

**2014 Periodic Review Report**

**for**

**Hunts Point Food Distribution Center**  
**Operable Unit One of Parcel A**  
Voluntary Cleanup Program Site No. V00233

Prepared for:



New York City  
Economic Development  
Corporation

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Prepared by:



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## 1.0 INTRODUCTION

Henningson, Durham & Richardson Architecture and Engineering, P.C. in association with HDR Engineering, Inc. (HDR) was contracted by the New York City Economic Development Corporation (NYCEDC) to perform the 2014 Periodic Review Report (PRR) for Operable Unit One of Parcel A (Site A OU-1) in the Bronx, New York. Site A OU-1 is part of the New York State Department of Environmental Conservation's (NYSDEC's) Voluntary Cleanup Program (VCP), Site No. V00233. In accordance with the VCP, and the Voluntary Cleanup Agreement (VCA entered into by the City of New York and NYSDEC), this PRR package has been completed and executed.

The purpose of this PRR is to certify that the conditions of the Site Management Plan (SMP) have been upheld over the previous reporting year. Specific conditions taken into consideration include those observed during the Site reconnaissance, as well as the engineering controls and institutional controls in place for Site A OU-1 as part of the NYSDEC-approved remedy.

As required by the VCA, an annual inspection has been conducted and this Periodic Review Report (PRR) has been prepared in accordance with NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* requirements. This is the seventh annual PRR prepared for the Site. The reporting period includes February 15, 2014 through February 15, 2015. The report includes the following elements:

- A Site overview;
- An evaluation of the Site remedy performance, effectiveness, and protectiveness;
- A SMP compliance report; and
- Overall PRR conclusions and recommendations.

The Institutional controls (IC) and Engineering Controls (EC) for Site A OU-1 have remained in place from the final redevelopment dates and continue to exist. This includes the paved surfaces, concrete slabs and surface cover. None of the controls at Site A OU-1 have been altered in a way that would constitute a violation or failure to comply with the SMP for the Site. There are no recommendations for changes to the SMP or the Site reporting requirements.

## 2.0 SITE OVERVIEW

Site A OU-1 is owned by the City of New York and managed by the NYCEDC. Site A OU-1 occupies the address 355 Food Center Drive (previously known as 1400 East Bay Avenue or Viele Avenue) at Hunts Point in the Bronx, New York. Site A OU-1 is bounded on the north by the former alignment of Viele Avenue, on the south by Food Center Drive, on the west by Operable Unit Two of Parcel A (Site A OU-2), and on the east by a tenant building, housing Nebraskaland Inc., in the Hunts Point Cooperative Market Inc. (Figure 1).

Site A OU-1 consists of 7.65 acres of land that is currently fenced on the south, east and west sides of the property. The northern perimeter of the property is open to the gated and locked Halleck Street entrance of the New Fulton Fish Market Employee Parking lot. Site A OU-1 has been divided into two parcels used by different Hunts Point Distribution Center (HPFDC) tenants, The Hunts Point Cooperative Market Inc. (Nebraskaland) and the New Fulton Fish Market (Fish Market). The Nebraskaland portion of the Site (approximately 5.0 acres) includes part of the distribution building, a truck and employee parking lot and a vegetated portion measuring approximately 0.3 acres in size that remains unused and undeveloped (refer to Figure 2). The Fish Market portion of the Site



Aerial Photo Source: © 2011 Google.  
Imagery Date: June 18, 2010

NOTE: All site boundaries are approximate.



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**Site A OU-1 Location**  
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**Figure  
1**



includes an employee parking lot measuring approximately 2.6 acres in size. Each area is surrounded with chain link and/or Razor Wire fence with a fenced entryway securing Site A OU-1 entirely.

Parcel A was historically part of a Con Edison Manufactured Gas Plant (MGP) which included several structures and material storage, as well as numerous below ground utilities. Investigative activities showed that contamination existed in three (3) dominant forms: coal tar waste, purifier waste and petroleum contaminated soil.

Site A OU-1 was developed in two (2) phases. The first was the construction of the asphalt-paved parking area adjacent to the west side of the existing Nebraskaland building. Site A OU-1 was further developed in 2005 to include the Fish Market employee parking lot. During the Fish Market employee parking lot construction, no underground utilities were installed (i.e. storm drains or electric).

In the developed areas of Site A OU-1, the residual contamination in the Site soils was encapsulated following development of the Site. Virtually the entire developed Site is capped by asphalt parking areas with the exception of a 10-foot wide strip of landscaping along the southern boundary of the Site and small islands in the parking lot. This area was backfilled after construction with “clean fill” imported and placed at the surface to prevent contact with the underlying residual contamination.

The 0.3 acres in the northeastern corner of the Site remains undeveloped. This undeveloped area is vegetated and totally enclosed with fencing. The Site fencing and vegetation prevent contact with the contamination present in the subsurface.

