

Consulting
Engineers and
Scientists

2019 Periodic Review Report

Hunts Point Site A OU-1

For the Property located at 355 Food Center Drive
Bronx, New York 10474
Former NYSDEC VCP Site No. V00233

Prepared for:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

On Behalf of:

New York City Economic Development Corporation
110 William Street
New York, New York 10038

Prepared by:

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May 2019
GEI Project #: 1901379

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1.0 Introduction and Site Overview

GEI Consultants, Inc., P. C. (GEI) has prepared this Periodic Review Report (PRR) on behalf of the New York City Economic Development Corporation (NYCEDC) for Operable Unit One of Parcel A (Site A OU-1) in Bronx, NY (**Figure 1**). The Site was formerly part of the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00233, and following remediation, obtained Site closure in September 2005. Site A OU-1 is bounded to the north by the current Brownfield Cleanup Program (BCP) Viele Avenue Site (No. C203103), to the south by Food Center Drive (FCD), to the west by current BCP Site A-2 (No. C203094), and to the east by the Nebraskaland Inc. building, a tenant of the Hunts Point Cooperative Market, which is currently enrolled in the BCP as the 355 FCD Site (No. C203099) (**Figure 2**).

Site A OU-1 is 7.65 acres in size and is currently divided between three separate portions of land within the Hunts Point Food Distribution Center (HPFDC). The northern portion of Site A OU-1 occupies a previously redeveloped and paved area (approximately 2.6 acres) that was intended to provide overflow employee parking for the New Fulton Fish Market. This area is currently not in use. The southern part of Site A OU-1 (approximately 4.7 acres) is located within the western portion of the Hunts Point Cooperative Market (also known as the Meat Market) and was previously redeveloped to include an asphalt-paved parking area adjacent to the Nebraskaland building, as well as a paved and gated walkway to provide access to the overflow employee parking area from the Fulton Fish Market. A sliver of unused land capped with vegetation and partial asphalt remains between the two aforementioned paved parking areas, and is surrounded by fencing with a gated entryway. The extreme western boundary of Site A OU-1 contains a narrow swath of land (approximately 0.3 acres) that is currently undeveloped and was part of the BCP Site A-2 remediation performed in January through August 2018.

Site A OU-1 was historically part of a Con Edison Manufactured Gas Plant (MGP) that was constructed to manufacture both oven gas and carbureted water gas, producing coke, ammonium sulfate, coal tar, water gas tar, and light oil as major by-products. Former investigative activities showed that contamination existed in three (3) dominant forms: coal tar, purifier waste, and petroleum contaminated soil.

The remedy and redevelopment for Site A OU-1 included the construction of two paved parking lots consisting of a minimum 6-inch asphalt and gravel layer: one in the Meat Market, to the west of Nebraskaland (completed in 2002), and one to the north of the Meat Market lot, to serve as employee parking areas for the Fulton Fish Market (completed in 2004). The southern perimeter of the parking area within the Meat Market was left unpaved, graded with imported fill material and is partially planted with grass. No fill material was excavated and disposed of off-site as part of the remedy.

The purpose of this PRR is to certify that the conditions of the Site Management Plan (SMP) have been upheld since the last performed PRR, following the Site remedy completion and

submittal of the Final Engineering Report (FER) in 2005. Specific conditions taken into consideration include those observed during the adjacent BCP Site A-2 remediation, site reconnaissance, as well as the engineering controls (ECs) and institutional controls (ICs) in place for the Site as part of the NYSDEC-approved remedy signifying that the remedial objectives for the Site have been met and as the basis for the No Further Action (NFA) determination. The Institutional and Engineering Controls Certification Form completed as part of the annual certification is included as **Appendix A** of this report.

2.0 Site Reconnaissance and Remediation

Site Reconnaissance

Site reconnaissance was conducted on April 10th, 2019 by Michael Briscoe and Stacey Ng (GEI). Photographs were taken during the site inspection and are included as **Appendix B**. As of the completion of this annual report, one (1) known disturbance to the previously developed surface cover system was made since the last PRR. Additionally, the western perimeter of Site A OU-1 that was not previously developed along with the Meat Market and Fish Market parking lots, was remediated as part of the BCP Site A-2 remediation.

Of the two primary uses for Site A OU-1 as described above, the portion within the Hunts Point Cooperative Market was first observed. GEI noted typical wear in the heavily trafficked parking lot with pot holes of various widths and depths dispersed throughout. While being escorted by Mr. Nick Hill, Operations Manager of the Hunts Point Cooperative Market, Mr. Hill informed GEI that no disturbance to the asphalt cap has been performed within the last year. Historically, since performance of the last PRR in 2008, Mr. Hill noted that several potholes had been filled with asphalt as isolated, small-scale repaving events, but no other major intrusive work has taken place within the parking area to the west of Nebraskaland.

