

2024 Periodic Review Report

Hunts Point Parcel E OU-1

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

Submitted to:

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

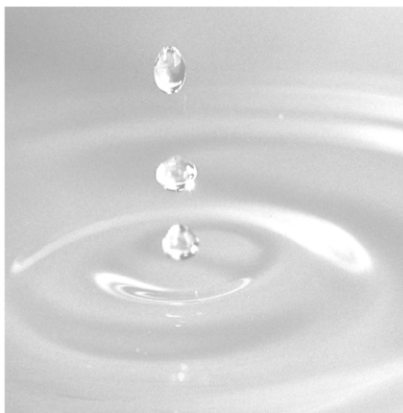
On Behalf of:

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	4
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 Operable Unit One of Parcel E (Site E OU-1), located at 155 Food Center Drive (FCD) in Bronx, New York. 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.

Site E OU-1 was historically part of a Consolidated Edison of New York, Inc. (Con Edison) Manufactured Gas Plant (MGP) that was constructed to manufacture both oven gas and carbureted water gas, producing coke, ammonium sulfate, coal tar, water gas tar, and light oil as major by-products. Former investigative activities across the Hunts Point Food Distribution Center (HPFDC) showed that contamination existed in three (3) dominant forms: coal tar, purifier waste, and petroleum contaminated soil.

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 (former VCP Site No. V00641; Perimeter), on the west by a Con Edison compressor station and Hunts Point Parcel E-2 (BCP Site No. C203095), 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 (BCP Site No. C203099; 355 Food Center Drive). Site E OU-1 is an approximately 6.9-acre parcel owned by the City of New York and is developed to host a food distribution facility, currently leased to Baldor Foods (**Figure 2**).

The remedy for Site E OU-1, completed in August 2003, included the excavation and disposal of petroleum-contaminated soil and groundwater encountered during the Site investigation, associated with a former gas holder within the MGP facility. 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. During the initial development effort, a strip of land along the southern site boundary, approximately 20 feet wide, remained unpaved due to it being an New York City Department of Environmental Protection (NYCDEP) easement for the stormwater/sewer system installation; this area was capped with at least one (1) foot of clean fill. Beginning in October 2015, redevelopment efforts began to expand the existing Site E OU-1, including an approximate 100,000 square-foot expansion to the existing warehouse, installation of new drainage and electric lines, and re-paving of the parking lot. The warehouse expansion included the installation of a vapor barrier and passive venting system beneath the concrete slab of the new building, and a reinforced concrete slab surrounding the warehouse loading docks. The former NYCDEP easement was paved, and a strip of land, approximately one foot wide abutting the southern fenceline, was capped with at least one foot of topsoil and grass seed. Redevelopment efforts were completed in November 2019, with all engineering controls being

restored. All 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.

Following completion of the investigation and remedy of the adjacent BCP Site, 155 FCD, a discussion with NYSDEC will take place to determine if BCP Site 155 FCD, VCP Parcel E OU-1, former VCP Parcel E OU-3 (VCP Site No. V00682), and a portion of former VCP Parcel E OU-2 (VCP Site No. V00681) can be inspected and reported under a single PRR, or if individual PRRs must be submitted for each respective site.

2. Site Reconnaissance

The site reconnaissance was conducted on June 5, 2024, by Savanna Marino (GEI) along with Baldor Regional Director of Facilities, Mr. Winston Strachan. 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, few disturbances to the cover system, including pavement repair and utility repair, have been made since the last site inspection.

On June 1, 2024, four small areas of asphalt were repaired within the northern employee parking lot via non-invasive methods. These locations were repaired utilizing cold patch and sealant. The areas were not milled; therefore, the existing surface cover was not disturbed to complete these repairs.

Additionally, on June 1, 2024, the pavement around two catch basins within the northern employee parking lot was repaired (**Figure 3**). The repairs consisted of removing the existing pavement to expose the subbase, resetting the catch basins to the appropriate grade, and repaving the area. No air monitoring was performed during the site cover disturbance.

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. Conclusion

The previously installed engineering controls for Parcel E OU-1, also known as NYSDEC VCP Site No. V00414-2 (Site E OU-1), are known to have been disturbed since the last reporting period, however they were replaced in kind. As of June 5, 2024, the engineered cap, consisting of asphalt parking lots as well as unpaved, landscaped areas surrounding the permanent structures within the 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 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.

