

2020 Periodic Review Report/Corrective Measures Report

Hunts Point Site E OU-1

For the Property located at 155 Food Center Drive
Bronx, New York 10474
Former NYSDEC VCP Site No. V00414-2

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
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New York, New York 10038

Prepared by:

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GEI Project #: 1901379

FINAL

Table of Contents

| | | |
|------------|----------------------------|----------|
| 1.0 | Introduction | 3 |
| 2.0 | Site Reconnaissance | 3 |
| 3.0 | Conclusion | 5 |

Figures

1. Site Location
2. Site Layout
3. Site Redevelopment

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 Operable Unit One of Parcel E (Site E OU-1), located at 155 Food Center Drive (FCD) in Bronx, NY. The Site was formerly part of the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00414-2 and following remediation, obtained Site closure in June 2003. In accordance with the former Voluntary Cleanup Agreement (VCA) between the City of New York and NYSDEC, this PRR was performed.

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**) and occupies a portion of the Baldor Foods distribution center. It is bounded on the north by Food Center Drive, on the west and east by other portions of the Baldor Foods facility not previously remediated under the former VCP (currently enrolled in the BCP as the 155 Food Center Drive Site, No. C203098), and on the south by the Hunts Point Cooperative Market/Meat Market (currently enrolled in the BCP as the 355 Food Center Drive Site, No. C203099). Site E OU-1 is owned by the City of New York and is approximately 7.3 acres in size, a large portion of which recently underwent redevelopment to expand the original Baldor Foods warehouse (**Figure 2**). Details regarding the facility expansion is discussed further in **Section 2.0**.

The remedy for Site E OU-1, completed in 2003, included the excavation and disposal of contaminated soil and groundwater encountered during the Site investigation. The final remedy also included partially capping the site with an asphalt parking lot and the remainder of the area was capped and sealed with a new building, primarily used for maintenance and storage. The structure is an above-grade building with a solid concrete floor slab. Both redevelopment features have effectively prevented contact between residual contamination within the subsurface and workers or visitors to the facility.

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. Specific conditions taken into consideration include those observed during the 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 maintained as the basis for the No Further Action (NFA) determination. The Institutional and Engineering Controls Certification Form is included as **Appendix A** of this report.

2.0 Site Reconnaissance

The site reconnaissance was conducted on April 11th, 2019 by Michael Briscoe (GEI) along with Baldor facilities manager, Mr. Louis Pecora. Photographs were taken during the site inspection

and are included as **Appendix B**. As of the completion of the recently performed inspections (April 2019 and January 2020), there were several known disturbances and repairs to the engineering cap since performance of the last PRR.

Site Redevelopment and Warehouse Expansion

Beginning in October 2015, Baldor Foods began redevelopment and expansion within the former E OU-1 Site. Redevelopment included an approximate 100,000 square-foot expansion to the existing warehouse, installation of a vapor barrier and passive venting system beneath the new building, installation of new drainage and electric lines, and re-paving of the parking lot. Full-time on-site presence was provided by Integral Consulting, Inc. to oversee all ground-intrusive and backfilling/re-capping activities, provide materials management duties relating to handling and disposal of impacted materials as well as importation of fill material, and perform Community Air Monitoring in accordance with the approved SMP.

As of December 2018, the majority of the engineering controls were re-installed within Site E OU-1 in the form of asphalt pavement, reinforced concrete slab surrounding the warehouse loading docks, and the concrete slab of the building foundation. During the Site inspection, a narrow strip of land along the southern perimeter of the Site remained to be capped, where curbing was installed approximately one-foot off the fenceline between Baldor Foods and the southern adjacent property (Meat Market). This area between the curb and fence was backfilled with on-site, non-impacted fill material (**Figure 3**). On November 5, 2019, GEI was informed that this area was re-capped with one (1) foot of topsoil and grass seed, thus restoring the engineering controls. GEI performed an additional Site inspection on January 7, 2020, confirming that the engineering controls along the southern fenceline were restored (Photo #4).

Monitoring Well Installation

In July 2018, GEI oversaw the installation of one (1) groundwater monitoring well within the former VCP Site E OU-1 limits, to the east of the previously constructed storage building. Following installation, the wells were packed with clean sand and covered with a steel manhole at the surface, re-establishing the engineering controls. No impacted material was noted within the soil boring during well installation. Air monitoring and soil screening was also performed during the installation for VOCs, HCN, and H₂S, and no exceedances were detected.

