

PROGRESS REPORT #30

Brownfield Cleanup Program Site No. C203138

PL Senior

1940 Turnbull Avenue, Bronx, New York

Period: October 1 through 31, 2023

Report Date: November 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

In response to a comment by NYSDEC regarding the draft Environmental Easement, a survey was conducted on October 6, 2023 to record the metes and bounds of the Track 2 and Track 4 Restricted Residential areas.

The survey report was finalized, enclosed as an attachment to the revised Environmental Easement package, and submitted to NYSDEC on October 20, 2023.

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

None.

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

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BCP Project Milestones	Project Schedule
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
Construction Begins	June 1, 2022
Submittal Environmental Easement	August 3, 2022
Submittal of Draft Site Management Plan	August 1, 2023
Submittal of Electronic Data in EQUIS Format	August 2, 2023
Submittal of Draft Final Engineering Report	September 22, 2023
Certificate of Completion	November 2023

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

None.

V. Deliverables Submitted during the Reporting Period

Revised Environmental Easement with updated survey was submitted on October 20, 2023.

Daily Report for BCP activity conducted on October 6; 2023.

VI. Percentage of Work Completion and Any Delays

Excavation from within the extents of the Track 2 and Track 4 areas are complete.

The Track 4 area is sufficiently covered with a minimum 2-foot cap consisting of NYSDEC-approved sand sourced North American Aggregates/Weeks Marine, Inc. and NYSDEC-approved ¾-inch stone sourced from North Shore Terminal.

Excavation within the Track 2 area has been completed to at least 15 feet below grade, and the building foundation consisting of reinforced concrete elements has been installed in the Track 2 area.

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

Preparation of fact sheet announcing cleanup action has been completed and NYSDEC is reviewing the Final Engineering Report and Site Management Plan.

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

Preparation of subsequent fact sheet upon NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion.