

Monthly Progress Report No. 21

July 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 July 2025 and list planned activities for August 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

On July 31, 2025, groundwater samples were collected from on-site wells MW-01, MW-02, MW-03R, and MW-04 to evaluate four-month post-injection remediation progress. Samples were submitted to the analytical laboratory for volatile organic compounds (VOCs) and semi volatile organic compounds (SVOCs).

3. Remedial Activities Anticipated for the Next Reporting Period

No remedial activities are anticipated for the next reporting period.

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

None this period.

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

None this 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 90% 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 a soil vapor intrusion (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.

