



2021 Periodic Review Report

Hunts Point Parcel C

For the Property located at 550 Food Center Drive
Bronx, New York 10474
Former NYSDEC VCP Site No. V00412

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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January 2022
GEI Project #: 1901379

FINAL

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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 Parcel C (Site C), the property located at 550 Food Center Drive (FCD) in the borough and county of Bronx, New York. Following acceptance of the Final Engineering Report (FER), the remedy was completed in July 2011 under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00412. In accordance with the former Voluntary Cleanup Agreement (VCA) between the City of New York and NYSDEC, this PRR package has been completed and executed. The Institutional and Engineering Controls Certification Form is included as **Appendix A** of this report.

The Site is located in the Hunts Point area of the South Bronx on a large peninsula that extends into the East River (**Figure 1**). It is bounded on the north by the Krasdale Foods facility (currently enrolled in the BCP as the 400 FCD Site, No. C203101), on the east by the Bronx River, on the south by the Sultana Distribution Center (currently enrolled in the Brownfield Cleanup Program (BCP) as the 600 FCD Site, No. C203104), and on the west by the Railroad Right of Way (BCP Site No. C203102) and Food Center Drive (**Figure 2**). The property consists of approximately 10.3 acres, is owned by the City of New York and is currently leased to Anheuser Busch (AB) as a distribution facility.

The Site was previously characterized and remediated under the former VCP. The Site was historically part of a Con Edison Manufactured Gas Plant (MGP) which included several structures, material storage, as well as numerous below ground utilities. Former aerial photos show the Site was primarily used for coal storage and structures including conveyor machines and a coal tower.

The remedy for Site C, inclusive of Site C OU-1 and C OU-2, included the excavation and disposal of coal tar waste, rehabilitation of the bulkhead along the eastern perimeter of Site adjacent to the Bronx River, and the installation of engineering controls (ECs). The ECs for the parking areas and access roads consist of the following: an asphalt cover system, unpaved areas overlain by geotextile fabric and one (1) foot of clean fill for landscaping, the installation of a vapor barrier and passive venting system beneath the warehouse, and the operation and maintenance of an HVAC system within the warehouse.

The purpose of this PRR is to certify that the conditions of the Site Management Plan (SMP) have been upheld since the last PRR was submitted. Specific conditions taken into consideration include those observed during the site reconnaissance, as well as the ECs and Institutional Controls (ICs) in place for the Site as part of the NYSDEC-approved remedy and as the basis for the No Further Action (NFA) determination.

2.0 Site Reconnaissance

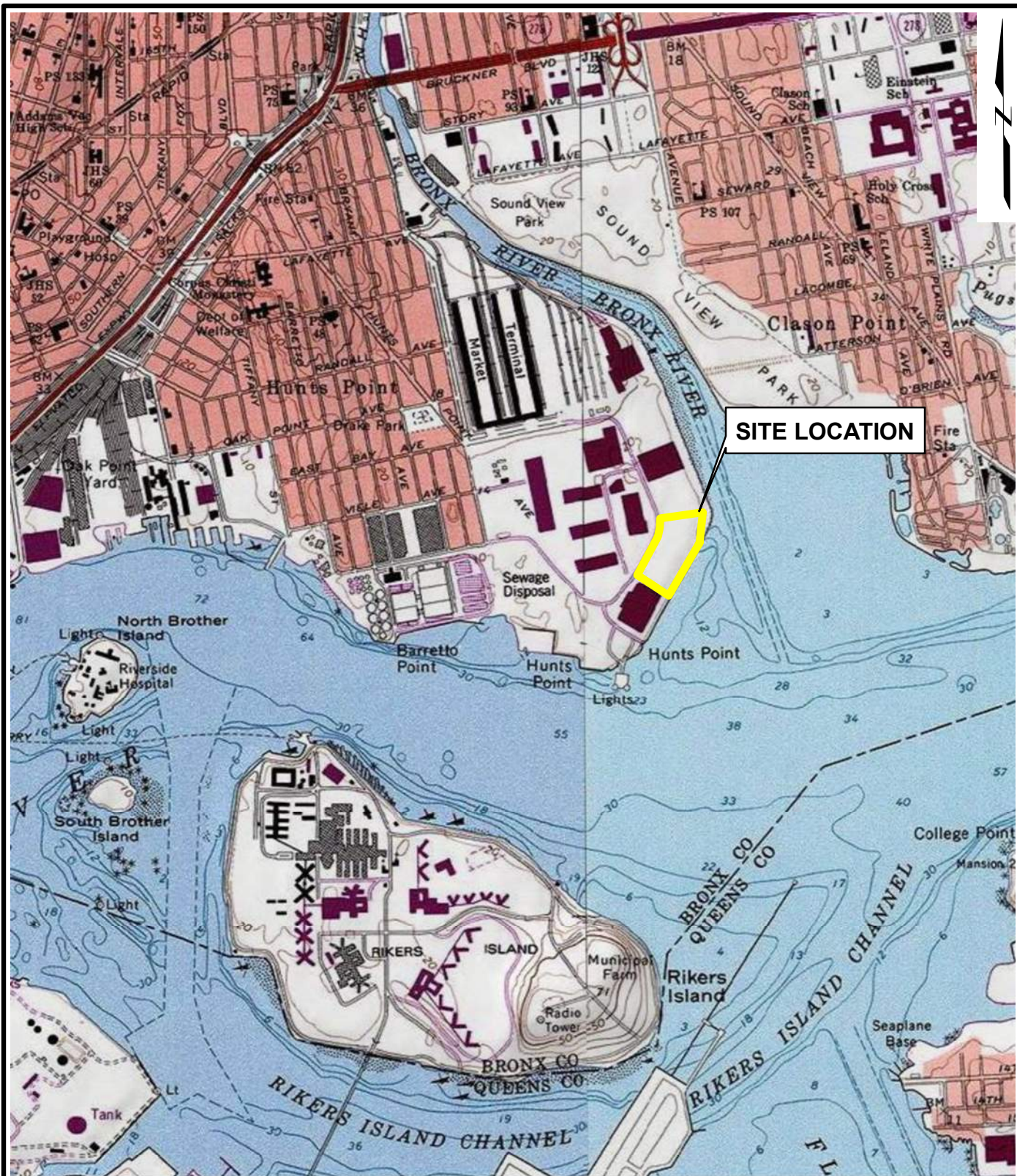
The site reconnaissance was conducted on September 16th, 2021 by Stacey Ng and Savanna Marino (GEI). While escorted by the Anheuser Busch Facilities Manager, Bill Brusca, photographs were taken during the site inspection and are included as **Appendix B**. The areas surrounding the warehouse are improved with a combination of asphalt pavement in the parking areas, reinforced concrete slab in the truck loading docks, and various landscaping features. As of the Site inspection and interview with onsite personnel, no known disturbances to the surface cover system were made since performance of the last PRR. The surface cover is generally in good condition with some minor wear (cracks in pavement and shallow potholes) from the heavy vehicle traffic throughout the facility.