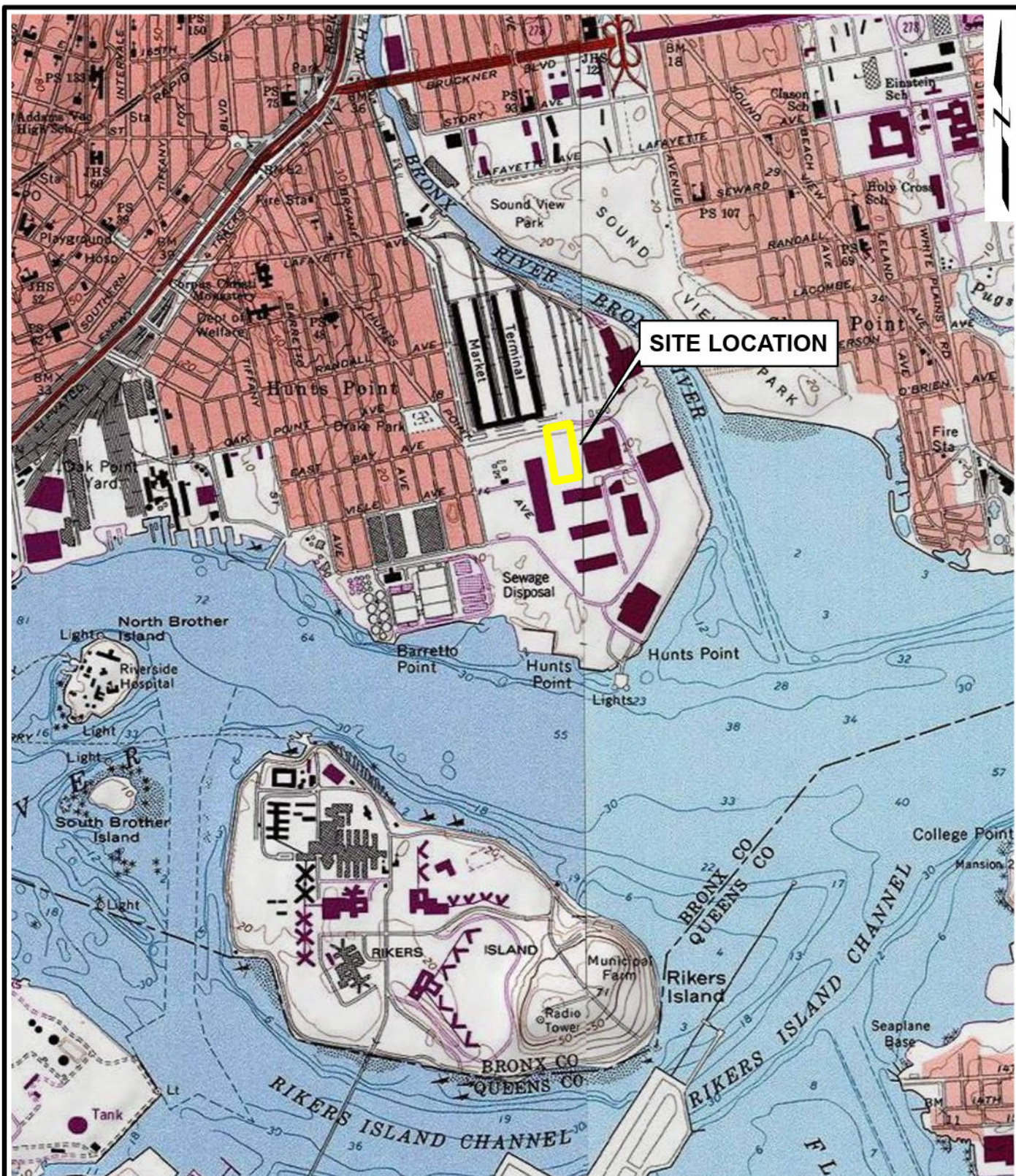
As previously mentioned, upon completion of the investigation and remedy of the adjoining BCP Site, 155 FCD, a discussion with NYSDEC will be held to establish if the parcels encompassing Baldor Foods, including VCP Parcels E OU-1, E OU-3, and a portion of E OU-2, as well as BCP Site 155 FCD can be inspected and reported under one PRR cover.

