

Consulting
Engineers and
Scientists

2019 Periodic Review Report

Hunts Point Parcel B

For the Property located at 800 Food Center Drive
Bronx, New York 10474
Former NYSDEC VCP Site No. V00436-2

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
110 William Street
New York, New York 10038

Prepared by:

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212-687-8282

Revised January 2020
GEI Project #: 1901379

FINAL

Table of Contents

1.0	Introduction and Site Overview	3
2.0	Site Reconnaissance	4
3.0	Conclusion	5

Figures

1. Site Location
2. Site Layout
3. Site Improvements

Appendices

- A. NYSDEC Periodic Review Report Form
- B. Site Photographs
- C. Soil Disposal Documentation
- D. Air Monitoring Data
- E. 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 the property located at 800 Food Center Drive (FCD) in the borough and county of Bronx, New York. The Site was formerly part of the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00436-2, and following remediation, obtained Site closure in May 2009. In accordance with the former Voluntary Cleanup Agreement (VCA) between the City of New York and NYSDEC, this PRR package has been completed.

The Site is located in the Hunts Point area of the South Bronx on a large peninsula that extends into the East River. It is bounded on the north by Food Center Drive, the west by the New York City Department of Environmental Protection Sewage Treatment Plant (NYCDEP STP), the east by a former New York City Department of Sanitation (DSNY) waste transfer station, and the south by the East River. The Site location is illustrated on the United States Geological Survey (USGS) map included as **Figure 1**. Parcel B consists of 38.3 acres of land that is currently leased to the New Fulton Fish Market Cooperative and operates an active seafood distribution facility (**Figure 2**).

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. Several large above ground and underground storage tanks previously existed at the central and northern portions of Site B. The above-ground storage tanks included two (2) 1,000,000-gallon tanks and two (2) 150,000-gallon tanks that stored oil, as well as two (2) 500,000-gallon tanks that stored tar. The underground storage tanks included one (1) 2,000,000-gallon tank and four (4) 7,500-gallon tanks, each of which reportedly stored oil. A former propane storage plant consisting of fourteen (14) tanks on concrete footings previously existed to the south and west of the storage tanks. Each of these tanks were 9 feet in diameter, 30 feet long, and had a capacity of 30,000 gallons. The propane tanks were not present during the remediation, however, the concrete footings still exist in the southwestern corner of the Site.

The remedy for Site B included the excavation and disposal of coal tar and purifier wastes as identified in the previously performed investigations and the installation of engineering controls (EC's). The EC's for the parking areas and access roads (paved areas) consist of a minimum of 6-inches of asphalt and crushed gravel sub-base material, and a geo-textile fabric overlain by a foot of clean fill in all open spaces (non-paved areas). Construction of a 325,000 square-foot (ft²) building included a vapor barrier under the building structures, a Heating, Ventilation, and Air Conditioning (HVAC) system, and an Air Sparge/Soil Vapor Extraction (AS/SVE) system.

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 ECs and institutional

controls (ICs) in place for Site B as part of the NYSDEC-approved remedy signifying that the remedial objectives for the site have been met. The Institutional and Engineering Controls Certification Form is included as **Appendix A** of this report.

2.0 Site Reconnaissance

The site reconnaissance was conducted from March 25 to March 30, 2019, by Michael Briscoe (GEI). Photographs were taken during the site inspection and are included as **Appendix B**. As of the site inspection, four (4) known disturbances to the surface cover system were made since the last PRR.

Parking Lot Re-paving

Based on a discussion with Gaston Verdugos (foreman) of Verdugos General Contractors Corp., in mid-2018, Verdugos milled a path of asphalt within the northern portion of the Fulton Fish Market parking lot to install a storm sewer. The milled asphalt was removed from the site and no soil was generated as part of the operations. The engineering control was restored once the areas of removed asphalt were re-paved. Photo documentation of the recently paved area is provided in **Photo 1**.

