

MONTHLY REPORT FOR DECEMBER 2023

SITE NAME: 100 East 149th Street Site

SITE ADDRESS: 100 East 149th Street, Bronx, NY 11218

BCP NUMBER: C203159

REPORTING PERIOD: December 2023

REMEDIAL ACTIONS DURING THE REPORTING PERIOD

- Performed a Site Investigation at the Site on December 1, 2023 in accordance with the Site Investigation Letter approved by the NYSDEC Project Manager.

ANTICIPATED ACTIVITIES FOR THE NEXT REPORTING PERIOD

1. Submission of Site Investigation Report to the NYSDEC Project Manager;
2. Collection of DUSR reports.

SAMPLING RESULTS, TESTS AND OTHER DATA

Soil vapor samples and one outdoor air sample were collected from the Site on November 29, 2023. In May 2017, the New York State Department of Health (NYSDOH) identified 8 Action VOCs, Carbon Tetrachloride, 1,1-Dichloroethene, cis-1,2-Dichloroethylene, Trichloroethene, Methylene chloride, Tetrachloroethylene (PCE), 1,1,1-Trichloroethane and Vinyl Chloride, which require action within the NYSDOH Soil Vapor Intrusion (SVI) Decision Matrices. The SVI matrices use both the sub-slab concentrations and indoor air concentrations to determine the appropriate course of action for the levels detected. The course of action can be either, “no further action,” “identify source(s) and resample or mitigate,” “monitor,” or “mitigate.” The vapor samples were analyzed for VOCs only and the results are provided as follows:

- The NYSDOH Action VOC Carbon tetrachloride was detected in soil vapor samples 23SV1 (0.37 ug/m³), 23SV3 (0.47 ug/m³), and 23SV4 (0.36 ug/m³) and in outdoor air sample (OA-1: 0.24 ug/m³) at concentrations greater than its Method Detection Limit (MDL).
- The NYSDOH Action VOC Tetrachloroethylene was detected in soil vapor sample 23SV2 (1 ug/m³), 23SV4 (1.80 ug/m³), 23SV5 (2 ug/m³), and 23SV6 (17 ug/m³) at concentrations greater than its MDL.
- The NYSDOH Action VOC Trichloroethylene was detected in soil vapor sample 23SV5 (0.49 ug/m³) at a concentration greater than its MDL.

Touchstone performed a Site Investigation in the southern portion of the Site to investigate a suspect underground storage tank (UST) anomaly identified in former investigations of the Site and to investigate the cause of refusals in the area during the implementation of the RIWP. Metal sheeting was identified during the investigation and was further excavated. The excavation of the metal sheeting revealed the presence of a double auto service pit (42' x 16' x 5') used for automotive maintenance. At the bottom of one of the service pits, a 3' x 3' x 4' drain pit was discovered. The drain pit contained sludgy, wet petroleum with noticeable petroleum

odor and a soil PID reading of 39.3 was recorded. Additionally, a small amount of contaminated soil with a petroleum odor was identified in the southwest corner of the service pit. The affected soil was separately stored on plastic sheeting at the Site prior to being placed into 55-gallon drums. The auto service pit and drain pit bottoms were observed to be concrete. Brick walls formed the perimeter of the drain pit. The anomaly area was identified to be the reinforced concrete footing and steel post of a former commercial billboard which were left in the ground. During the investigation, an old hydraulic tank was identified. The hydraulic oil tank was disconnected, dry, and no product was identified. The tank was separated and wrapped in plastic. The excavation was backfilled, and the ground was leveled following the completion of the investigation.

ESTIMATED PERCENTAGE OF PROJECT COMPLETION

98%

DELAYS ENCOUNTERED

Groundwater samples will be collected for PFAS analysis.

EFFORTS MADE TO MITIGATE DELAYS

Touchstone is working with the lab to obtain PFAS sampling materials.

CITIZEN PARTICIPATION ACTIVITIES FOR REPORTING PERIOD

None

ANTICIPATED CITIZEN PARTICIPATION ACTIVITIES FOR NEXT REPORTING PERIOD

None

SCHEDULE

Schedule Task	Timeframe	Estimated Date
Mobilize equipment to the Site.	Within 3 weeks of RIWP approval	November 2023 (Completed)
Complete fieldwork	Within 9 weeks of the mobilization date	November 2023 (In Progress)
Complete Site Investigation	Upon NYSDEC approval of Site Investigation Letter	December 1, 2023 (Completed)
Submission of Site Investigation Letter Report	Upon completion of the Site Investigation	January 2024
Receive all Laboratory Reports	Within 2 weeks of completion of fieldwork	December 2023 (Ongoing)
Receive all Laboratory Deliverable	Within 4 weeks of completion of fieldwork	December 2023 (Ongoing)
Receive DUSR	Within 8 weeks of completion of fieldwork	February 2024
Submit Remedial Investigation Report	Within 3 weeks of receipt of DUSR	March 2024
Distribute Fact Sheet on RI Results and Comment Period of RAWP (if submitted with RIR)	Within 16 weeks of completion of fieldwork – Subject to DEC / DOH Approval	June 2024