

Date: October 14, 2024

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Subject: **September 2024 Progress Report**
For the period from September 1 through September 30, 2024
Sol on Park
Brownfield Cleanup Program (BCP) # C203169
1451 Washington Avenue, Bronx, New York

The following is a summary of work performed at the above referenced Site located at 1451 Washington Avenue, Bronx, New York from September 1 through September 30, 2024. This progress report was prepared as required by the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (BCA) Index No. C203169-11-23 dated November 30, 2023. Section XI of the BCA specifies the required contents of this Report, which are detailed below.

Remedial Investigation

Roux submitted the final revised Remedial Investigation Work Plan (RIWP) to NYSDEC and New York State Department of Health (NYSDOH) on August 20, 2024. Roux received confirmation of RIWP receipt and final acceptance in an email from NYSDEC dated August 20, 2024. Roux notified NYSDEC of the tentative Remedial Investigation (RI) start date of September 4, 2024 via email.

The RI field work commenced on September 4, 2024, and continued through September 23, 2024. The remaining RI Field work is expected to be completed in October 2024 and will include collection of groundwater samples from each monitoring well location and collection of soil vapor samples from each soil vapor point. All work was completed in accordance with the NYSDEC-approved RIWP dated August 20, 2024, and formally approved by NYSDEC via email on August 20, 2024. Roux implemented the Community Air Monitoring Plan during all ground intrusive work. CAMP monitoring data and daily progress updates were submitted to NYSDEC on a daily basis. There were no exceedance of particulates or volatile organic compounds (VOCs) during this reporting period.

Site Reconnaissance

Prior to the start of RI field activities, a Site reconnaissance was completed to determine final sampling locations based on actual field conditions.

RI Soil Sampling

During this reporting period, Roux collected soil samples from all 19 soil boring locations, as described in the NYSDEC-approved RIWP. All soil boring locations were precleared to five feet below land surface (ft bls) using hand tools and were advanced utilizing a direct push Geoprobe Drill Rig.

Soil samples were collected continuously from land surface to the targeted final depth interval. Soil from each boring was inspected for evidence of impacts and screened for organic vapors using a photoionization detector (PID). There was no evidence of impacts during initial field screening of recovered soil during this reporting period, with the exception of one location, RISB-13, which exhibited visual and olfactory impacts. Soil lithology was recorded in accordance with the Unified Soil Classification

System (USCS). All samples were collected in appropriate laboratory-provided containers and transported to Alpha Analytical in Westborough, Massachusetts, a National Environmental Laboratory Approval Program (NELAP) accredited-laboratory.

Sample Location ID	Sample Depth Intervals (feet)	Analyses
RISB-1	0-2	Full Suite TCL+30/TAL
	5-7	Full Suite TCL+30/TAL
	7-9	TAL Metals
RISB-2	0-2	Full Suite TCL+30/TAL+ Emerging Contaminants* (ECs)
	7-9	Full Suite TCL+30/TAL+ECs
	9-11	Sample placed on hold
RISB-3	0-2	Full Suite TCL+30/TAL+ECs
	5-7	Full Suite TCL+30/TAL+ECs
	7-9	Sample placed on hold
RISB-4	0-2	Full Suite TCL+30/TAL+ECs
	20-22	Full Suite TCL+30/TAL+ECs
	22-24	Sample placed on hold
RISB-5	0-2	Full Suite TCL+30/TAL
	17-19	Full Suite TCL+30/TAL
	19-21	Sample placed on hold
RISB-6	0-2	Full Suite TCL+30/TAL
	15-17	Full Suite TCL+30/TAL
	17-19	Sample placed on hold
RISB-7	0-2	Full Suite TCL+30/TAL
	19-21	Full Suite TCL+30/TAL+ECs
	21-23	Sample placed on hold
RISB-8	0-2	Full Suite TCL+30/TAL
	2-4	Full Suite TCL+30/TAL
	4-6	SVOCs and TAL Metals