Fence Installation

GEI provided oversight during the installation of new fencing in the northern portion of the Fulton Fish Market as performed by SH5 Construction Corporation on September 26, 2018. Twenty (20) fence posts were installed, each requiring a post hole of approximately four-feet deep and one-foot in diameter. All soil (approximately 2-3 cubic yards) removed from the post holes was stockpiled and staged on-site. The holes were backfilled to grade with the metal fenceposts and concrete. Photo documentation of these activities are provided in **Photos 2 and 3**. Continuous air monitoring was performed during all ground intrusive and concrete pouring activities for dust, volatile organic compounds (VOCs), hydrogen cyanide (HCN) and hydrogen sulfide (H₂S). No exceedances were noted by the field representative during the fence installation activities. While continuous air monitoring was performed, the data logging function on the instrument was not initiated.

Guard Shack Installation

During the week of March 25, 2019, GEI provided oversight for the construction of a new guard shack foundation and entryway by Verdugos General Contractors Corp. The new guard shack was constructed in the northwestern corner of the Fish Market, adjacent to the western perimeter fence-line. Surface asphalt was removed in two locations (**Photos 4 through 8**) and fencepost holes were excavated to approximately three (3) feet below grade. The dimensions of the saw cut asphalt for preparation of the guard shack foundation was 26 ft x 5.5 ft x 6 inches deep. Beneath

the asphalt cap was a layer of RCA that remained undisturbed during the project. A second cut in the asphalt pavement was cut to the dimensions of 12 ft x 20.5 ft x 3 inches deep. Soil was found beneath the slab and approximately 29 tons of material was excavated to achieve pre-pour grade. The excavated soil was temporarily stockpiled on plastic sheeting and covered with a tarp until soil characterization and disposal arrangements were made. Verdugos General Contractors Corp. arranged for export and disposal of the Site generated material to Soil Safe, Inc. as non-hazardous soil on May 22, 2019 (**Appendix C**). Approximately 5-7 cubic yards of asphalt and approximately two (2) cubic yards of concrete were also generated and disposed of at a registered recycling facility in accordance with the SMP. Two separate cuts were made for electrical conduit, due northwest from the guard shack foundation. One cut/trench led to an existing light post and the second to the future location of a powered device. The dimensions of these cuts were approximately 15 ft x 1 ft x 8 inches deep, and the activity generated less than one (1) cubic yard of soil. Fabricated metal curbs were installed and concrete was poured over all exposed subgrade on March 30th, 2019, thus restoring the EC.

Air monitoring was performed during all ground intrusive activities for dust, VOCs, HCN, and H₂S. No exceedances of VOCs, HCN or H₂S were recorded. Several temporary elevated dust readings were noted during equipment movement, saw cutting of asphalt, and subgrade tamping, but were alleviated immediately by using non-potable water for dust suppression. No dust was visibly noted to be migrating offsite and the temporary elevated levels were not considered an exceedance since the average concentrations were not greater than 0.1 mg/m³ over a 15-minute time period. Continuous air monitoring data is provided in **Appendix D**. Excavated soil was also screened for VOCs, HCN, and H₂S, and no detections were recorded.

