



Consulting
Engineers and
Scientists

2023 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
1 Liberty Plaza
New York, New York 10006

Prepared by:

GEI Consultants, Inc., P. C.
530 7th Avenue, Suite 2007
New York, NY 10018
212-687-8282

June 2023

FINAL

Table of Contents

1.0	Introduction and Overview	3
2.0	Site Reconnaissance	4
3.0	Conclusion	4

Figures

1. Site Location
2. Site Layout
3. Site Disturbance Locations

Appendices

- A. NYSDEC Periodic Review Report Form
- B. Site Photographs
- C. Worker/Department Notification Plan

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. V00412-2. 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.

While this Site was closed under the VCP and an SMP is in place for this area, NYSDEC has upgraded the requirements of the SMP to meet the New York Codes, Rules and Regulations (NYCRR) Part 375 site management protocols. This specifically includes performing community air monitoring under a Community Air Monitoring Plan (CAMP), materials management, submittal of an Excavation Work Plan (EWP), as well as submittal of a fill importation request for any imported material to be used during construction. The SMP will be updated along with other Hunts Point VCP SMP documents in order to bring all sites up to current requirements.

2.0 Site Reconnaissance

The site reconnaissance was conducted on May 3rd, 2023, by 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, few disturbances have been made to the surface cover system since performance of the last PRR, including utility repairs and front gate foundation replacement (Figure 3)

In December 2022, settlement around a water manhole, located within the southern portion of Site, was addressed by resetting the manhole to the appropriate grade using concrete and repaving the area. No material was imported to Site.

In February 2023, the front gate of the facility required replacement, located near the northwest corner of site. Therefore, the foundation pillars were installed into the Site cover (approximately 3 feet below ground surface) and cemented. All excavated material was reused within the excavation. No air monitoring was performed during either of the aforementioned ground-intrusive activities.

In April 2023, Con Edison performed a gas line expansion near the garage in the northwestern region of Site. The excavation was approximately 2 feet x 10 feet x 5 feet in depth, and all excavated material was reused within the excavation and the area was repaved. No material was imported to Site. Con Ed performed work under CAMP monitoring submitted and approved by NYSDEC.

Overall, the asphalt and concrete 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.

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.