The second use for the Site as employee overflow parking for the New Fulton Fish Market remains developed but unused. During the summer of 2018, AKRF, Inc. performed a geotechnical investigation at the Site in preparation for future redevelopment as a food distribution center. Several holes (approximately 4" diameter) were found across the site which were backfilled and patched following the investigation. No other surface disturbances were found or reported during the site walk.

BCP Site A-2 and former VCP Site A OU-1 Remediation

The remediation for BCP Site A-2 was performed in December 2017 through August 2018. The extreme western boundary of VCP Site A OU-1 was not previously investigated and remediated due to the sewer main that runs through the subsurface of the Site as well as other aboveground obstructions at that time (chain-link fencing that blocked off the western portion VCP Site A OU-1, and heavy brush and debris within former VCP Site A OU-2 that was previously

determined to be a dumping ground for old vehicles). The remedy for BCP Site A-2 included the excavation and removal of coal tar waste from within the Site. Since the western portion of VCP Site A OU-1 was within the proposed remedial boundary of BCP Site A-2, any waste that was found within the formal limits of Site A OU-1 was also removed for disposal. The remedial boundary of BCP Site A-2 includes the entirety of the former VCP Site A OU-2 and an approximate 38-foot wide area of the western boundary of VCP Site A OU-1, up to the fenced-off walkway.

During the BCP Site A-2 remediation, two areas within the western portion of Site A OU-1 were noted to contain coal tar impacts that extended further eastward into former VCP Site A OU-1. However, the remedial contractor was unable to excavate any further as it extended beneath the capped walkway for the Fulton Fish Market parking lot located between the western undeveloped portion of Site A OU-1 and the Nebraskaland parking lot in the eastern portion of Site A OU-1 (**Figure 3**). Endpoint samples were collected in these areas where coal tar impacts were left in place. Coal tar that was able to be removed was excavated, blended with on-site fill material at a 50:50 ratio, and transported offsite for incineration and disposal at ESMI of New York and New Hampshire. The excavations were backfilled and the Site is temporarily capped with on-site fill material previously approved for reuse by NYSDEC as part of the BCP Site A-2 remediation until further redevelopment plans are made.