Storm Sewer Repair

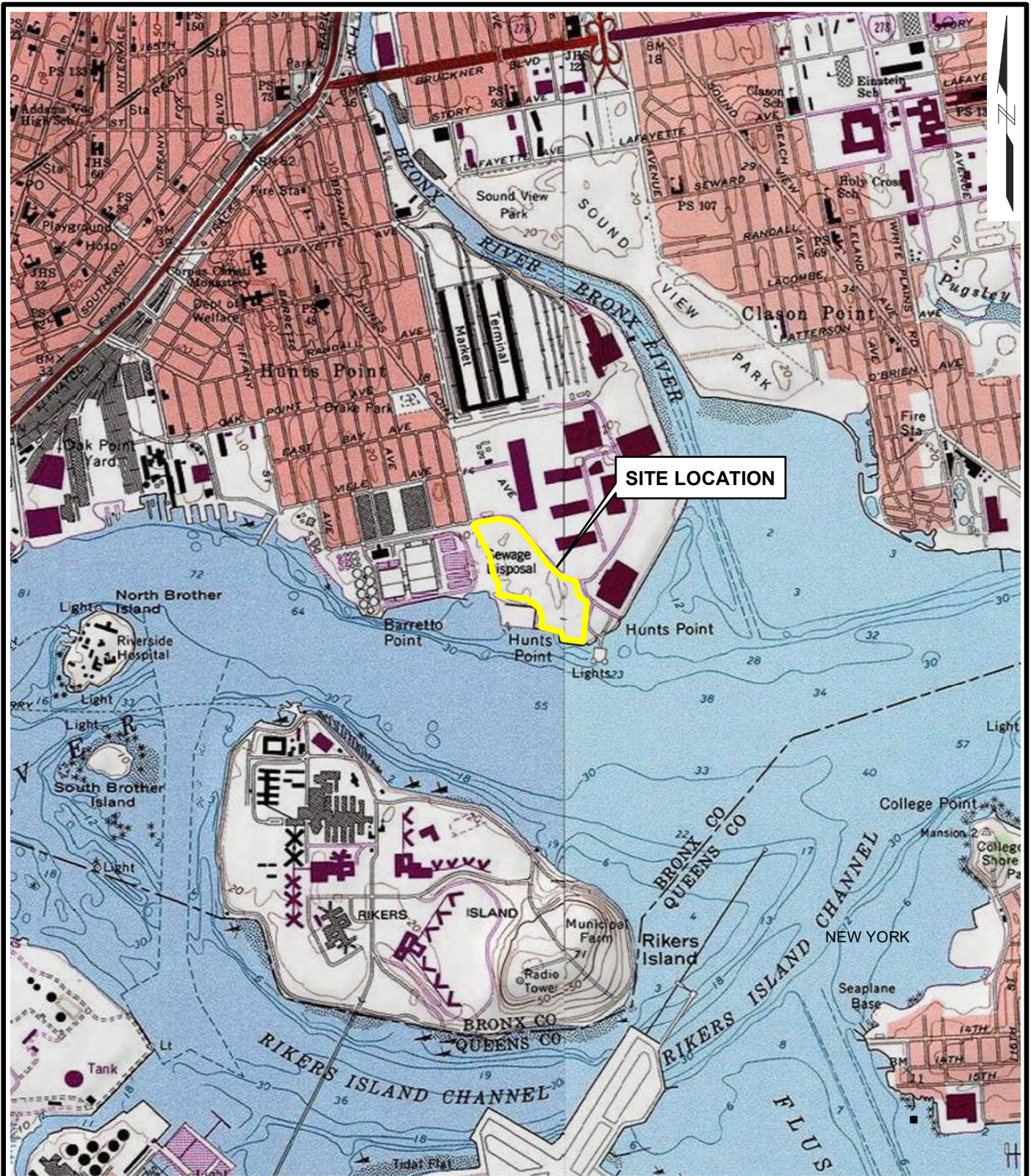
During the week of March 25th, 2019, under the supervision of NYCEDC, contractors repaired a storm sewer drain in the southern portion of the Fish Market parking lot. The work required removal of asphalt and exposure of the subbase material. Concrete was poured over the exposed material and the EC was restored on March 29th, 2019 (**Photos 9 and 10**).

3.0 Conclusion

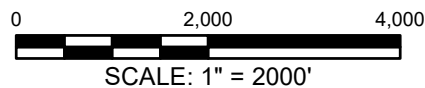
The EC's for Site B, also known as former NYSDEC VCP Site No. V000436-2, were disturbed several times in 2018 and in March of 2019, however, the engineered cap (asphalt pavement and concrete slab) have all been restored/replaced. None of the engineering controls at Site B have been altered in a way that would constitute a violation or failure to comply with the SMP for the site. No construction has been performed within the building and the AS/SVE system has not been in use since 2009. The bulkhead was also inspected and is in good condition.

Site B 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



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



Hunts Point
 Parcel B
 Bronx, New York

NYC Economic Development Corporation
 New York, New York



SITE LOCATION MAP

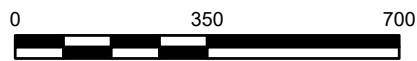
VCP Site: V00436-2

April 2019

Fig. 1



SOURCE:
1. ESRI WORLD IMAGERY



SCALE: 1" = 350'

