

2024 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

Submitted to:

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

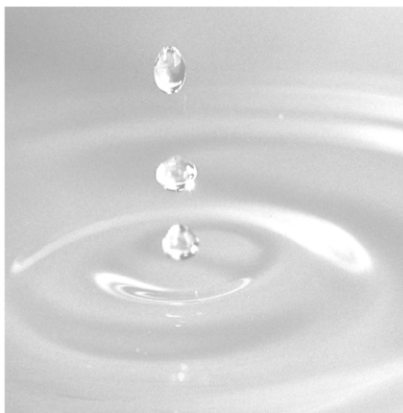
On Behalf of:

New York City Economic Development Corporation
1 Liberty Plaza
New York, New York 10006

Submitted by:

GEI Consultants, Inc., P. C.
530 7th Avenue, Suite 2007
New York, NY 10018
212.687.8282

July 2024
Project No. 1901379



Kevin P. McCarty
Senior Project Manager/Environmental Lead

Gary Rozmus, P.E.
Senior Consultant

Table of Contents

1.	Introduction and Site Overview	2
2.	Site Reconnaissance	3
3.	Conclusion	5

List of Figures

Figure 1. Site Location

Figure 2. Site Layout

Figure 3. Site Disturbance Locations

Appendices

Appendix A NYSDEC Institutional and Engineering Controls Certification Form

Appendix B Site Photographs

Appendix C Worker/Department Notification

SM/SN/GR

1. 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), located at 550 Food Center Drive (FCD) in Bronx, New York. 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 was historically part of a Consolidated Edison of New York, Inc. (Con Edison) Manufactured Gas Plant (MGP) which included several structures, material storage, as well as numerous below ground utilities. Former aerial photos show Parcel C was primarily used for coal storage and associated structures including conveyor machines and a coal tower.

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 (Brownfield Cleanup Program [BCP] Site No. C203101, 400 FCD), on the east by the Bronx River, on the south by Sultana Distribution Services Inc. (BCP Site No. C203104, 600 FCD), and on the west by the Railroad Right-of-Way (BCP Site No. C203102) and Food Center Drive (former VCP Site No. V00641, Perimeter). The property is an approximate 10.3-acre parcel owned by the City of New York and is currently leased to Anheuser-Busch Companies, LLC (AB) as a distribution facility (**Figure 2**).

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 Site C consist of the following: an asphalt cover system, unpaved areas overlain by geotextile fabric and one foot of clean fill for landscaping, the installation of a vapor barrier and passive venting system beneath the warehouse, concrete slabs for the building and loading docks, and the operation and maintenance of a Heating, Ventilation, and Air Conditioning (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. Site Reconnaissance

The site reconnaissance was conducted on June 25, 2024, by Savanna Marino and Matthew Sellitti (GEI). While escorted by the AB 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 perimeter fencing replacements (**Figure 3**).

In June 2023, three speedbumps were installed on Site, within the northeastern, southeastern, and southern parking lots. The speedbumps were bolted into the asphalt; therefore, the existing surface cover was not disturbed to complete these installations.

In February 2024, an expansion to the existing warehouse building was constructed in the northwestern portion of Site, within the western courtyard. This expansion consisted of a prefabricated steel structure erected upon, and secured to, the existing concrete slab, therefore the existing surface cover was not disturbed during the expansion effort. The concrete slab was then sealed with epoxy within the expansion area.