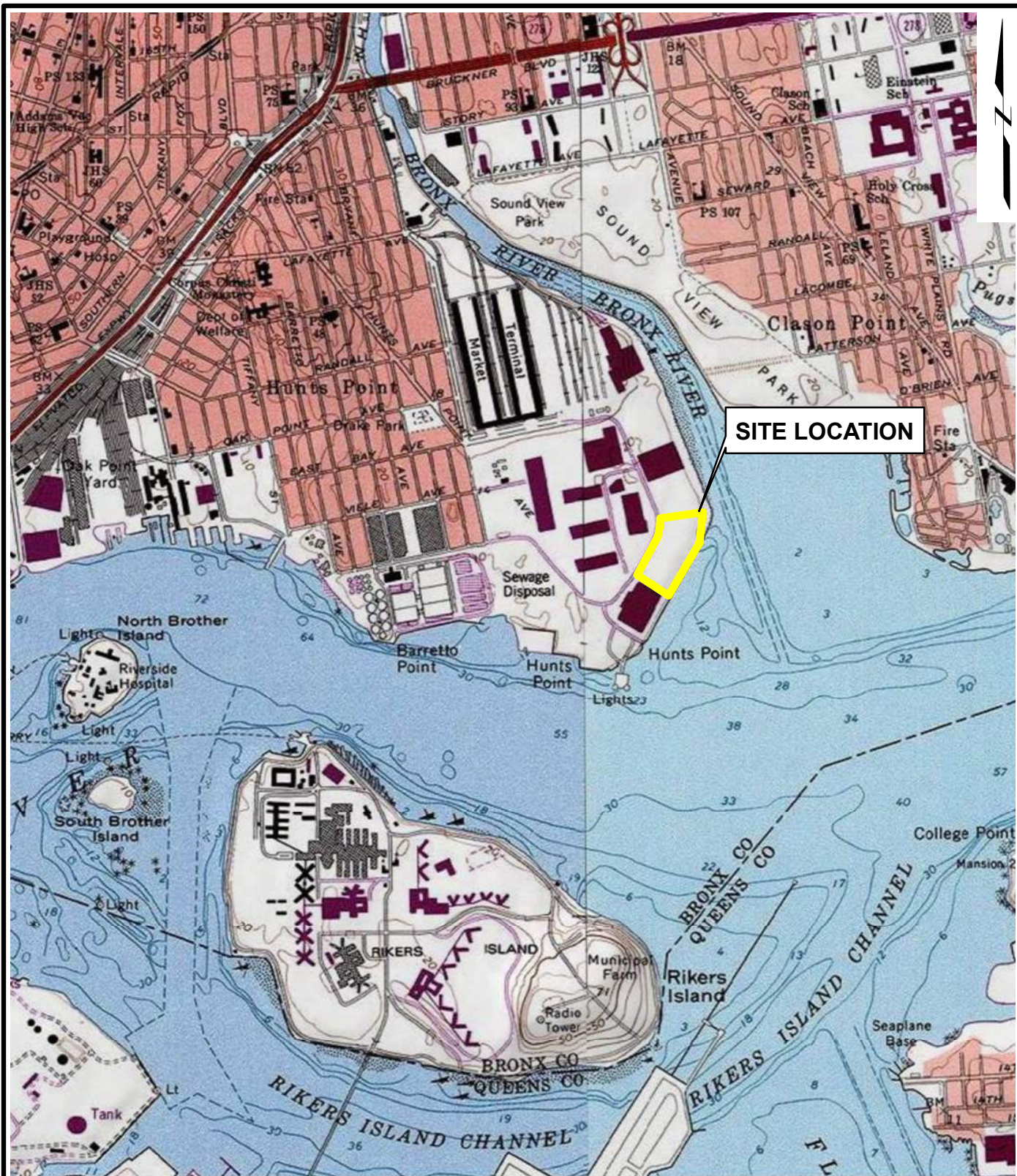
3.0 Conclusion

The asphalt cover, a previously installed ECs for Site C, also known as NYSDEC VCP Site No. V00412, has been disturbed since the last reporting period, however they were returned to their initial state upon the completion of the work. As of May 3rd, 2023, 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 currently existing 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.

For future PRRs, NYSDEC has requested that the SMP for this site, which was executed under the VCP, is updated to meet the current requirements of the BCP.