Hunts Point
Parcel B
Bronx, New York

NYC Economic Development Corporation
New York, New York







VCP Site #V00436-2

SITE LAYOUT

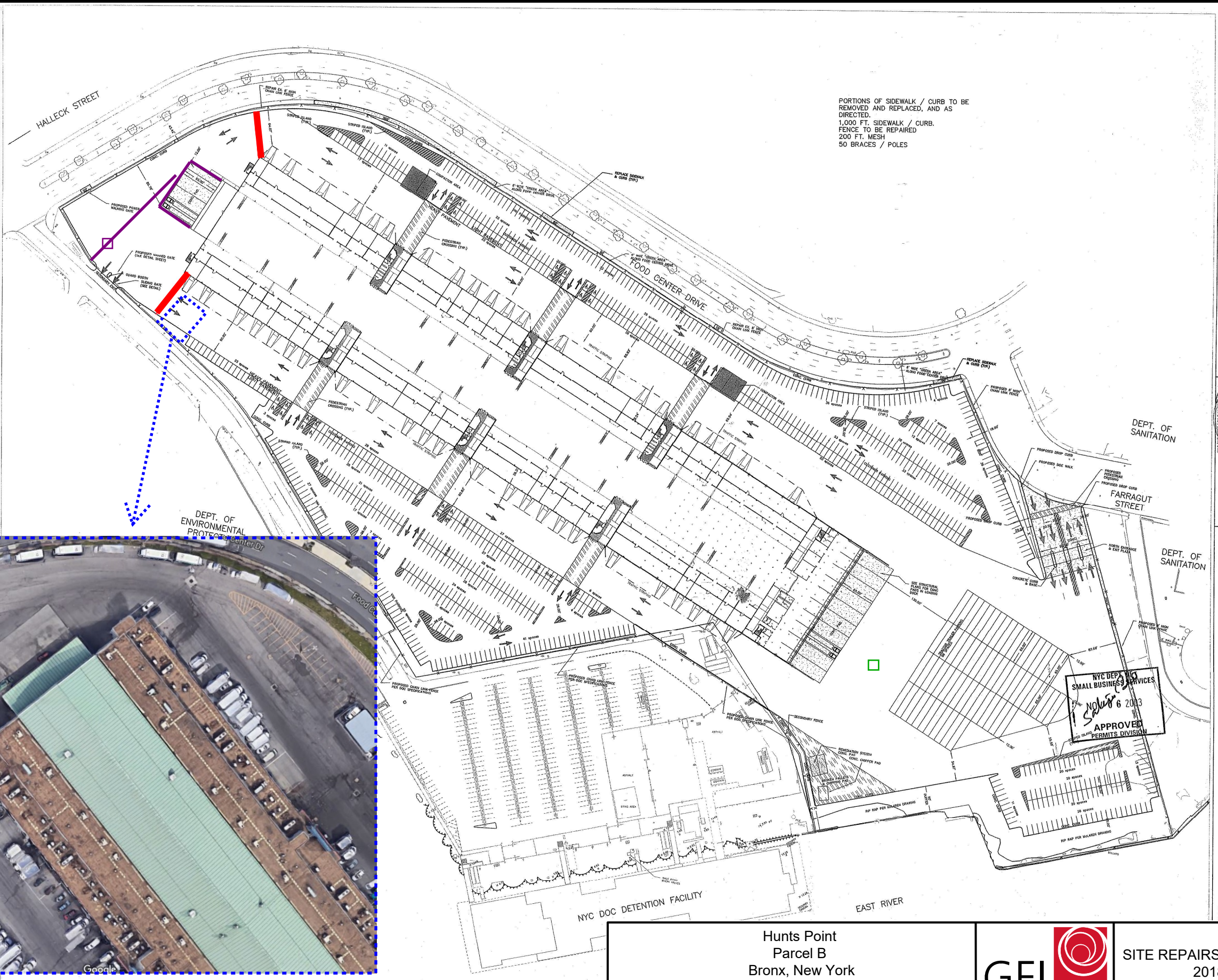
April 2019

Fig. 2

KEY

-  Summer 2018 Storm Line Installation and Repaving
-  September 2018 Fence Installation
-  March 2019 Guard Shack Installation
-  March 2019 Storm Sewer Repair

PORTIONS OF SIDEWALK / CURB TO BE REMOVED AND REPLACED, AND AS DIRECTED.
 1,000 FT. SIDEWALK / CURB.
 FENCE TO BE REPAIRED
 200 FT. MESH
 50 BRACES / POLES



NYC DEPT. OF SMALL BUSINESS SERVICES
 NOV 6 2013
 APPROVED PERMITS DIVISION

Hunts Point
 Parcel B
 Bronx, New York
 New York City Economic Development Corporation
 New York, New York