In April 2024, the irrigation system stopped functioning due to a probable leak onsite. AB hired a plumbing contractor, Economy Plumbing, to locate the curb valve to shut off the water line and allow for system repair, however the valve is still yet to be located and the system repaired. The New York City Department of Environmental Protection (NYCDEP) dispatched their plumbing contractor, Saks Metering, to aid in locating the curb valve however they were also unable to locate the curb valve. Due to this inability to turn off the water feed, Economy Plumbing dug a shallow excavation around the irrigation enclosure and control box to turn off the feed to the system. The excavation is approximately 3 feet long, 2 feet wide, and 1.5 feet at its deepest, which is approximately 6 inches below the previously installed demarcation layer. Shallow excavated materials are staged adjacent to the excavation, with no visual or olfactory impacts noted. During the site inspection, ponding was noted around an adjacent hydrant, therefore water line repairs will need to be conducted within the site. As of the day of the site inspection, June 25, 2024, NYCEDC has been made aware of this excavation and the necessary system repairs, and a Corrective Measures Work Plan will be prepared and implemented to allow the repairs to be completed in a manner which complies with the Site SMP. Upon completion of the water line and irrigation system repairs, materials will be backfilled in kind, the demarcation layer repaired/replaced, and the one-foot layer of clean fill replenished. No air monitoring was performed during the initial ground-intrusive activity, however a Qualified Environmental Professional (QEP) will be onsite for future surface disturbing activities to conduct air monitoring.

In May 2024, four fence posts were replaced along the eastern, waterfront perimeter. Minimal soils were disturbed due to the fence posts being replaced in kind. Any disturbed soils were reused as backfill around the new fence posts. No air monitoring was performed during this effort.

Overall, the asphalt and concrete surface cover is generally in good condition with some minor wear (cracks in pavement) 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 passive venting system. The HVAC system within the warehouse also continues to be operational and has not been altered.

3. Conclusion

The previously installed engineering controls for Parcel C, also known as NYSDEC VCP Site No. V00412 (Site C), are known to have been disturbed since the last reporting period. As of June 25, 2024, the asphalt cover system remains in place. The concrete slabs of the building and loading docks, as well as the vapor barrier and passive venting system beneath the building, remain in good condition and have not been altered since the last site inspection.

The ongoing water line and irrigation system leak has led to a disturbance with the northwestern unpaved area of Site that was not initially monitored and the shallow excavation remains open. Therefore, the engineering controls at Parcel C have been altered in a way that constitute a failure to comply with the Site SMP and a Corrective Measures Work Plan will be submitted under a separate cover to mitigate the existing environmental risks and ensure the engineering controls are replaced in kind.

