

# **Monthly Progress Report No. 15**

**December 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 December 2024 and list planned activities for January 2025 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**

Remedial activities conducted during this reporting period include completing the installation and commissioning of the sub-slab depressurization system (SSDS). The remaining interior piping was installed, penetrated through the roof, and seven inline SSDS fans installed, one for each sub-system. System shut-down alarms and gauges were installed on each sub-system for future operations monitoring and sub-slab monitoring ports installed across the building slab to evaluate vacuum extension. The SSDS was commissioned (started-up) on December 16. During commissioning the fan power/speeds were optimized, system riser and sub-slab monitoring conducted to confirm vacuum extension, and the system shut-down alarms confirmed to be operational.

## **3. Remedial Activities Anticipated for the Next Reporting Period**

Remedial activities anticipated for the next reporting period are SSDS operations and monitoring and the collection of exhaust samples to confirm proper operation upon reaching equilibrium conditions.

Pre-excavation waste classification sampling is anticipated to be conducted in and around the decommissions 5,000-gallon underground storage tank (UST) to request pre-approval of the material from a disposal facility prior to removing the UST.

## **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**

A representative sample was collected from the concrete generated from the coring and trenching associated with the SSDS installation and submitted for analyses required by the proposed disposal facility. The results indicated the material was clean concrete and could be disposed of at a NYSDEC permitted construction and debris recycling facility upon facility approval.

**6. Deliverables Submitted During this Reporting Period**

None this period.

**7. Information Regarding Percentage of Completion**

The IRM implementation is approximately 35% 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 and approved in lieu of the RAWP.

**9. Citizen Participation Plan Activities during this Report Period**

None this period.

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

None this period.

**11. Remedial Schedule**

The remedial schedule has not changed from the prior reporting period. The estimated remedial schedule is attached.

**12. Miscellaneous Information**

None this period.

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Carson Voci Task