	6.9	9.4	6.2	12	6.5	7.4	6.7	22	6.1	17	6.3	15	7.5
		Wet Chemistry																					
%SOLIDS	PERSOL	% Solids	NA	NA	NA	NA		71(Percent)		58(Percent)		63(Percent)		62(Percent)		60(Percent)		66(Percent)		64(Percent)		53(Percent)	
CN-S-9012	57-12-5	Cyanide	27	27	40	27		1,800	130	200	6.5	2,600	150	3,500	160	5,500	160	590	36	220	9.0	1,700	180

400 Food Center Drive (Krasdale) Interim Remedial Measure (IRM) – Preliminary Data
BCP Site No. C203101

Table 2. Benzo(a)pyrene Equivalent (BAPE)

			CLIENT ID:	A1		A2		A3		A4		A5		A6		DUP		A7	
			LAB ID:	AD50474-015		AD50474-014		AD50474-013		AD50474-012		AD50474-011		AD50474-008		AD50474-010		AD50474-009	
			COLLECTION DATE:	3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025		3/22/2025	
			SAMPLE MATRIX:	Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
			SAMPLE UNITS:	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
	CAS#	**Analyte**		Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	56-55-3	Benzo[a]anthracene		21	0.94	5.4	0.17	42	2.6	36	1.6	20	0.56	32	1.5	52	2.6	22	0.94
	50-32-8	Benzo[a]pyrene		14	0.94	3.7	0.17	23	2.6	26	1.6	12	0.56	19	1.5	31	2.6	14	0.94
	205-99-2	Benzo[b]fluoranthene		26	0.94	6.8	0.17	49	2.6	44	1.6	24	0.56	37	1.5	62	2.6	25	0.94
	207-08-9	Benzo[k]fluoranthene		11	0.94	2.2	0.17	17	2.6	17	1.6	10	0.56	15	1.5	23	2.6	8.8	0.94
	218-01-9	Chrysene		21	0.94	5.9	0.17	42	2.6	36	1.6	22	0.56	32	1.5	53	2.6	22	0.94
	53-70-3	Dibenzo[a,h]anthracene		3.4	0.94	0.91	0.17	5.7	2.6	5.8	1.6	3.7	0.56	4.4	1.5	7.5	2.6	3.6	0.94
	193-39-5	Indeno[1,2,3-cd]pyrene		11	0.94	3.0	0.17	18	2.6	17	1.6	11	0.56	16	1.5	23	2.6	12	0.94
		BAPE		68		17		117		114		63		95		152		66	

Benzo(a)pyrene (BAP) equivalent is calculated using the following formula: BAPE= 1 x conc. Benzo(a)pyrene + 0.1 x [conc. Benz(a)anthracene + conc. Benzo(b)fluoranthene + conc. Benzo(k)fluoranthene + conc. Dibenz(a,h)anthracene + conc. Indeno(1,2,3-c,d)pyr

Appendix C "A" Excavation/Boring Log

GEI Consultants		CLIENT: NYCEDC	EXCAVATION/BORING LOG	
GEI Consultants, Inc. 530 7th Avenue | Suite 2007 | New York, NY 10018 212.687.8282		PROJECT: 400 Food Center Drive CITY/STATE: Bronx, NY GEI PROJECT NUMBER: 2303627	PAGE 1 of 2	A

GROUND SURFACE ELEVATION (FT):	--			LOCATION:	400 Food Center Drive
NORTHING:	--	EASTING:	--	TOTAL LENGTH:	5.5'
OBSERVED BY:	Carole Lakrout			TOTAL WIDTH:	2.5'
CHECKED BY:	Stacey Ng			TOTAL DEPTH:	5'
EQUIPMENT:	Jack Hammer, Shovel, Hand Auger			DATUM VERT. / HORZ.:	--
WEATHER:	Sunny, High 60F, S 5 mph			DATE START / END	3/22/2025

DEPTH FT.	PID (ppm)	ANALYZED SAMPLE ID	SOIL DESCRIPTION
0.8	0.0		**(0.0 - 0.8')** CONCRETE.
1.4	0.0		**(0.8' - 1.4')** Air, gap/void between bottom of concrete slab and top of soil/fill.
2.91	0.0	A6, DUP	**(1.4' - 2.9')** Clayey sand with fine to coarse gravel; brown to black; wet; no odor.
3.83			**(2.9' - 3.83')** Purifier waste with coal ash; gray-brown fine to medium wood chips; 10% fine black coal ash; wet; strong sulfur odor.
5	0.0	A1, A2, A3, A4 (Sidewall Samples at approx. 4 ftbgs) A5 (Bottom Sample at 5 ftbgs)	**(3.83' - 5.0')** Purifier waste with coal ash; gray-brown fine to medium wood chips; 10% fine black coal ash; wet; strong sulfur odor.
9.0	5.3	A7 (Collected via hand auger/boring)	**(5.0' - 9.0')** Purifier waste with coal ash; dark gray to black, fine to medium wood chips; moist to wet; strong sulfur odor.

NOTES:

PID = photoionization detector
ppm = parts per million
ft = feet
bgs = below ground surface

GEI Consultants			EXCAVATION/BORING LOG
GEI Consultants, Inc. 530 7th Avenue | Suite 2007 | New York, NY 10018 212.687.8282	CLIENT: NYCEDC PROJECT: 400 Food Center Drive CITY/STATE: Bronx, NY GEI PROJECT NUMBER: 2303627	PAGE 2 of 2	A

GROUND SURFACE ELEVATION (FT):	--			LOCATION:	400 Food Center Drive
NORTHING:	--	EASTING:	--	TOTAL LENGTH:	5.5'
OBSERVED BY:	Carole Lakrout			TOTAL WIDTH:	2.5'
CHECKED BY:	Stacey Ng			TOTAL DEPTH:	5'
EQUIPMENT:	Jack Hammer, Shovel, Hand Auger			DATUM VERT. / HORZ.:	--
WEATHER:	Sunny, High 60F, S 5 mph			DATE START / END	3/22/2025

PHOTOGRAPH

Photo 1: Purifier Waste (5-9 ftbgs)

NOTES:

PID = photoionization detector
ppm = parts per million
ft = feet
bgs = below ground surface