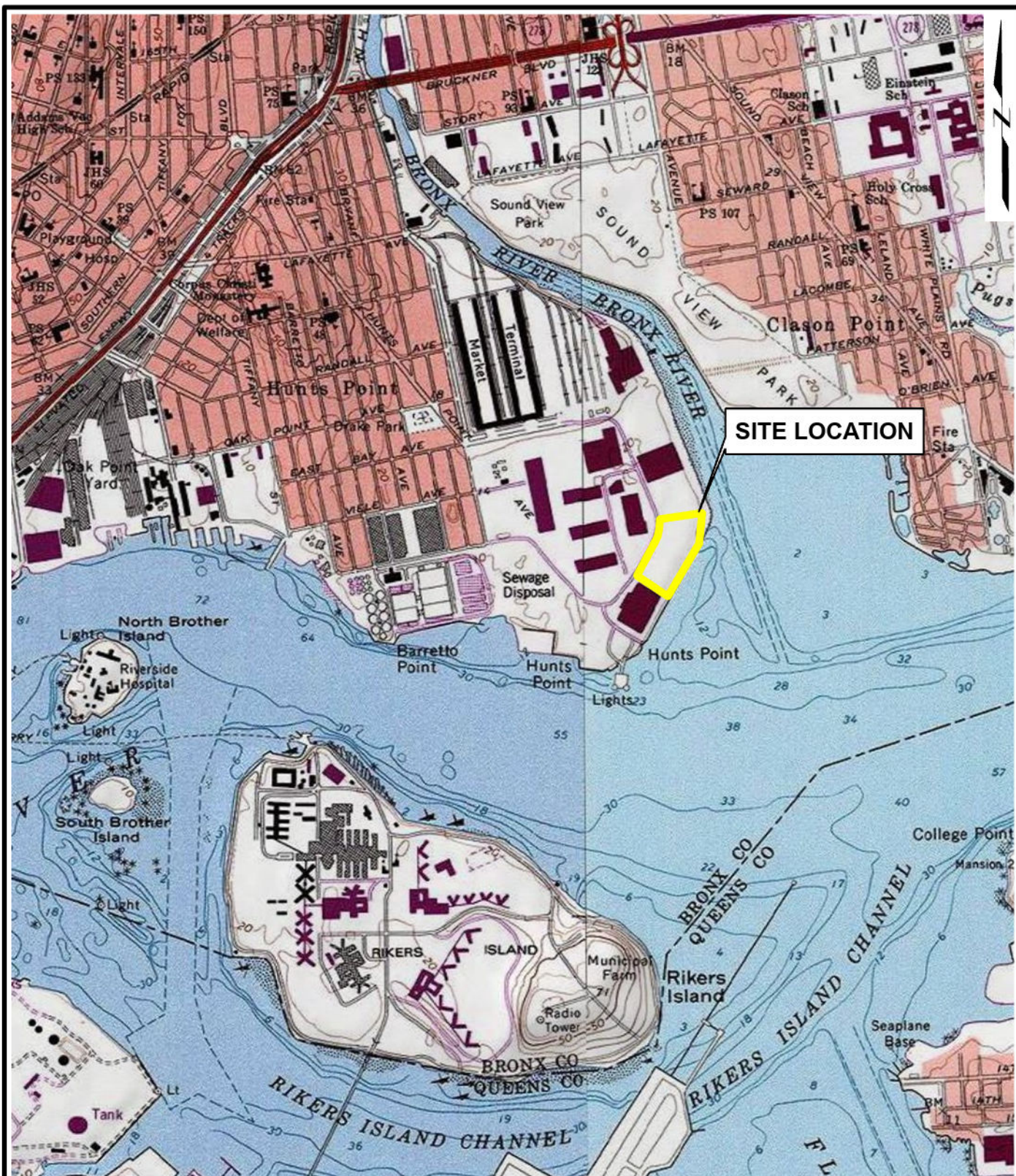
The Site remains in compliance with the established institutional controls, as the site continues to be used for commercial purposes only and the groundwater is not used as a source for supplying drinking water to the area, in accordance with the SMP.

