



Consulting
Engineers and
Scientists

2023 Periodic Review 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
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

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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 E (Site E OU-1), located at 155 Food Center Drive (FCD) in Bronx, NY. The remedy was completed in 2003 under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00414-2. 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**) 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 Brownfield Cleanup Program (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 August 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 remaining 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.

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.

Following completion of the 155 FCD BCP investigation and remedy, the other previously completed portions of the 155 FCD BCP parcel, which includes the E OU-3 VCP Parcel and a portion of the E OU-2 VCP Parcel, the entire area will be evaluated in order to combine the PRRs for each of the individual sites into a single PRR. This will ultimately include the BCP Site for 155 FCD, and VCP Sites for E OU-1, E OU-2 and E OU-3.

2.0 Site Reconnaissance

The site reconnaissance was conducted on May 3rd, 2023, by Savanna Marino (GEI) along with Baldor facilities manager, Mr. Louis Pecora. Photographs were taken during the site inspection and are included as **Appendix B**. The warehouse, truck loading areas, and employee parking lot located within the Site E OU-1 portion of the facility are improved with a combination of asphalt pavement, reinforced concrete slab and various landscaping features. As of the Site inspection and interview with onsite personnel, a few disturbances to the cover system have been made since the last site inspection, including fence replacement, light pole replacement, and utility manhole repair, as well as some asphalt patching (**Figure 3**).

Around November 2022, the southern fence line between Baldor and the Meat Market (BCP Site 355 Food Center Drive) was replaced. The fence posts are grounded in a non-paved stretch of grass; posts were driven directly into the soil, with no material requiring excavation. In December 2022, Baldor addressed the settlement around a water manhole, located in the southern area off site near the loading docks, by resetting the manhole to the appropriate grade and repaving the area. Within the same month, a light pole located in the northeastern area of the employee parking area was replaced. The pre-cast concrete foundation was installed approximately 4 to 6 feet below ground surface, and any excavated material was used as backfill. No air monitoring was performed during any of the site cover disturbances.

Overall, the surface cover is generally in good condition with some minor wear (cracks in pavement and shallow potholes) resulting 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 passive sub-slab venting system.

3.0 Conclusion

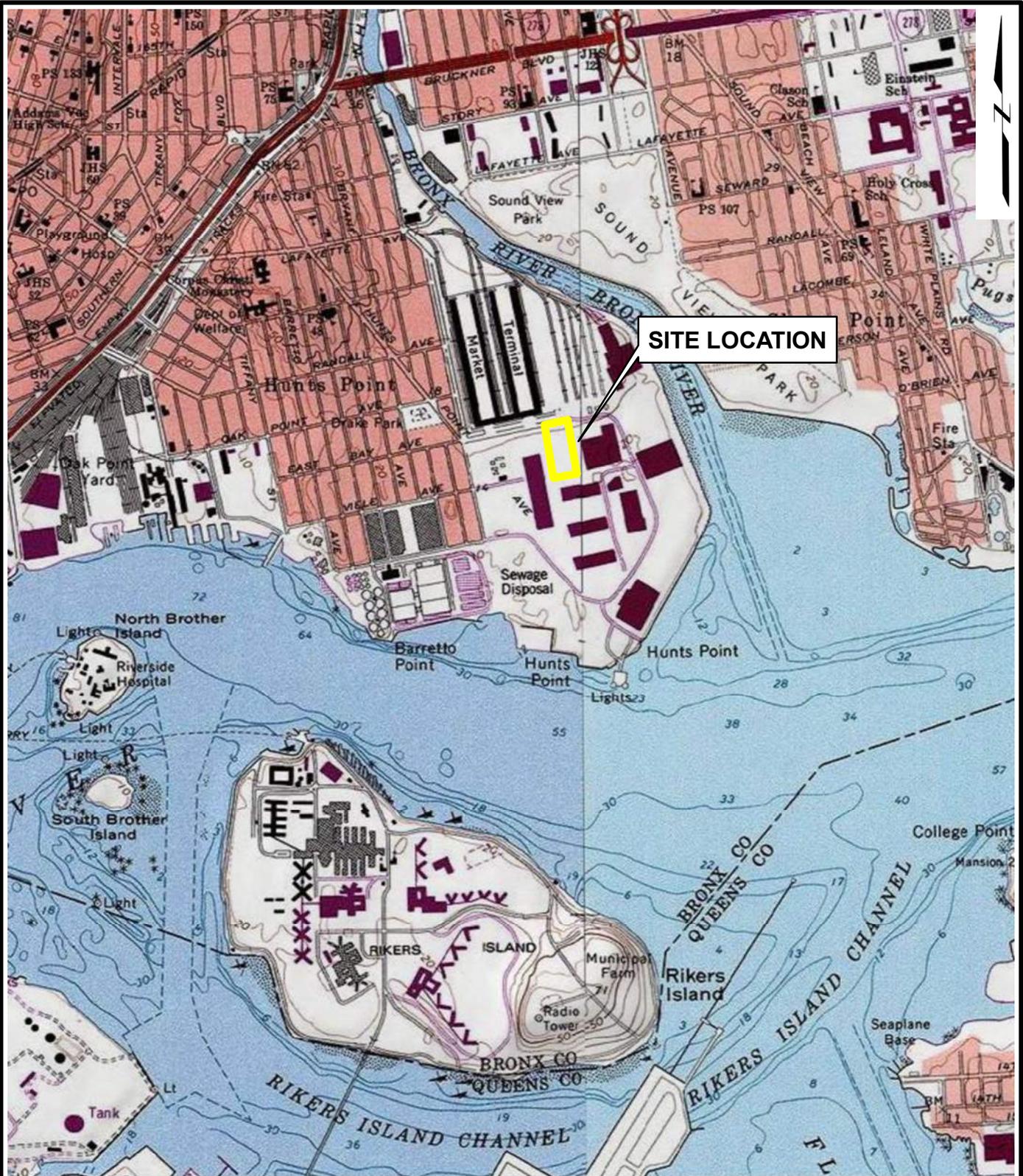
The previously installed ECs for Site E OU-1, also known as NYSDEC VCP Site No. V00414-2, have been disturbed since the last reporting period, however they were replaced in kind. As of May 3rd, 2023, the engineered cap surrounding the warehouse within the Site E OU-1 portion of the Baldor facility is noted to remain in place. None of the engineering controls at the Site have