Additionally, no intrusive work is known to have been performed within the warehouse that would interfere with the operation of the vapor barrier or passive venting system. The Heating, Ventilation, and Air Conditioning (HVAC) system within the warehouse also continues to be operational.

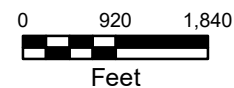
3.0 Conclusion

The previously installed ECs for Site C, also known as NYSDEC VCP Site No. V00412, have not been disturbed since the last reporting period. As of September 16th, 2021, the engineered cap surrounding the entirety of the warehouse is noted to remain in place. None of the ECs at Site C have been altered in a way that would constitute a violation or failure to comply with the SMP for the site. The Site also remains in compliance with the established ICs as the Site continues to be used for commercial purposes only and the groundwater is not used as a source for supplying drinking water to the area.

Figures



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



Hunts Point
 Parcel C
 Bronx, New York

New York City Economic Development Corporation
 (NYCEDC)

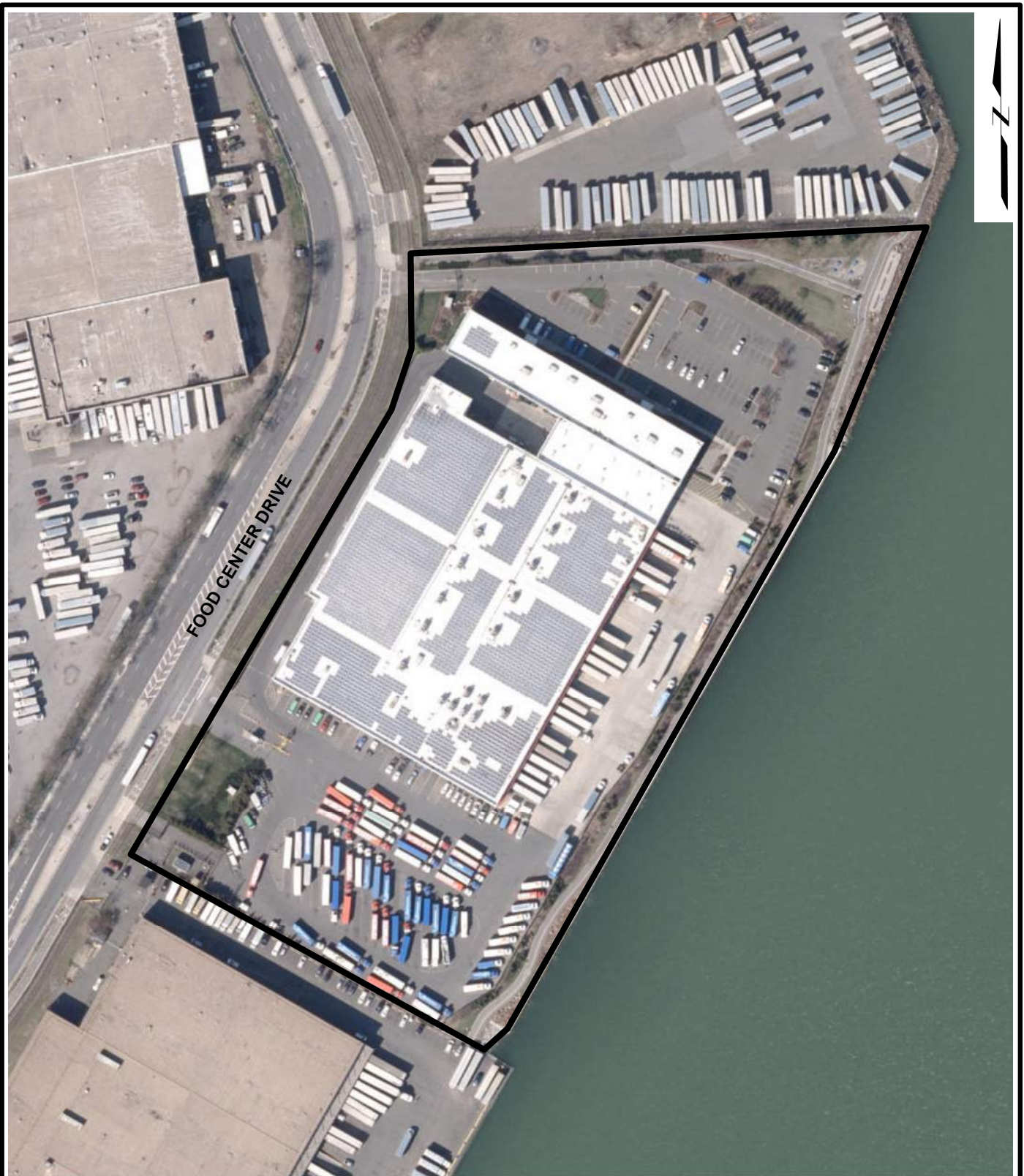


SITE LOCATION MAP

VCP Site #V00412-2

November 2021

Fig. 1



SOURCE:
1. 2020 ESRI WORLD IMAGERY

0 80 160
Feet

Hunts Point
Parcel C
Bronx, New York

New York City Economic Development Corporation
(NYCEDC)



SITE LAYOUT

VCP Site #V00412-2

November 2021

Fig. 2

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. **V00412**

Site Name Hunts Pt - Parcel C

Site Address: 550 Food Center Drive Zip Code: 10474

City/Town: Bronx

County: Bronx

Site Acreage: 10.300

Reporting Period: April 10, 2019 to September 16, 2021

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**

NYC Dept. of Small Business Services

Ground Water Use Restriction
Landuse Restriction
Site Management Plan

The deed restriction requires that the property owner complete and submit to the Department a periodic certification of institutional and engineering controls. Additionally, the deed restriction prohibits:

1. Use of the site for any purpose other than commercial uses;
2. Use of groundwater underlying site without rendering it safe for drinking or industrial purposes through treatment, unless the user obtains permission to do so from the Department or Relevant Agency.

2781-520

NYC Dept. of Small Business Services

Ground Water Use Restriction
Landuse Restriction
