

Monthly Progress Report No. 13

October 2024

401 Hunts Point

NYSDEC BCP Site No. C203162

401 Hunts Point Avenue and 1360 Drake Park South, Bronx, NY

1. Introduction

In accordance with the Brownfield Cleanup Agreement, Appendix A, Article XI., executed on July 28, 2023, for the above referenced site, Carson Voci Engineering and Geology, D.P.C. (Carson Voci) an affiliate of Terraphase Engineering, Inc., has prepared this Monthly Progress Report on behalf of 401 Hunts Point, LLC ("Participant"), to summarize the remedial activities conducted during October 2024 and list planned activities for November 2024 for the New York State (NYS) Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C203162 identified as 401 Hunts Point at 401 Hunts Point Avenue and 1360 Drake Park South in Bronx, New York. The Site is currently owned by the Applicant, a Participant in the BCP. The approximately 1.14-acre Site consists of two irregular-shaped parcels identified as Block 2772, Lot 219 (401 Hunts Point Avenue), and Block 2772, Lot 245 (1360 Drake Park South), on the New York City Tax Map.

2. Remedial Activities Conducted during this Reporting Period

Soil vapor intrusion (SVI) investigation request for access letters were mailed to the off-site properties on October 30, 2024, as requested by NYSDEC and NYS Department of Health (DOH). Details provided in Section 8.

3. Remedial Activities Anticipated for the Next Reporting Period

The Interim Remedial Measures (IRM) remedy is anticipated to begin during the next reporting period. The first component of the remedy to be constructed/installed is the sub-slab depressurization system.

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

The submittal of an IRM Work Plan (IRMWP) for the onsite remedial activities was approved by NYSDEC.

5. Results of Sampling, Testing, and Other Relevant Data

None this Period.

6. Deliverables Submitted During this Reporting Period

None this Period.

7. Information Regarding Percentage of Completion

The IRMWP preparation is 100% complete. The RI now requires off-site SVI investigation to complete, which is in progress.

8. Unresolved Delays Encountered or Anticipated That May Affect the Remedial Schedule

NYSDEC and NYSDOH issued comments in response to the Draft Remedial Investigation Report (RIR), requesting an SVI investigation at nine neighboring properties, noting that a Significant Threat Determination is unable to be made at this time without SVI data from the neighboring properties. The DRAFT Remedial Action Work Plan (RAWP) cannot be further reviewed and approved until a Significant Threat Determination is made. An IRMWP was submitted in lieu of the RAWP at this time and implementation is anticipated to begin in November 2024.

9. Citizen Participation Plan Activities during this Report Period

None this period.

10. Citizen Participation Plan Activities Anticipated for the Next Reporting Period

A NYSDEC Fact Sheet detailing the start of the implementation of the IRM Remedy is anticipated to be mailed out and referenced documents placed at the identified document repositories.

11. Miscellaneous Information

None this period.

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Carson Voci Task