

PROGRESS REPORT #21

Brownfield Cleanup Program Site No. C203138

PL Senior

1940 Turnbull Avenue, Bronx, New York

Period: January 1 through 31, 2023

Report Date: February 6, 2023

Introduction

In accordance with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (Index #C203138), dated September 22, 2020, this Progress Report was prepared by Roux Environmental Engineering and Geology, D.P.C. (Roux) to describe the Brownfield Cleanup Program (BCP) activities at the PL Senior Site, located at 1940 Turnbull Avenue, Bronx, New York (Site). PL Sara LLC is the BCP Volunteer.

I. BCP Activities Completed during the Reporting Period

Import of NYSDEC-approved stone and sand for backfill in the Track 2 and Track 4 areas.

CAMP was completed daily during all intrusive work. There were no exceedances during the reporting period.

II. BCP Activities Planned for the Next Reporting Period (February 2023)

Continued soil excavation and trucking offsite for disposal. Continue backfilling Track 2 excavation with imported NYSDEC-approved material.

III. Schedule and Changes to Scope of Work or Schedule

Provided in the table below is a summary of the current milestones completed to date in blue and the projected schedule milestones in gray.

BCP Project Milestones	Project Schedule
RIWP Approval	May 19, 2021
RI Field Work	May 26, 2021 – June 14, 2021
Preparation of Draft RI Report/Remedial Action Work Plan (RIR/RAWP)	June 2021 – July 2021
Submit draft RIR/RAWP to NYSDEC/NYSDOH for Review	August 3, 2021
Fact Sheet Issued and 45 Day Public Comment Period	September 23 – November 6, 2021
Comments Received from NYSDEC/NYSDOH	October 12, 2021
Modify RIR/RAWP based on Comments	November 5 th and 16 th 2021
NYSDEC Prepared Decision Document and Approval	December 2021
NYSDEC Issues Fact Sheet Approving Construction	December 2021
Remediation Start Fact Sheet Mailing Completed	March 23, 2022

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BCP Project Milestones	Project Schedule
Construction Begins	June 1, 2022
Submittal Environmental Easement	August 3, 2022
Anticipated Submittal Site Management Plan	April 2023
Anticipated Submittal Final Engineering Report	April 2023
Certificate of Completion	May 2023

IV. Sampling and Other Data Received or Generated during the Reporting Period

Bottom endpoint sample results are currently being validated in accordance with the approved RIR/RAWP:

V. Deliverables Submitted during the Reporting Period

Daily and CAMP Reports.

A Request to Import/Reuse Fill or Soil was submitted to the NYSDEC on December 7, 2022, to import up to 800 cubic yards of soil from North American Aggregates/Weeks Marine, Inc. (NAA/WMI). The material was intended to be used as backfill throughout the site, specifically in the Track 2 area from 15 ft bls to 13 ft bls and throughout the Track 4 area. This request was approved on January 3, 2023.

An additional request was submitted on January 17, 2023, to import approximately 200 cubic yards of soil from Corbett Concrete Supply for use as sub-base backfill beneath the asphalt parking lot in the Track 4 area. The proposed fill material met the Restricted Residential and or groundwater protection soil cleanup objectives (SCOs) and was suitable for placement below the demarcation layer or above the demarcation layer as part of final site cover. This request was approved on January 18, 2023.

VI. Percentage of Work Completion and Any Delays

Given our estimations, excavation from 0-10 feet within the anticipated extents of the Track 2 area is 100% complete, and excavation from 10-15 feet is approximately 100% complete. Excavation from the hazardous lead hotspot in the Track 4 area is 100% complete and from 0-2 feet across the non-hazardous Track 4 area remains approximately 25% complete.

VII. Citizen’s Participation Plan Actions Taken during the Reporting Period

None.

VIII. Citizen’s Participation Plan Actions Planned for the Next Reporting Period (February 2023)

None.