Figures

Figure 1. Site Location

Figure 2. Site Layout

Figure 3. Site Disturbance Locations



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

0 920 1,840

 SCALE: 1:22,934

Periodic Review Report
 Parcel C (VCP Site No. V00412-2)
 Bronx, New York

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

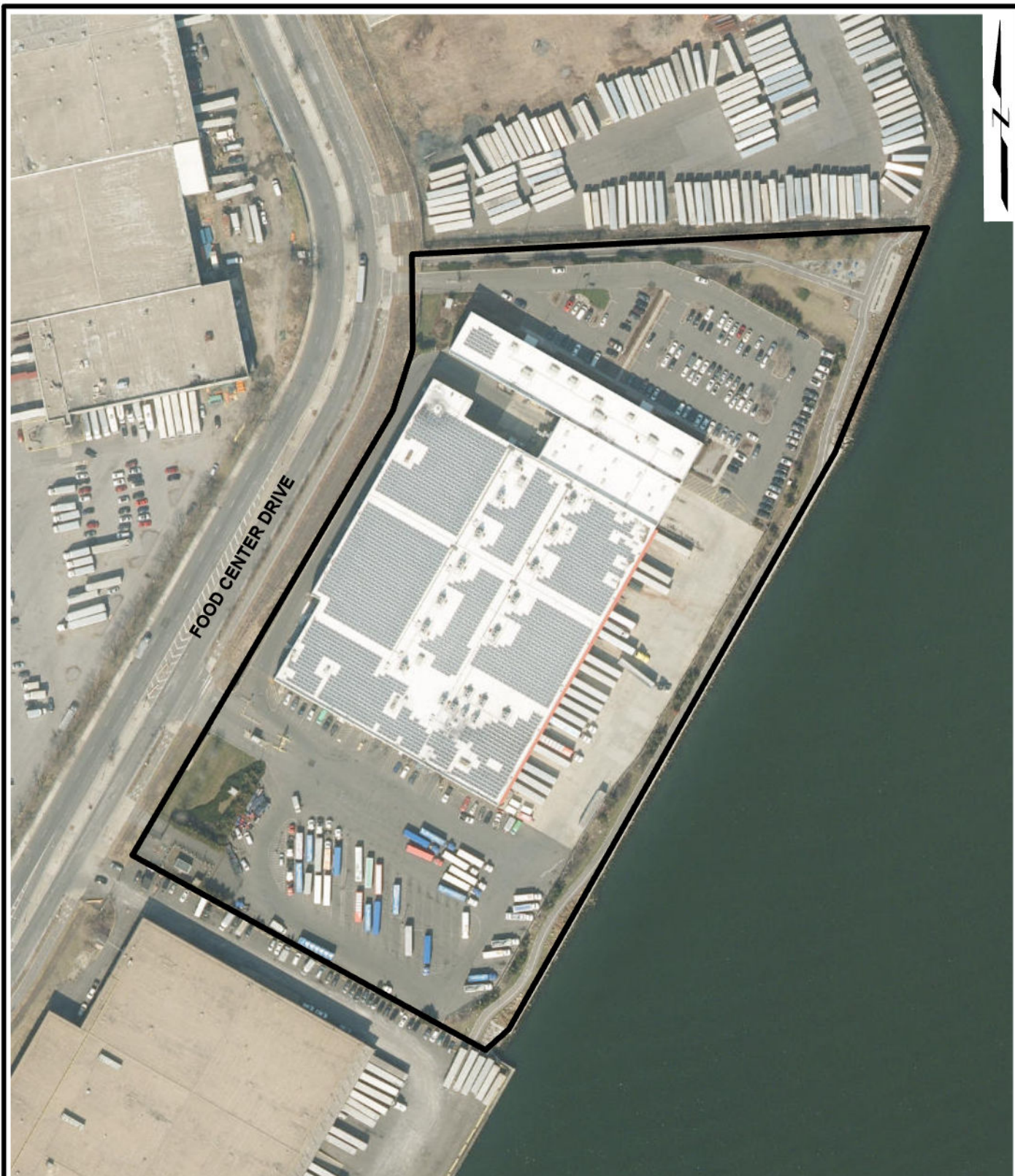


Project 1901379

SITE LOCATION MAP

July 2024

Fig. 1



SOURCE:
1. ESRI WORLD IMAGERY

0 80 160
SCALE: 1:2,110

Periodic Review Report
Parcel C (VCP Site No. V00412-2)
Bronx, New York

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



Project 1901379

SITE LAYOUT

July 2024

Fig. 2



SOURCE:
1. ESRI WORLD IMAGERY

0 70 140
SCALE: 1:1,750

Periodic Review Report
Parcel C (VCP Site No. V00412-2)
Bronx, New York

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



Project 1901379

**SITE DISTURBANCE
LOCATIONS**

July 2024

Fig. 3

Appendix A NYSDEC Institutional and Engineering Controls Certification 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: May 4, 2023 to June 25, 2024

- | | 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 type="checkbox"/> | <input checked="" 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.

Corrective Measures Work Plan will be submitted under a separate cover, after conferring with the Owner.

Signature of Owner, Remedial Party or Designated Representative

7/17/24

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 _____ at _____,
print name print business address

am certifying as _____(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

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 _____ at _____,
print name print business address

am certifying as a Qualified Environmental Professional for the _____
(Owner or Remedial Party)

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

Stamp
(Required for PE)

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 site security gate was replaced in February 2023.



Photo 2: Facing southwest in the eastern truck loading area of the Site; reinforced concrete slab in fair condition with minor asphalt cracking noted.



Photo 3: Facing east in the northern employee parking lot of Site; asphalt and landscaping features in fair condition, with minor cracking present in asphalt.



Photo 4: Facing southeast along the eastern loading dock area of Site; view of speedbumps installed in June 2023. No site disturbances noted; asphalt in fair condition.



