

# **Monthly Progress Report No. 16**

**January 2025**

**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 January 2025 and list planned activities for February 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:

- On January 9, 2025, pre-excavation soil borings were advanced via GeoProbe in and around the decommissioned 5,000-gallon underground storage tank (UST) to collect soil samples for required disposal facility analyses to obtain pre-approval prior to initiating the proposed remedial excavation activities.
- On January 9, 2025, exhaust samples were collected at each of the seven sub-slab depressurization systems (SSDS) via summa canisters and submitted to the analytical laboratory for TO-15 analysis to evaluate and confirm proper operation of the SSDS.
- On January 21, 2025, an Underground Injection Control (U.I.C.) application via EPA Form 7420-16 was submitted to the United States Environmental Protection Agency (USEPA) Region 2 for review and approval of the proposed interim remedial groundwater treatment injections.

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

Remedial activities anticipated for the next reporting period include:

- Participate in a kick-off meeting with NYSDEC, NYSDOH, and Carson Voci's selected excavation and injection subcontractors for implantation of the excavation and groundwater treatment interim remedial activities.

## **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**

Representative samples were collected from the proposed 5,000-gallon decommissioned UST and surrounding soils and submitted for analyses required by the proposed disposal facility. The analytical results are being reviewed by the proposed disposal facility for acceptance.

Sampling results from the SSDS exhaust sampling event have not yet been reported by the analytical laboratory.

**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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