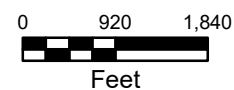
Figures



SITE LOCATION

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)
Bronx, NY

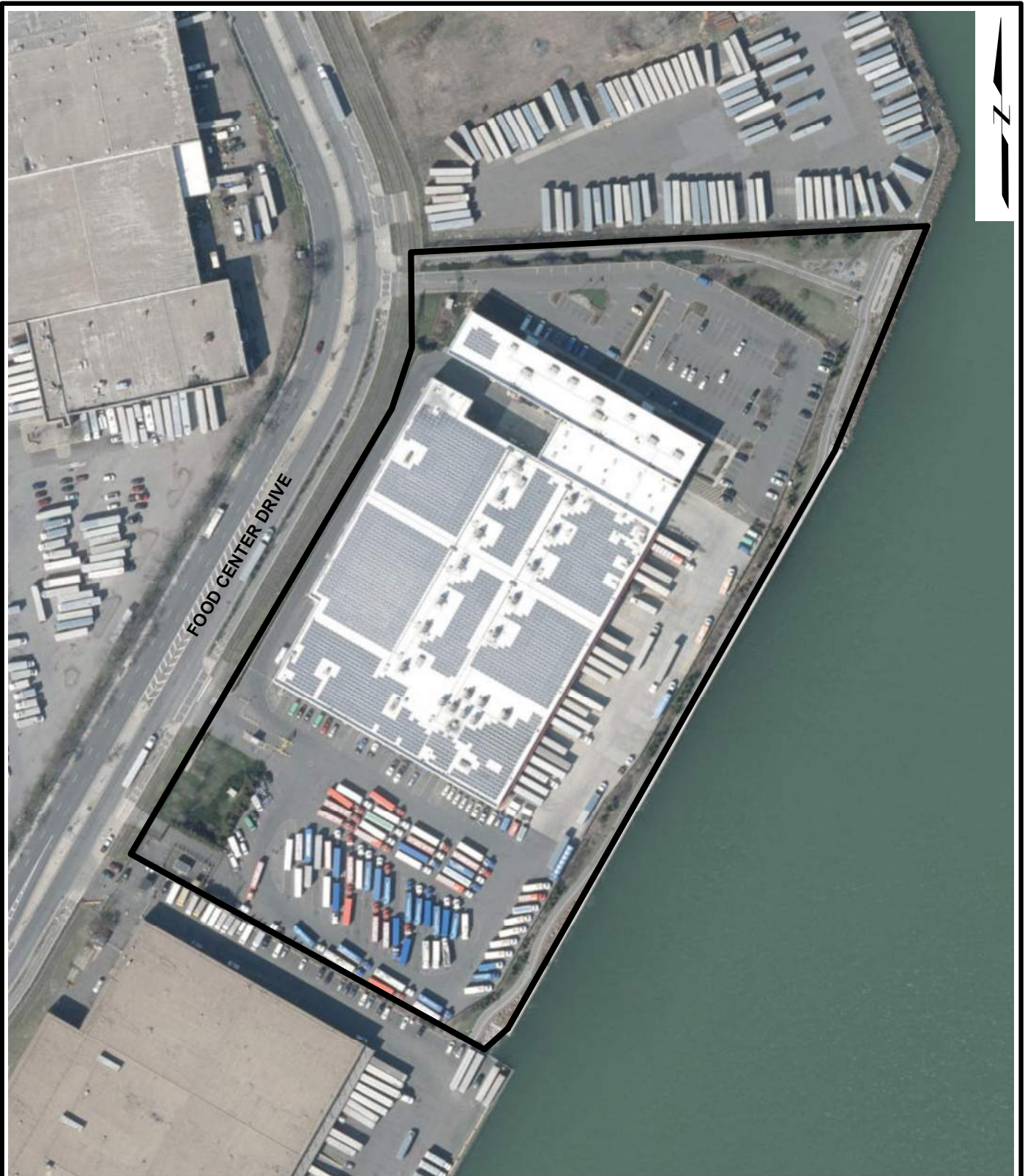


SITE LOCATION MAP

VCP Site #V00412-2

May 2023

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)
Bronx, NY

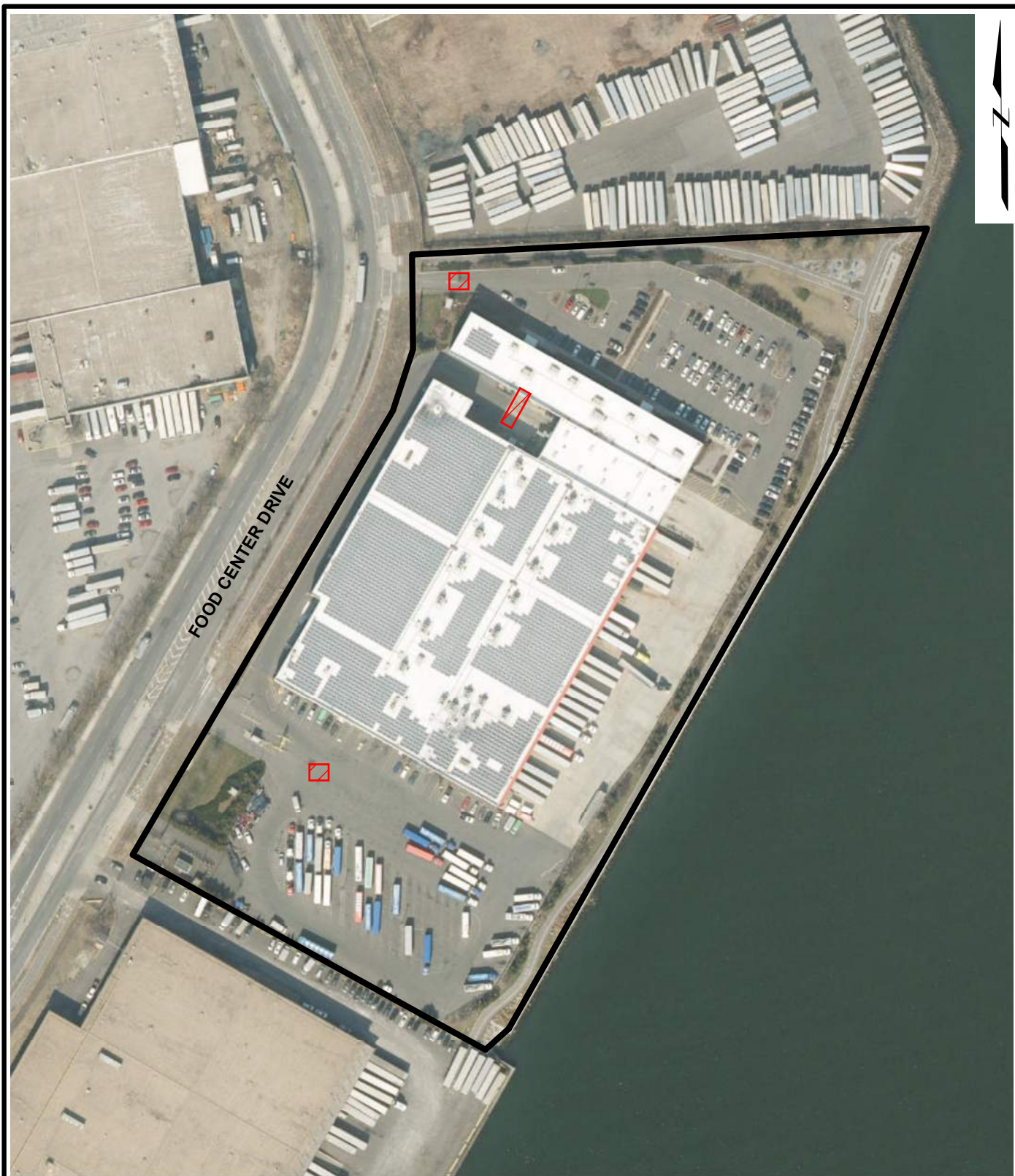


SITE LAYOUT

VCP Site #V00412-2

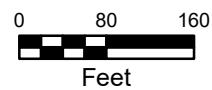
May 2023

Fig. 2



SOURCE:

1. 2020 ESRI WORLD IMAGERY



Hunts Point
Parcel C
Bronx, New York

New York City Economic Development Corporation (NYCEDC)
Bronx, NY



**SITE DISTURBANCE
LOCATIONS**

VCP Site #V00412-2

May 2023

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. **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: September 17, 2021 to May 3, 2023

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Box 2

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs/ECs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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

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

City of New York

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 David Aneiro at NYCEDC - 1 Liberty Plaza, 14th Floor NY,NY 10006,
print name print business address

am certifying as Owner (on behalf of the City of NY) (Owner or Remedial Party)

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



07/17/2023

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

Date

IC/EC CERTIFICATIONS

Box 7

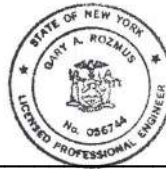
Qualified Environmental Professional Signature

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)

7/7/2023
Date

Appendix B

Site Photographs



Photo 1: Facing west in the northwestern portion of Site; asphalt pavement and landscaped areas are still in place and in good condition at the entrance of the facility. The fence replacement and recent foundation pours can be seen.



Photo 2: Facing northeast 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. New fence was installed in the summer of 2022, however the asphalt cover was not disturbed.



Photo 3: Facing northeast in the northwestern portion of the Site near the garage; area of Con Edison gas line expansion where asphalt was repaired thereafter.



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 east along the southern portion of the building; area where manhole was reset and repaved. Minor cracking in the asphalt around the manhole.



Photo 6: Facing southeast in the northern portion of the site; the concrete walkways 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:

Mr. Rasheed Lucas
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