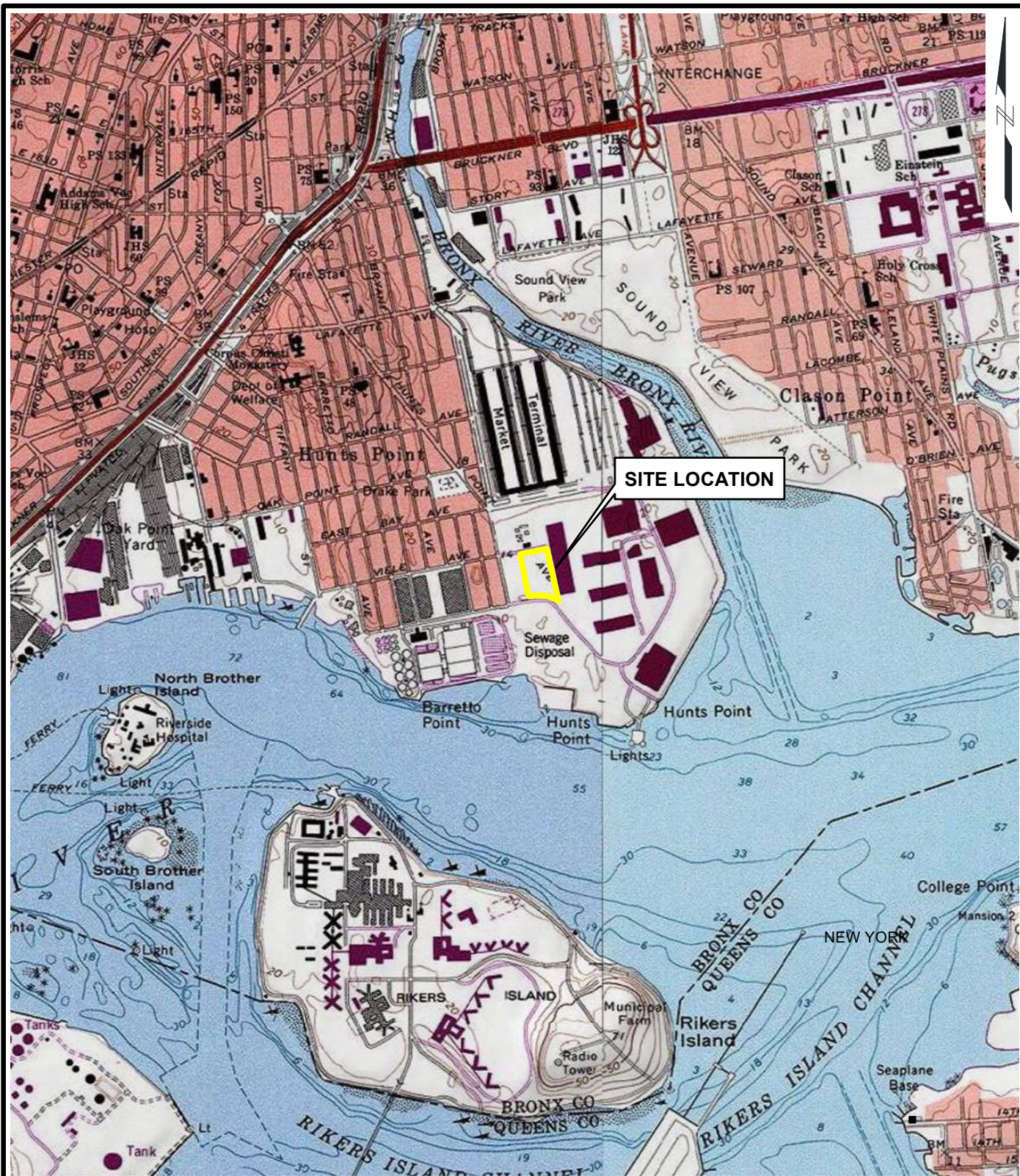
3.0 Conclusion

The previously installed EC's for Site A OU-1, also known as former NYSDEC VCP Site No. V00233, are known to have been disturbed within the last year from geotechnical borings performed in the paved Fulton Fish Market parking area. As of April 10th, 2019, the engineered cap (asphalt pavement) is noted to have been restored/replaced. None of the engineering 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.

The western perimeter of Site A OU-1 that was not previously remediated and redeveloped contains a temporary soil/on-site fill cap as part of the recently performed BCP Site A-2 remediation. This portion of Site A OU-1 will remain in its current condition until future redevelopment plans are designed and implemented. The entirety of the Site is surrounded by chain-link fencing with barbed wire and several locked gates, preventing access to the Site, and thus limiting the potential for the public to come in contact with the current cover system and any impacted material remaining within the subsurface.

Site A OU-1 also remains in compliance with the established IC's as the Site continues to be used for commercial purposes only, the groundwater is not used as a source for supplying drinking water to the area, and any intrusive work was performed in accordance with the SMP.

Figures



SOURCE:
 1. USGS 7.5' TOPOGRAPHIC QUADRANGLES
 CENTRAL PARK, NY; FLUSHING, NY

0 2,000 4,000



SCALE: 1" = 2000'

Hunts Point
 Site A OU-1
 Bronx, New York

NYC Economic Development Corporation
 New York, New York



VCP Site #V00233

SITE LOCATION MAP

April 2019

Fig. 1



SOURCE:
1. 2018 ESRI WORLD IMAGERY



SCALE: 1" = 300'

Hunts Point
Site A OU-1
Bronx, New York

NYC Economic Development Corporation
New York, New York

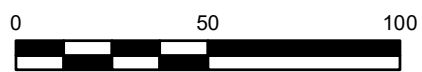


VCP Site #V00233

SITE LAYOUT

April 2019

Fig. 2



SCALE: 1" = 50'

LEGEND:

- VCP SITE A OU-1 AND BCP PARCEL A-2 SITE BOUNDARY
- COAL TAR EXCAVATION LIMIT
- COAL TAR IMPACTS REMAINING POST-REMEDY

SOURCE:
1. 2016 ESRI WORLD IMAGERY

Parcel A-2
Hunts Point
Bronx, New York

NYC Economic Development Corporation
New York, New York



Project 1705340

BCP PARCEL A-2
COAL TAR REMEDIATION

November 2018

Fig. 3

Appendix A

NYSDEC Periodic Review Report Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **V00233**

Site Name **Hunts Point Food Distr Ctr (Parcel A)**

Site Address: 355 Food Center Drive Zip Code: 10474

City/Town: Bronx

County: Bronx

Site Acreage: 7.650

Reporting Period: February 15, 2016 to **April 26, 2019**

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial

☒ ☐

7. Are all ICs/ECs in place and functioning as designed?

☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcelOwnerInstitutional Control**2781-500**

City of New York

Landuse Restriction

Ground Water Use Restriction
Soil Management Plan

1. The realty subject to this Declaration and Restrictions is known as Operable Unit 1 of Site A (the "Site"), and consists of certain property and improvements thereon situated on Block 2778, Lot 100 and 2781, Lot 500 in the Borough of the Bronx, County of the Bronx, City and State of New York;

2. This covenant prohibits the use of the Site for any purpose other than commercial uses consistent with local zoning, except the development of residential housing, community facilities, public recreating, day care/child care facilities or medical facilities, without the express written waiver of such prohibition by the Department, or if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of its citizens, hereinafter referred to as the "Relevant Agency";