April 2019 and January 2020 Inspections

GEI noted typical wear in the heavily trafficked parking lot with pot holes of various widths and depths dispersed throughout the northern portion of Site E OU-1, where re-paving of the parking lot was not necessary for the recent redevelopment. Mr. Pecora stated the pot holes were due to general wear and tear caused by daily vehicle traffic and are repaired as needed.

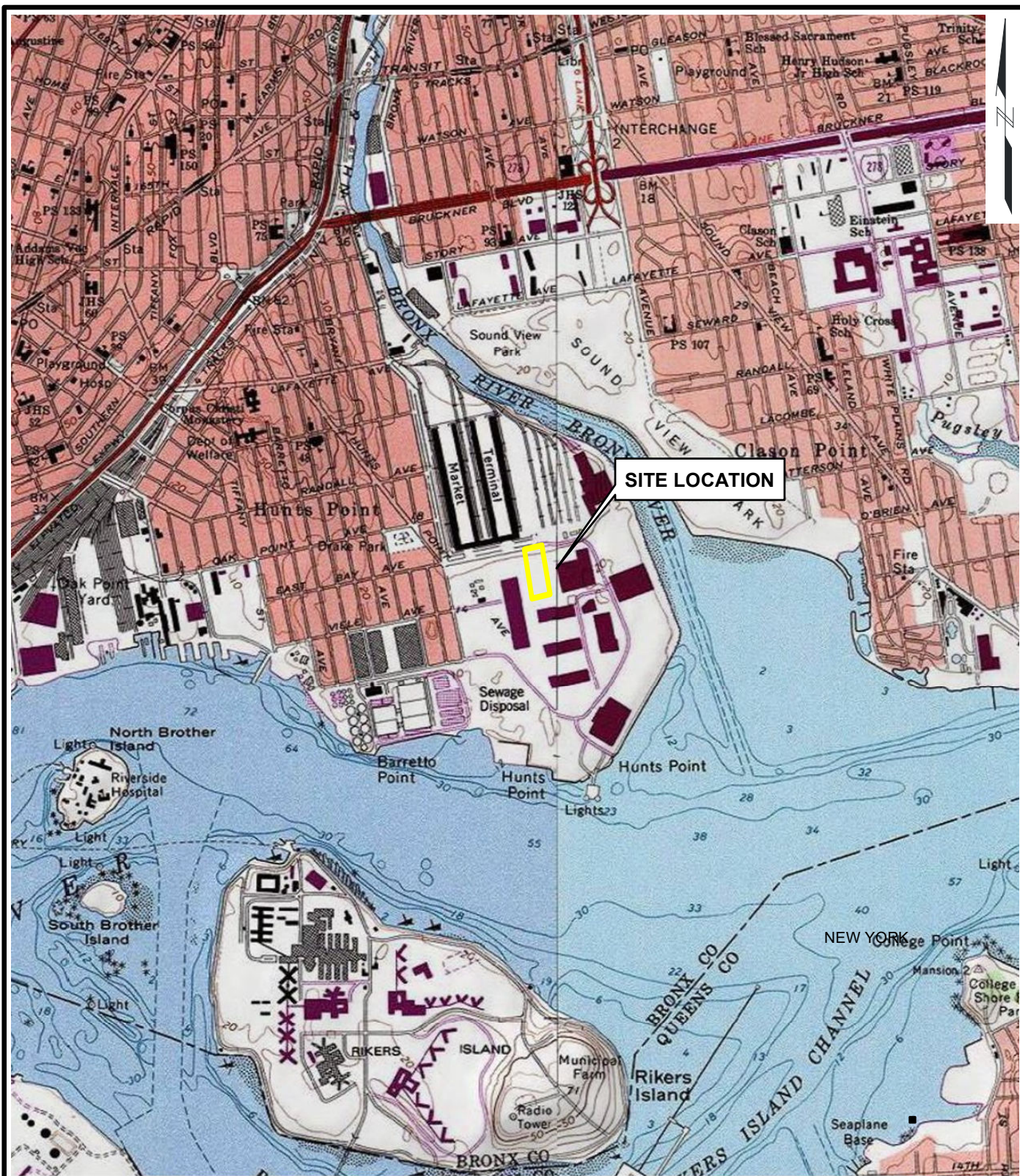
On December 4, 2019, Mr. Pecora confirmed that the various potholes and areas around the catch basins were repaired by Imperial Contracting LLC. GEI performed an additional Site inspection on January 7, 2020, confirming that the engineering controls in the parking lot were repaired/restored (Photo #6, 8 and 10).