been altered in a way that would constitute a violation or failure to comply with the currently existing SMP for the Site.

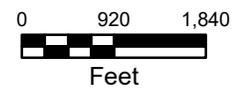
Site E OU-1 also remains in compliance with the established ICs as the Site continues to be used for commercial purposes only and the groundwater is not used as a source for supplying drinking water to the area.

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



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



Hunts Point
 Site E OU-1
 Bronx, New York



SITE LOCATION MAP

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

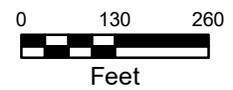
VCP Site #V00414-2

May 2023

Fig. 1



SOURCE:
1. 2020 ESRI WORLD IMAGERY



Hunts Point
Site E OU-1
Bronx, New York



SITE LAYOUT

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

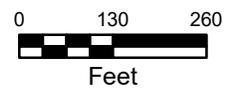
VCP Site #V00414-2

May 2023

Fig. 2



SOURCE:
1. 2020 ESRI WORLD IMAGERY



Hunts Point
Site E OU-1
Bronx, New York



**SITE DISTURBANCE
LOCATIONS**

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

VCP Site #V00414-2

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.	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: 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? Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs 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 Controls

Parcel

Owner

Institutional Control

2781-500

City of New York

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.

Description of Engineering Controls

Parcel

Engineering Control

2781-500

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 Engineering Control 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. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The 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 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

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 east in the northern portion of the site; engineering controls (asphalt and building) are in place and in good condition.



Photo 2: Facing west in the northern portion of Site E OU-1; asphalt and reinforced concrete slab in the northern truck loading dock in good condition.



Photo 3: Facing south in the western portion of the Site; engineering controls are in place and in good condition adjacent to truck loading docks and truck parking lot.



Photo 4: Facing west in the northern portion of the Site; engineering controls are in place and in good condition near site entrance and employee parking area.



Photo 5: Facing south in the northern portion of the Site; engineering controls are in place with landscaping features.



Photo 6: Facing east along the southern Site E OU-1 fence line; asphalt and reinforced concrete slab in the southern truck loading dock in good condition.



Photo 7: Facing north in the northern portion of the site in the employee parking area; lot generally in good condition, with minor cracking in the pavement. Evidence of asphalt patching.



Photo 8: Facing east in the northern portion of the site; asphalt cover in good condition.



Photo 9: Facing southeast in the southern portion of the site near the loading dock; water manhole which was reset and repaved.



Photo 10: Facing northeast in the northern employee parking lot; light pole which was replaced in December 2022.

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