3. This covenant prohibits the use of groundwater underlying the Site without rendering it safe for drinking water or industrial purposes through treatment, unless the user obtains permission to do so from the Department or Relevant Agency;

4. This covenant requires that the City, its successors and assigns continue in full force and effect all institutional and engineering controls required by the Final Engineering Report for Operable Unit 1 of Parcel A, Bronx, NY, and maintain such controls unless the owner first obtains permission to discontinue such controls from DEC or Relevant Agency;

5. This covenant provides that this declaration shall be binding on all future owners of the Site, and shall provide that owner, its successors and assigns, consent to the enforcement by the Department or Relevant Agency, and hereby covenant not to contest the authority of the Department or the Relevant Agency to seek enforcement;

6. This covenant requires that any deed of conveyance of the Site, or any portion thereof, shall recite, unless the Department or the Relevant Agency has consented to the termination of such covenants and restriction, that said conveyance is subject to this Declaration of Covenants and Restrictions.

Description of Engineering ControlsParcelEngineering Control**2781-500**

Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒

☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒

☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00233

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I PHILLIP GRANT at NYCEDC,
print name print business address
am certifying as REPRESENTING THE NYC (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

6/25/19
Date

IC/EC CERTIFICATIONS

Box 7

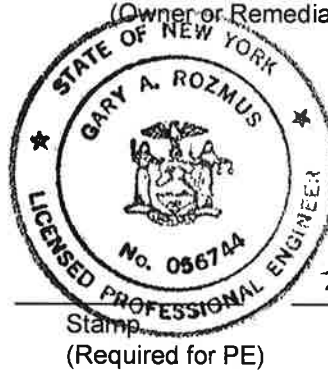
Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Gary Rozmus of GEI Consultants, Inc., P.C. at 1385 Broadway, 20th Floor, New York, NY 10018
print name print business address

am certifying as a Qualified Environmental Professional for the NYCEDC (Owner's Representative)
(Owner or Remedial Party)


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification



7/1/19
Date

Appendix B

Site Photographs



Photo 1. Facing east towards Nebraskaland; the paved parking lot within the southern portion of the Site A OU-1 limits. Area of re-paving performed at an unknown date.



Photo 2. Facing north, the southern portion of the paved parking lot within the Meat Market. Several areas of repaired paving noted throughout the lot. No known date of when the paving event occurred.



Photo 3. Facing west between the Meat Market and Fulton Fish Market paved parking lots; area capped with portions of asphalt and vegetation (trees and grass).



Photo 4. Facing northwest; potholes of various sizes noted throughout the heavily trafficked Meat Market/Nebraskaland paved parking lot.



Photo 5. Facing southeast; the paved parking lot in the northern portion of Site A OU-1. The engineering cap remains in place with some vegetation growing through cracks in the asphalt.



Photo 6. Facing south; the southeastern corner of the Fulton Fish Market parking lot. A former geotechnical boring backfilled and patched at grade.



Photo 7. Facing east in the western portion of the Fish Market parking lot. The engineering cap remains in place with some vegetation growing through cracks in the asphalt.



Photo 8. Facing south along the western boundary of Site A OU-1 during the BCP Site A-2 remediation (January 2018). Deposit of coal tar impacted fill material in the sidewall adjacent to the unused walkway between Site A-2 and the Meat Market/Nebraskaland parking lot.



Photo 9. Facing north along the boundary of VCP Site A OU-1 and BCP Site A-2. Site conditions post-BCP Site A-2 remediation (August 2018). Site contains a temporary soil cover.



Photo 10. Facing northeast along the boundary of VCP Site A OU-1 and BCP Site A-2. Current Site and temporary soil cover conditions as of April 2019.

Appendix C

Worker/Department Notification Plan

NYCEDC Department/Worker Notification Plan

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 (Hunts Point Food Distribution Center Site Manager, NYCEDC's Asset Management Division), and Mrs. Tracey Bell (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 former Voluntary Cleanup Program (VCP) or current Brownfield Cleanup Program (BCP) 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.

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 characterization and disposed of in accordance with all applicable state and federal regulations. Excavated soils that exhibit signs of MGP-related contamination (coal tar and/or purifier waste) as described in the approved SMP will be segregated and stockpiled separately, sampled for waste characterization, and then subsequently transported offsite for disposal at an appropriately permitted facility.

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 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 Central Office
625 Broadway
Albany, NY 12233
Tel: (518) 402-9768

And

Director, Division of Environmental Remediation
NYSDEC Regional Office
625 Broadway
Albany, NY 12233

Notifications to the Relevant Agency will be submitted by:

Mrs. Tracey Bell
NYCEDC
110 William Street, 6th Floor
New York, NY 10038

Or

Mr. Kevin McCarty
GEI Consultants, Inc., P.C.
1385 Broadway, 20th Floor
New York, NY 10018
