

Monthly Progress Report No. 18

March 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 March 2025 and list planned activities for April 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

The following remedial activities were conducted during this reporting period in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP):

- Excavation, removal, and offsite disposal of the 5,000-gallon underground storage tank (UST) and surrounding impacted soil from the 1360 Drake Park South parking lot.
- Excavation and offsite disposal of soil from the basement of the 401 Hunts Point building.
- The table below summarizes the material exported from and imported to the Site during the IRM excavation activities:

Import/Export	Material	Facility	Quantity (Estimated)
Export (Offsite Disposal)	Excavated Impacted Soil	Bayshore – Keasbey, NJ	100 tons
Import	Screened Clean Fill	XRDS Recycling – Wayne, NJ	80 cubic yards
Import	Recycled Concrete Aggregate	All City Recycling – Bronx, NY	23 cubic yards

- Implementation of the in-situ chemical oxidation (ISCO) remedial injection event to remediate the groundwater impacts within the 1360 Drake Park South parking lot. A total of approximately 5,100 gallons of solution consisting of approximately 4,700 gallons of water and 7,500 pounds of Regenesys PersulfOx® was injected into 21 direct push technology points within the 12 to 20-foot below ground surface vertical interval.

Community air monitoring (CAM) was conducted during all ground intrusive activities and reported on a daily basis to NYSDEC and NYS Department of Health (NYSDOH)

3. Remedial Activities Anticipated for the Next Reporting Period

Remedial activities anticipated for the next reporting period include:

- Conduct post-injection groundwater monitoring in accordance with the IRMWP.

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

None this period.

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

Preliminary post-excavation end-point sampling results from the 5,000-gallon UST and basement excavations were received and are in the process of being reviewed and tables and figures created. The preliminary results will be provided to NYSDEC and NYSDOH under a separate transmittal during the next reporting period.

6. Deliverables Submitted During this Reporting Period

No deliverables were submitted during this reporting period.

7. Information Regarding Percentage of Completion

The IRM implementation is approximately 70% 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

An updated estimated remedial schedule is attached to this progress report.

12. Miscellaneous Information

None this period.

401 Hunts Point
NYSDEC BCP Site No. C203162

Carson Voci Task