SITE REPAIRS/IMPROVEMENTS
 2018 - 2019

VCP Site #V00436-2 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.	V00436		
Site Name Hunts Point Food Dist. Ctr. (Parcel B)			
Site Address: 800 Food Center Drive Zip Code: 10474-			
City/Town: Bronx			
County: Bronx			
Site Acreage: 30.000			
Reporting Period: February 15, 2016 to March 30, 2019			
		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 Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
2780-73	NYC Dept. of Small Business Services	Ground Water Use Restriction Landuse Restriction Site Management Plan

The deed restriction limits use of the property to commercial use, and restricts any excavation activities from being performed without prior notification of the Department as outlined in the Institutional Controls section of the Final Engineering Report, and the Site Management Plan, dated November 2009.

2781-160	NYC Dept. of Small Business Services	Ground Water Use Restriction Landuse Restriction Site Management Plan
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The deed restriction limits use of the property to commercial use, and restricts any excavation activities from being performed without prior notification of the Department as outlined in the Institutional Controls section of the Final Engineering Report, and the Site Management Plan, dated November 2009.

2781-306	NYC Dept. of Small Business Services	Ground Water Use Restriction Landuse Restriction Site Management Plan
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The deed restriction limits use of the property to commercial use, and restricts any excavation activities from being performed without prior notification of the Department as outlined in the Institutional Controls section of the Final Engineering Report, and the Site Management Plan, dated November 2009.

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
2780-73	Cover System
2781-160	Cover System
2781-306	Cover System

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. V00436

Box 6

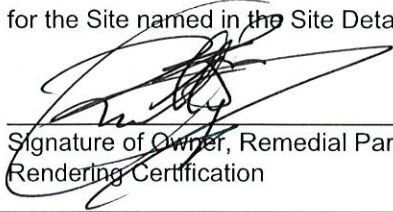
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 PHILLIP GRANZ at NYCEDC
print name print business address

am certifying as REPRESENTING THE CITY (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

6/25/19
Date

IC/EC CERTIFICATIONS

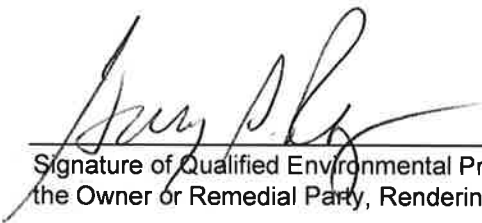
Box 7

Qualified Environmental Professional Signature

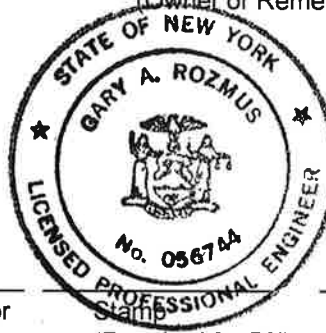
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

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)

7/1/19
Date

Appendix B

Site Photographs



Photo 1: Facing east in the northwestern portion of Site; Storm sewer installation and re-paving/re-capping as performed by Verdugos General Contractors Corp. (mid-2018).



Photo 2: Facing northeast in the northeastern portion of Site; SH5 Construction Corp. augering holes for fencepost installation (September 2018).



Photo 3: Facing east in the northeastern portion of Site; newly installed fencing and gated entryway completed by SH5 Construction Corp. (September 2018).



Photo 4: Facing northwest in the northwestern portion of Site; excavated soil on plastic sheeting and covered with a tarp to be sampled, characterized and disposed of at an appropriate facility (March 2019).



Photo 5: Facing east in the western portion of Site; Verdugos General Contractors Corp. pouring concrete for the guard shack foundation (March 2019).