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: 1:22,930

Periodic Review Report
Parcel E OU-1 (VCP Site No. V00414-2)
Bronx, New York

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

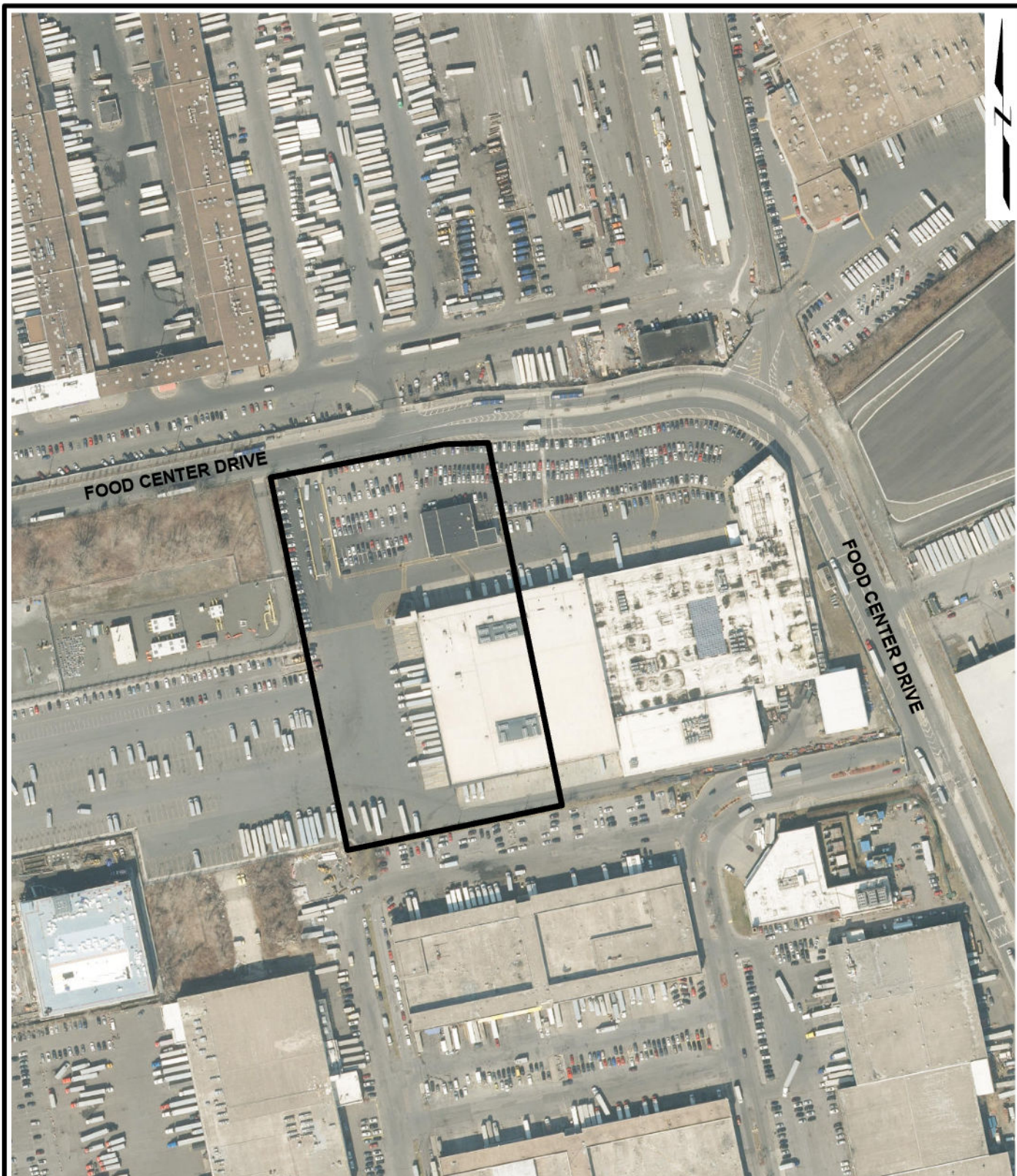


Project 1901379

SITE LOCATION MAP

July 2024

Fig. 1



SOURCE:
1. ESRI WORLD IMAGERY

0 130 260
SCALE: 1:3,180

Periodic Review Report
Parcel E OU-1 (VCP Site No. V00414-2)
Bronx, New York

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

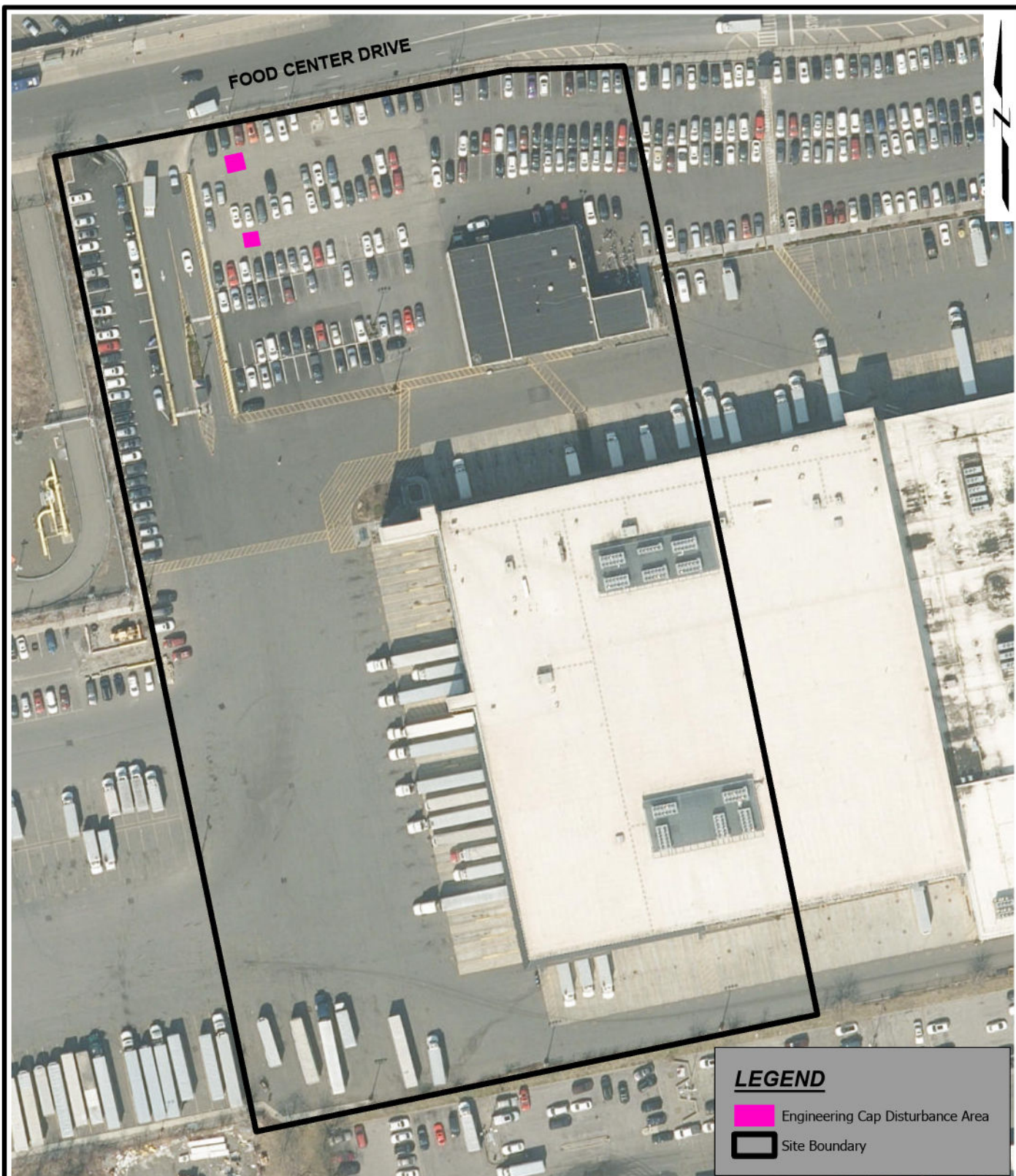


Project 1901379

SITE LAYOUT

July 2024

Fig. 2



SOURCE:
1. ESRI WORLD IMAGERY

Periodic Review Report
Parcel E OU-1 (VCP Site No. V00414-2)
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

Site Details

Site No. **V00414**

Box 1

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: May 4, 2023 to June 5, 2024

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 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

City of New York

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 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.



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

07/15/2024

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)

7/8/2024

Date

Appendix B Site Photographs



Photo 1: Facing south along the northern Site perimeter, in the employee parking lot; concrete pad around utility vault in fair condition with vault doors recently replaced.



Photo 2: Facing east in the northern employee parking lot of Site E OU-1, adjacent to Site entrance; catch basin was recently reset and the surrounding pavement repaired on June 1, 2024. Minor wear in the surrounding pavement.



Photo 3: Facing north near the western truck loading area of Site E OU-1; asphalt in fair condition, with minor cracking, as well as former asphalt patching around utilities.



Photo 4: Facing north in the northern employee parking lot of the Site; evidence of the June 2024 non-invasive patching efforts, as well as former pavement repairs which are in fair condition.



Photo 5: 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 6: Facing west in the northern portion of the Site, adjacent to the warehouse entrance; engineering controls are in place with well-maintained landscaping features.



Photo 7: Facing east in the northern portion of Site E OU-1; asphalt and reinforced concrete slab in the northern truck loading dock in good condition.



Photo 8: Facing west along the southern perimeter of Site; minor cracking noted in asphalt. The unpaved sliver of Parcel E OU-1 along southern fenceline remains undisturbed, with vegetation present.



Photo 9: Facing east in the northern portion of Site E OU-1, adjacent to the Con Edison compressor station; asphalt in fair condition.



Photo 10: Facing north in the northern portion of Site; guard booth and site security features remain in place, with minor cracking noted in asphalt

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