Site Management Plan

The deed restriction requires that the property owner complete and submit to the Department a periodic certification of institutional and engineering controls. Additionally, the deed restriction prohibits:

1. Use of the site for any purpose other than commercial uses;
2. Use of groundwater underlying site without rendering it safe for drinking or industrial purposes through treatment, unless the user obtains permission to do so from the Department or Relevant Agency.

Description of Engineering ControlsParcelEngineering Control**2781-500**Cover System
Fencing/Access Control**2781-520**Cover System
Fencing/Access Control

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. V00412

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 Karina Gilbert at One Liberty Plaza New York, NY 10006,
print name print business address

am certifying as Owner, Representing City of New York (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

11/12/2021

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 530 7th Avenue, Suite 2007, 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



Stamp
(Required for PE)

11/10/2021

Date

Appendix B

Site Photographs



Photo 1: Facing southeast in the southeastern portion of Site; asphalt pavement and landscaped areas are still in place and in good condition at the entrance of the facility.



Photo 2: Facing southwest in the eastern portion of the Site; engineering controls (asphalt pavement and concrete slab) are still in place and in good condition in the truck loading area.



Photo 3: Facing southeast in the northwestern portion of the Site; the asphalt pavement and concrete pad are in good condition near the loading area.



Photo 4: Facing northwest in the southern portion of the Site; the asphalt pavement is still in place and in good condition within the parking lot.



Photo 5: Facing northeast along the western portion of the building; the asphalt pavement is still in place and in good condition.



Photo 6: Facing northwest in the northern portion of the site; the asphalt pavement and landscaped areas in the employee parking lot area are still in place and in good condition.

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 Mr. Steve Bettencourt (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
1 Liberty Plaza
New York, NY 10006

Or

Mr. Kevin McCarty
GEI Consultants, Inc., P.C.
530 7th Avenue, Suite 2007
New York, NY 10018