### 3.0 EVALUATION OF REMEDY

The remaining contamination on-site in the soil/fill or groundwater could only be released during intrusive activities. Currently the Site is predominantly developed as an asphalt parking lot and the residual contaminants are encapsulated from the public by the asphalt cap. The undeveloped portion of the Site is entirely surrounded with fencing and is vegetated.

The property remains in compliance with the requirements of the IC/ECs:

- All ECs are being operated and maintained as specified in the SMP;
- All ECs are inspected annually; and
- Data and information pertinent to Site Management is reported at the frequency and in a manner defined in the SMP.

The deed restriction which formally documents IC/ECs at the Site was filed on July 18, 2007. The remediation identifies ICs in the form of Site restrictions. Adherence to the ICs is required under the Deed Restriction. Site restrictions include:

- *Use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use;*
- *All future activities on the Site that will disturb residual contaminated material are prohibited unless they are conducted in accordance with the soil/materials management provisions in the SMP; and*



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### Site A OU-1 Features

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Figure  
2

- *The owner of the property shall prohibit the Site from ever being used for purposes other than commercial or industrial use provided the long term Engineering and Institutional Controls remain in full force and effect as set forth in the Site Management Plan without express written waiver of such prohibition by the Department, or the Relevant Agency.*

Site inspection was conducted on March 26, 2015 by HDR. Photographs were taken during the Site visit and are included as Appendix A.

Nebraskaland was observed by HDR under the guidance of Nick Hill, Meat Market Maintenance Manager. As per Mr. Hill, the Hunts Point Cooperative Market, Inc. has performed no intrusive activities within the bounds of Site A OU-1 within this reporting period. The eastern portion of the leasehold is currently being used for employee parking and truck staging in association with Nebraskaland distribution activities. Subsurface utilities do exist in this portion of Site A OU-1; however, no maintenance or upgrades requiring subsurface intrusion have been performed during this reporting period. An undeveloped, concrete formed building foundation exists on the northern side of the Nebraskaland building; the building slab is being used as a staging area for snow removal activities and for storage of scrape steel. This concrete foundation has existed for a period of several decades. The Nebraskaland building was later constructed over part of the old concrete foundation. Chain-link cyclone fencing surrounds the Hunts Point Cooperative Market, Inc. portion of Site A OU-1 with access being available through the eastern Hunts Point Cooperative Market gated entrance. Approximately 10 to 20 feet of unpaved and vegetated land exists along the southern perimeter of the Site. As per Mr. Hill, no re-landscaping or excavation of this area has taken place during this reporting period and there has been no addition or removal of fill material or soils.

Several areas of the Nebraskaland parking lot require patching, although the holes did not extend through the binder course and no breaches of the asphalt cap were noted. As per Mr. Hill, Nebraskaland will solicit repair bids the week of March 30, 2015. It is anticipated the asphalt patching will be completed shortly after securing a contractor to perform repairs. Appendix A – Photograph Log, portrays the Hunts Point Cooperative Market, Inc. portion of Site A OU-1.

Next, HDR viewed the New Fulton Fish Market supplemental employee parking lot, which constitutes the northwestern portion of Site A OU-1. This portion of Site A OU-1 is completely surrounded by chain-link cyclone fencing and access may only be gained under escort by NYCEDC or Fish Market security personnel. The parking lot was graded and paved during the spring of 2005 during the construction of the New Fulton Fish Market (Site B to the south). During previous construction of the supplemental employee parking lot, no material was exported from Site A OU-1. Imported material was confined to base gravel and asphalt for the parking surface. No vegetated landscaping exists on this portion of Site A OU-1 and the only existing utilities are overhead electric lines servicing the parking lot lighting. It is currently un-occupied.

A small walkway was constructed along the western perimeter of Site A OU-1 to offer access to Fish Market employees from Food Center Drive. This walkway is between two chain link fences. Currently this lot is not used for any auxiliary employee parking. When the lot is not being used, the walkway entrance is gated and locked. No asphalt cuts were observed in the pavement of the Fish Market supplemental employee parking lot. Prior to the Site reconnaissance, HDR met with Eric Bryant, the Fish Market Maintenance Manager of the New Fulton Fish Market. As per Mr. Bryant, the New Fulton Fish Market has performed no intrusive activities within the bounds of Site A OU-1 within the past year.

Subsurface utilities do exist in Site A OU-1. However, no maintenance or upgrades requiring subsurface intrusion have been performed on these structures within the past year. A Generic Worker/Department Notification plan has been created to provide notification, prior to the commencement of work, to the NYSDEC when intrusive activities are scheduled. This plan is included as Appendix B.