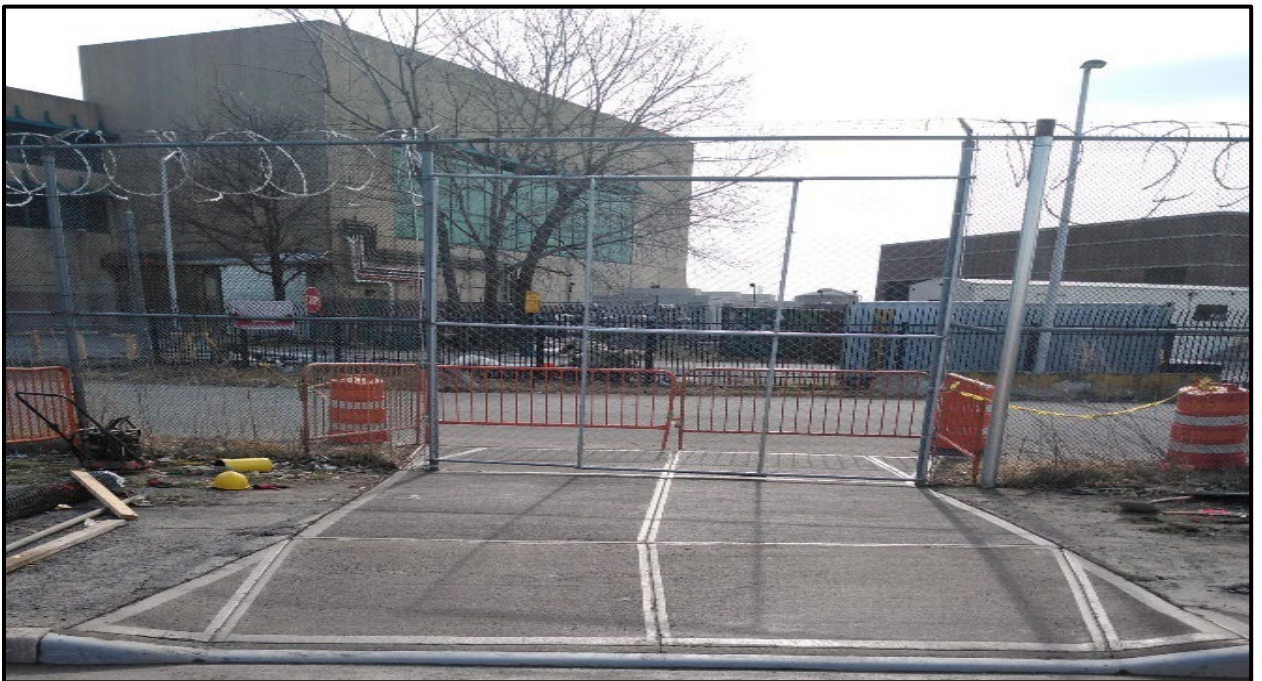


Photo 6: Facing west in the northwestern portion of Site; newly completed entryway in the western portion of Site installed by Verdugos General Contractors Corp. (March 2019).



Photo 7: Facing south in the northwestern portion of Site; concrete poured over the electrical conduit trench, re-establishing the engineering cap (March 2019).



Photo 8: Facing west in the northwestern portion of Site; concrete poured over exposed subgrade material for the new guard shack foundation (March 2019).



Photo 9: Facing east in the southern portion of Site; asphalt removed and subbase exposed for storm sewer drain repairs (March 2019).



Photo 10: Facing west in the southern portion of Site; completed repairs on a storm sewer drain. Following the concrete pour, the EC was re-established (March 2019).



Photo 11: Facing north in the southern portion of Site; engineering controls are still in place. Normal wear from heavy truck traffic in the form of asphalt cracks and potholes of various sizes are present in the parking lot (March 2019).



Photo 12: Facing south in the eastern portion of Site; engineering controls are still in place. Normal wear from heavy truck traffic in the form of asphalt cracks and potholes of various sizes are present in the parking lot (March 2019).



Photo 13: Facing northeast in the western portion of Site; engineering controls are still in place. Normal wear from heavy truck traffic in the form of asphalt cracks and potholes of various sizes are present in the parking lot (March 2019).



Photo 14: Facing west in the northern portion of Site; engineering controls are still in place and in good condition (March 2019).

Appendix C

Soil Disposal Documentation

SOIL SAFE INCORPORATED CERTIFICATE OF RECYCLE

Soil Safe Incorporated has accepted 29.31 tons of non-hazardous, petroleum contaminated soil, transported on 1 truck(s) from:

**800 Food Center Drive
Bronx NY 10474**

Under approval number M6-1731 and billed under invoice # 78704

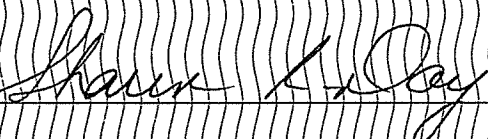
This material was contracted by and between Soil Safe, Inc. and Verdugos General Contractors Corporation Broker, Generator, or Agent, representing Fulton Fish Market, generator.

