

Monthly Progress Report No. 5 (New Ownership)

138 Bruckner BCP Site

138 Bruckner Boulevard, Bronx, NY

Brownfield Cleanup Program Site #: **C203127**

Reporting Period: 1 August 2022 – 1 September 2022

1. Introduction

In accordance with the reporting requirements of the 18 February 2020 Brownfield Site Cleanup Agreement (BCA) and BCA Amendment dated 14 March 2022 for the 138 Bruckner Boulevard Site, located at 138 Bruckner Boulevard in Bronx, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of 138 Bruckner Realty LLC, (the Volunteer), to summarize the work performed at the Site from 01 August 2022 through 01 September 2022.

The Site, identified as Section 2, Block 2260, Lot 10 and Lot 19 on the New York City tax map, is 50,625-square feet and is improved with a one-to-two-story building formerly operated by Zaro's Bakery on Lot 10 and an asphalt paved parking lot on Lot 19. The Site is bound to the north by Bruckner Boulevard and two multi-family residential buildings, followed by a sheet metal supply warehouse and storage yard, and mixed residential and commercial uses; to the east; by St. Ann's Avenue, followed by a warehouse and showroom for SICIS Mosaic Factory; to the south by East 132nd Street, followed by a food depot warehouse; and to the west by a gasoline station and an iron works. The Site location is shown on Figure 1.

The Volunteer is proposing to build a new 12-story residential building. It is anticipated that this structure would be developed with a single-story sub-grade cellar that would extend approximately 20 feet below the floor slab of the first floor, requiring excavation for development purposes to approximately 25 ft bgs, and encompass the entire Site footprint. The proposed development is compatible with the existing zoning of M1-5/R8A which allows for residential and industrial use.

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

During this period supplemental waste characterization work was completed, and the data was transmitted to soil disposal brokers/facilities for evaluation. On 29 August 2022 the 7-day notification for the commencement of construction was provided to the NYSDEC and on 1 September 2022 a preconstruction meeting was held with the Ownership, the General Contractor, and the NYSDEC.

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

Anticipated actions relative to the Site for the next reporting period include building demolition, site preparation activities, and commencement of the Remedial Action implementation.

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

No activity modifications were approved by NYSDEC during this reporting period.

5. Results of Sampling, Testing and Other Relevant Data

One endpoint (EP-421A) was collected on 3 May 2022. Results were below Unrestricted Use Soil Cleanup Objectives.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The Remedial Action Work Plan was submitted on 11 April 2022. The Remedial Investigation Report prepared by AKRF was approved by the NYSDEC on 2 June 2022.

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

No unresolved delays were encountered during this reporting period.

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

None.

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

None.



11. Miscellaneous Information

None.

GIS FILE PATH: C:\Users\hwacholz\Documents\working\NYC_GIS\GIS\Maps\2022_03_20\202164\202164_001_0002_SITE_PLAN.mxd — USER: hwacholz — LAST SAVED: 4/7/2022 9:00:19 PM



LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



0 40 80
SCALE IN FEET

HALEY
ALDRICH

138 BRUCKNER BOULEVARD
BRONX, NEW YORK

SITE PLAN

APRIL 2022

FIGURE 1