The Site has consistently been operated in conformance with these restrictions over the February 15, 2014 through February 15, 2015 annual PRR reporting period. The EC/ICs objectives are to:

- Prevent ingestion/direct contact with contaminated soil, fill material or groundwater; and
- Prevent contact with or inhalation of volatiles from contaminated subsurface soil, fill material, weathered bedrock or groundwater.

As noted below and documented in this PRR, the ECs and ICs have remained in place and have functioned appropriately over this reporting period.

#### **4.0 SMP COMPLIANCE REPORT**

Based on the annual Site inspection of March 26, 2015 and Site information reviewed during the reporting period, the ECs described in the SMP are in place and functional.

Direct contact exposure to residual subsurface contamination (i.e., on-site soil/fill/bedrock) is prevented by the surrounding asphalt parking lots and vegetation along the south end of the Site. No major maintenance of the barrier is required under normal conditions.

The annual Site inspection has been evaluated as part of the EC/IC certification and confirmed that the Site remedies continue to be protective of public health and the environment and are performing as designed.

#### **5.0 CONCLUSIONS & RECOMMENDATIONS**

The IC and EC for Site A OU-1, also known as NYSDEC VCP Site No. V00233, have remained in place from the final redevelopment dates and continue to exist, except where noted in this or previous PRRs. This includes the paved surfaces, concrete slabs and surface cover. Additionally, the institutional and ECs required in the deed restriction and SMP have been met during this reporting period. Site maintenance staff were reminded of SMP requirements after completion of the annual Site inspection/reconnaissance.

Nothing has occurred that would constitute a violation or failure to comply with the SMP for the controls implemented on Site A OU-1.



## Appendix A

### March 2015 Site Photographs

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Photograph 1 – NebraskaLand truck staging area eastern portion of A-OU1 (looking north)



Photograph 2 – NebraskaLand Employee parking area, western portion of A-OU1 (looking north)



Photograph 3 – Undeveloped Strip between Fish Market parking Lot and Nebraskaland Parking Lot (looking west)



Photograph 4 – Undeveloped land to the northeast end of A-OU1 (looking east)





Photograph 5 – Nebraskaland leasehold (A-OU1, looking southwest)



Photograph 6 – New Fulton Fish Market employee parking portion of A-OU1 (looking northwest)





Photograph 7 – New Fulton Fish Market employee parking portion of A-OU1 (looking northeast)



Photograph 8 – New Fulton Fish Market employee parking walkway on A-OU1 (looking north)

## Appendix B

### Department/Worker Notification Plan

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The New York City Economic Development Corporation (NYCEDC) maintains a comprehensive plan for notifying utilities and City agencies of the subsurface conditions present. Currently under this comprehensive plan, all utility companies have been notified to coordinate planned and emergency subsurface utility work with Rory Melvin (Director of Facilities Management, NYCEDC's Asset Management Division), who is at the site on a regular basis, and Ms. Tracey Bell (Assistant Vice President, NYCEDC Planning Division).

At that time, NYCEDC will contact the parties performing the anticipated work about the potential contamination beneath the site and inform them that any soil handling work that is conducted in this area must conform to the approved Site Management Plan (SMP). NYCEDC will instruct their consultant to be present and provide guidance during any subsurface work and to coordinate notifications to the New York State Department of Environmental Conservation (NYSDEC).

Furthermore, all tenant leaseholds within the Food Distribution Center, whether or not they are located on a Voluntary Cleanup Program (VCP) project site, are contractually obligated to abide by the notification systems described above for any invasive work within their leaseholds. Both the approved SMP and Health and Safety Plan (HASP) requirements are appended to all tenant leases.

At least 10 days prior to the start of any activity that is reasonably anticipated to encounter remaining contamination, the site owner or their representative will notify the NYSDEC, or if the NYSDEC shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the state and the health of the state's citizens, hereinafter referred to as "the Relevant Agency". Currently this notification will be made to:

Mr. Ronnie Lee, P.E.  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
Tel: (518) 402-9768

And

Director, Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233-7010

Notifications to the Relevant Agency will be submitted by:

Ms. Tracey Bell  
NYCEDC  
110 William Street, 6<sup>th</sup> Floor  
New York, NY 10038

Or

Mr. Brian K. Montroy  
HDR  
1 International Boulevard, 10<sup>th</sup> Floor  
Suite 1000  
Mahwah, NJ 07495

Soils generated during any invasive work will be segregated, and stockpiled based on soil composition, any soils that cannot be reused within the confines of the excavated area will be sampled



for waste characteristic and disposed of in accordance with all applicable state and federal regulations. Excavated soils that exhibit signs of coal tar or purifier waste contamination as described in the approved SMP will be segregated and stocked piled separately, sampled for waste characterization, and then subsequently transported off site for disposal at an appropriately permitted facility.