This material was analyzed prior to acceptance by a certified soils technician to determine soil components and specific product usage. Soil Safe Incorporated has taken full responsibility for this material: including safe handling, processing, storage, and reuse. We hereby certify that all of the above was executed in accordance with all existing laws and regulations.

Soil Safe certified on 29 May 2019 that this material has been recycled into an environmentally benign product.

State of Maryland
My commission expires December 7, 2022

As sworn to me this 29 May 2019



Notary

CERTIFICATE ISSUED TO:

Verdugos General Contractors Corporation
608 Liberty Avenue
Brooklyn NY 11207

GENERATOR:

Fulton Fish Market

Soil Safe Incorporated is a corporation committed to the safe handling, processing and recycling of non-hazardous petroleum contaminated soil.

SOIL SAFE, INC.

Log Number

1

94467

NON-HAZARDOUS MATERIAL MANIFEST

GENERATOR

Generator Name Fulton Fish Market
Address 800 Food Center Drive
BRONX, NY 10474

Shipping Location Fulton Fish Market
Address 800 Food Center Drive
Bronx, NY 10474

Phone No. _____

Phone No. _____

Approval Number
M6-1074
1731

Description of Material

Non-Hazardous Soil

ID 346

GROSS	43.81 TN	GROSS
TARE	14.50 TN RECALLED	TARE
NET	29.31 TN	NET
05/22/2019 07:17AM		NET
TONNAGE		

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations.

Gastón Verdugo
Generator Authorized Agent Name

[Signature]
Signature

05/22/19
Shipment Date

TRANSPORTER

Transporter Name HALES TRUCKING CORP.
Address 119 Alton St
ELIZABETH, NJ

Driver Name (Print) EDDY VIVAR
Vehicle License No./State AU 732X
Truck Number 05

I hereby certify that the above named material was picked up at the generator site listed above.

I hereby certify that the above named material was delivered without incident to the destination listed below.

Eddy Vivar
Driver Signature

05-22-2019
Shipment Date

Eddy Vivar
Driver Signature

05-22-2019
Delivery Date

DESTINATION

Site Name SSI-Metro12 Phone No. 800-562-4365

Address 300 Salt Meadow Road, Carteret, NJ 07008

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent

[Signature]
Signature

5/22/19
Receipt Date

White - Facility

Green - Facility

Yellow - Generator

Pink - Broker

Goldenrod - Contractor

Blue - Trucking Co.

Appendix D

Air Monitoring Data

Table 1. Air Monitoring Data Summary
Hunts Point Parcel B - 2019 Periodic Review Report
Bronx, New York

Date	Ground Intrusive Activity/Site Improvements	Exceedances? (Y/N)	Comments
9/26/2018	Post-hole excavation and fence post installation	No	No exceedances of dust, VOCs, H2S or HCN were noted during ground-intrusive activities (**continuous air monitoring was performed at each disturbance, however the data logging function was not initiated).
3/25/2019	Guard shack installation - asphalt/concrete saw cutting and excavation	Yes	Temporary exceedance due to equipment movement. See air monitoring data for additional information.
3/26/2019	Guard shack installation - soil excavation and stockpiling, curb installation	No	No exceedances of dust, VOCs, H2S or HCN were noted during ground-intrusive activities.
3/27/2019	Guard shack installation - soil grading, electrical conduit installation	No	No exceedances of dust, VOCs, H2S or HCN were noted during ground-intrusive activities.
3/28/2019	Guard shack installation - curb installation	Yes	Temporary dust exceedance at end of day during equipment demobe.
3/29/2019	Guard shack installation - soil grading, prearation for concrete pour	Yes	Intermittent temporary dust exceedances during soil grading and tamping.
3/30/2019	Guard shack installation - concrete pour	No	No exceedances of dust, VOCs, H2S or HCN were noted during ground-intrusive activities.