3.0 Conclusion

The previously installed EC's for Site E OU-1, also known as former NYSDEC VCP Site No. V00414-2, are known to have been disturbed several times since submittal of the last PRR. As of April 11th, 2019, the majority of the engineering controls were re-established since the start of Baldor's major construction activities, with the exception of the extreme southern perimeter along the fenceline. On November 5, 2019, Baldor stated that exposed fill material along the southern Site boundary as part of the parking lot expansion was re-capped as per the requirements set forth in the SMP. Baldor also stated on December 4, 2019, that various potholes and general wear in the paved parking lot area were repaired. On January 7, 2020, GEI performed a Site inspection, confirming that the aforementioned Site activities restored the engineering controls.

Site E OU-1 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



Hunts Point
 Site E OU-1
 Bronx, New York

NYC Economic Development Corporation
 New York, New York



VCP Site #V00414-2

SITE LOCATION MAP

April 2019

Fig. 1



SOURCE:
1. ESRI WORLD IMAGERY

0 300 600
SCALE: 1" = 300'

Hunts Point
Site E OU-1
Bronx, New York

NYC Economic Development Corporation
New York, New York



VCP Site #V00414-2

SITE LAYOUT

April 2019

Fig. 2



SOURCE:
1. ESRI WORLD IMAGERY

0 200 400
SCALE: 1" = 200'

Hunts Point
Site E OU-1
Bronx, New York

NYC Economic Development Corporation
New York, New York



VCP Site #V00414-2

SITE REDEVELOPMENT

December 2019

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. **V00414**

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

Site Address: 155 Food Center Drive Zip Code: 10474

City/Town: Bronx

County: Bronx

Site Acreage: 6.990

Reporting Period: February 15, 2015 to **January 7, 2020**

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?
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 ControlsParcel**2781-500**Owner

New York City Economic Development Corp.

Institutional Control

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction

1. Use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended use;
2. 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 Site Management Plan (SMP); and
3. 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 Industrial Controls remain in full force and effect as set forth in the SMP without express written waiver of such prohibition by the Department, or the Relevant Agency.

Box 4**Description of Engineering Controls**Parcel**2781-500**Engineering Control

Cover System
Fencing/Access Control

The remaining contamination on-site in the soil/fill, rock 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 portions of the Site are entirely contained within the site fencing and are covered in gravel.

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. V00414**

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 Jhaelen Hernandez-Eli at One Liberty Plaza, New York, NY
print name print business address

am certifying as representing City of New York, owner (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

1.28.20
Date

IC/EC CERTIFICATIONS

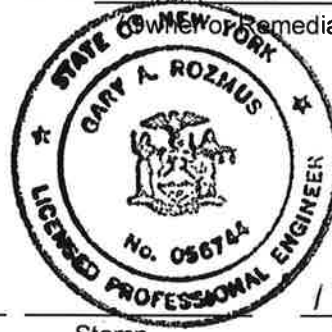
Box 7

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

Stamp
(Required for PE)

1/24/2020
Date

Appendix B

Site Photographs



Photo 1: Facing east in the western portion of the site; engineering controls are in place and in good condition.



Photo 2: Facing east in the northern portion of Site E OU-1; general wear in the asphalt parking lot and groundwater monitoring well installed in July 2018.



Photo 3: Facing southwest along the southern Site E OU-1 fence line. Area re-capped with topsoil and grass seed as of November 5, 2019 (see Photo 4).



Photo 4: Facing southeast along the southern Site E OU-1 fence line; area re-capped with topsoil and grass seed in accordance with the SMP on November 5, 2019 (January 2020 inspection).



Photo 5: Facing east in the northern portion of the Site; engineering controls are in place and in good condition within the employee parking area.



Photo 6: Facing east in the northern portion of the Site; engineering controls remain in place and in good condition within the employee parking area following re-paving (January 2020 inspection).



Photo 7: Facing east in the northern portion of the site; general wear shown in the paved parking lot surrounding the storm drain.



Photo 8: Facing east in the northern portion of the site; area around the storm drain repaired via re-paving of the parking lot (January 2020 inspection).



Photo 9: Facing east in the northern portion of the site; pothole observed in one of the heavily trafficked areas of the Site.



Photo 10: Facing east in the northern portion of the site; former pothole repaired via re-paving of the asphalt parking lot (January 2020 inspection).

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
1 Liberty Plaza
New York, NY 10006

Or

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