Photo 5: Facing southwest in the southern paved parking area of Parcel C; asphalt in fair condition with evidence of minor cracking, as well as former utility and pavement repairs.



Photo 6: Facing southwest in the northern portion of the Site; the paved walkways and landscaped areas in the employee parking lot area remain undisturbed and in fair condition.



Photo 7: Facing northeast along the eastern perimeter, adjacent to the Bronx River; view of the four fence posts which were replaced in May 2024. The unpaved area has been replaced in kind, with vegetation present.



Photo 8: Facing southeast in the northwestern portion of the Site, within the western courtyard; view of the prefabricated building expansion, constructed atop the existing concrete slab.



Photo 9: Facing north in the northwestern portion of the Site, along the western perimeter; ponding present around fire hydrant, adjacent to the irrigation enclosure and control box.

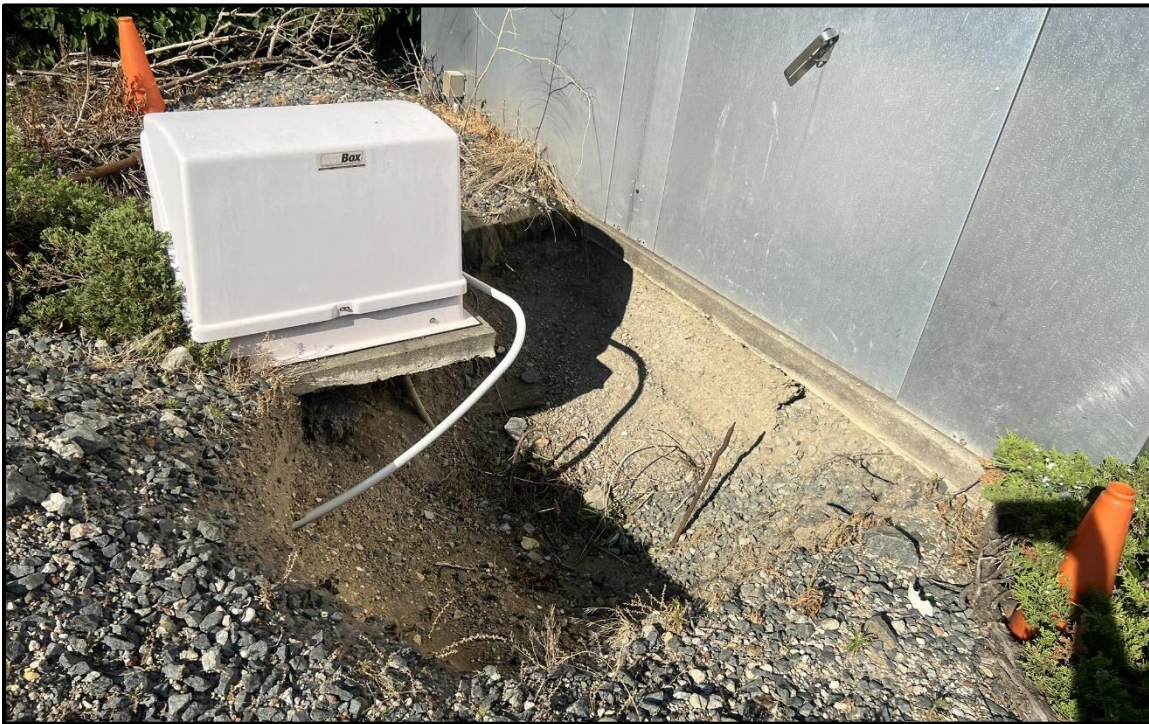


Photo 10: Facing south in the northwestern portion of the Site, along the western perimeter; shallow excavation around the irrigation enclosure and control box. No olfactory or visual impacts were observed in the disturbed soils.

Appendix C Worker/Department Notification

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 Ms. Cristina Ventarola (Operations Associate, NYCEDC Asset Management Division), Mr. John Tseng (Vice President, NYCEDC Asset Management Division), and Mr. Rasheed Lucas (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 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