Sample Location ID	Sample Depth Intervals (feet)	Analyses
	16.5-18.5	Sample placed on hold
RISB-9	0-2	Full Suite TCL+30/TAL
	2-4	Full Suite TCL+30/TAL
	4-6	Sample placed on hold
RISB-10	0-2	Full Suite TCL+30/TAL
	7-9	Full Suite TCL+30/TAL
	17-19	Full Suite TCL+30/TAL
RISB-11	0-2	Full Suite TCL+30/TAL
	13-15	Full Suite TCL+30/TAL
	15-17	Sample placed on hold
RISB-12	0-2	Full Suite TCL+30/TAL
	2-4	Full Suite TCL+30/TAL
	4-6	Sample placed on hold
RISB-13	0-2	Full Suite TCL+30/TAL
	17-19	Full Suite TCL+30/TAL+ECs
	19-21	Full Suite TCL+30/TAL+ECs
RISB-14	0-2	Full Suite TCL+30/TAL+ECs
	9-11	Full Suite TCL+30/TAL+ECs
	13-15	Full Suite TCL+30/TAL+ECs
	15-17	Sample placed on hold
RISB-15	0-2	Full Suite TCL+30/TAL
	5-7	Full Suite TCL+30/TAL+ECs
	7-9	SVOCs and TAL Metals
RISB-16	0-2	Full Suite TCL+30/TAL

Sample Location ID	Sample Depth Intervals (feet)	Analyses
	3-5	Full Suite TCL+30/TAL
	5-7	Full Suite TCL+30/TAL
RISB-17	0-2	Full Suite TCL+30/TAL+ECs
	12-14	Full Suite TCL+30/TAL+ECs
	15-17	Sample placed on hold
	18-20	Sample placed on hold
RISB-18	0-2	Full Suite TCL+30/TAL
	8-10	Full Suite TCL+30/TAL
	10-12	Sample placed on hold
RISB-19	0-2	Full Suite TCL+30/TAL
	5-7	Full Suite TCL+30/TAL
	7-9	Sample placed on hold

*As required by NYSDEC, select soil samples were analyzed for the emerging contaminants (ECs) PFAS, which include the 40 compounds listed in accordance with the Sampling, Analysis, and Assessment of PFAS under NYSDEC's Part 375 Remedial Programs guidance document (NYSDEC April 2023 PFAS Guidance).

Laboratory analytical reports, soil analytical data tables, and soil boring logs related to RI soil sampling will be included in the Remedial Investigation Report (RIR).

Monitoring Well Installation

Eight new monitoring wells (RIMW-1 through RIMW-8) were installed in converted soil borings during this reporting period. All monitoring wells extended to the water table, which was observed at depths ranging from approximately 15 to 22 ft bls and were constructed with 10 feet of 2-inch diameter, 0.02-inch slot polyvinyl chloride (PVC) screen set to straddle the water table. Monitoring well construction logs will be included in the RIR.

Soil Vapor Point Installation

Nine soil vapor points (RISV-1 through RISV-9) were installed in converted soil boring locations to terminal depths ranging from 6 to 22 ft bls, which is just below the bottom of the proposed excavation in each location. New Teflon®-lined tubing was attached to each expendable soil vapor sampling point with a 6-inch stainless steel screen. The soil vapor points were backfilled with #2 Morie sand to approximately one foot above the screen. The remainder of the boreholes were backfilled with a concrete/bentonite slurry to grade.

NYSDEC Submittals/Upcoming Work

RI field work is expected to be completed in October 2024. A RIR and Remedial Action Work Plan (RAWP) will be prepared and submitted to NYSDEC/NYSDOH for review based on the schedule provided below.

Estimated Schedule:

Scope of Work	Approximate Start Date
Implementation of RI Field Work	September 2024
Prepare RIR and RAWP	September – December 2024
Submit RIR to NYSDEC/NYSDOH	November 2024
Submit RAWP to NYSDEC/NYSDOH	December 2024
NYSDEC/NYSDOH review of RIR and RAWP	November 2024 – January 2025
NYSDEC prepares preliminary Decision Document, issues Significant Threat Determination, and issues Fact Sheet	January – February 2025
Public comment period on RAWP	January – February 2025
Address comments and issue certified RAWP, NYSDEC approves RAWP, and issues Fact Sheet announcing start of construction	February - March 2025