Table 2. March 25, 2019 Air Monitoring Data
Hunts Point Parcel B - 2019 Periodic Review Report
Bronx, New York

Weather: Partly Cloudy, 51 F, S 12 mph (variable), 39% Relative Humidity, 30.04" Hg
Background: Dust - 0.024 mg/m3, HCN - 0.0 ppm, VOC - 0.0 ppm, H2S - 0.0 ppm

Date & Time	Dust (mg/m3)	HCN (ppm)	VOC (ppm)	H2S (ppm)	Notes
3/25/2019 7:41	0.026	0.400	0.000	0.100	
3/25/2019 7:55	0.027	0.400	0.007	0.047	
3/25/2019 8:10	0.027	0.333	0.000	0.000	
3/25/2019 8:25	0.027	0.307	0.000	0.000	
3/25/2019 8:41	0.029	0.200	0.000	0.000	
3/25/2019 8:55	0.028	0.320	0.000	0.087	
3/25/2019 9:10	0.029	0.367	0.000	0.020	
3/25/2019 9:25	0.020	0.360	0.000	0.093	
3/25/2019 9:40	0.030	0.373	0.000	0.140	
3/25/2019 9:55	0.026	0.380	0.000	0.047	
3/25/2019 10:10	0.046	0.367	0.000	0.020	
3/25/2019 10:25	0.051	0.280	0.000	0.000	
3/25/2019 10:40	0.040	0.213	0.000	0.000	
3/25/2019 10:56	0.049	0.213	0.000	0.000	
3/25/2019 11:11	0.033	0.200	0.000	0.000	
3/25/2019 11:23	0.028	0.208	0.000	0.000	
3/25/2019 12:11	0.035	0.400	0.000	0.200	
3/25/2019 12:25	0.029	0.513	0.093	0.107	
3/25/2019 12:40	0.101	0.360	0.000	0.033	Temporary exceedance due to equipment movement. Did not last more than one minute (max reading of 0.261 at 12:37pm)
3/25/2019 12:55	0.051	0.340	0.000	0.000	
3/25/2019 13:10	0.035	0.333	0.000	0.020	
3/25/2019 13:25	0.033	0.327	0.000	0.020	
3/25/2019 13:40	0.028	0.300	0.000	0.080	
3/25/2019 13:55	0.034	0.293	0.000	0.000	
3/25/2019 14:10	0.023	0.293	0.000	0.000	
3/25/2019 14:25	0.022	0.267	0.000	0.000	
3/25/2019 14:37	0.026	0.217	0.000	0.000	

Table 3. March 26, 2019 Air Monitoring Data
Hunts Point Parcel B - 2019 Periodic Review Report
Bronx, New York

Weather: Sunny, 41 F, 10 mph (variable), 20% Relative Humidity, 30.29" Hg
Background: Dust - 0.016 mg/m3, HCN - 0.0 ppm, VOC - 0.0 ppm, H2S - 0.0 ppm

Date & Time	Dust (mg/m3)	HCN (ppm)	VOC (ppm)	H2S (ppm)	Notes
3/26/2019 7:12	0.015	0.800	0.000	0.000	
3/26/2019 7:26	0.019	0.633	0.000	0.000	
3/26/2019 7:41	0.022	0.527	0.000	0.000	
3/26/2019 7:56	0.029	0.373	0.000	0.000	
3/26/2019 8:11	0.043	0.393	0.007	0.000	
3/26/2019 8:17	0.038	0.393	0.007	0.000	
3/26/2019 9:01	0.018	0.800	0.000	0.000	
3/26/2019 9:15	0.031	0.647	0.000	0.000	
3/26/2019 9:30	0.015	0.480	0.000	0.000	
3/26/2019 9:45	0.014	0.513	0.000	0.000	
3/26/2019 10:00	0.001	0.500	0.000	0.000	
3/26/2019 10:15	0.007	0.460	0.000	0.000	
3/26/2019 10:30	0.008	0.467	0.000	0.000	
3/26/2019 10:45	0.008	0.420	0.000	0.000	
3/26/2019 11:00	0.007	0.407	0.000	0.000	
3/26/2019 11:15	0.016	0.427	0.007	0.000	
3/26/2019 11:30	0.021	0.420	0.000	0.000	
3/26/2019 11:42	0.026	0.392	0.000	0.000	
3/26/2019 12:28	0.017	0.700	0.300	0.000	
3/26/2019 12:42	0.025	0.573	0.100	0.000	
3/26/2019 12:57	0.025	0.513	0.073	0.000	
3/26/2019 13:12	0.029	0.573	0.000	0.000	
3/26/2019 13:27	0.017	0.633	0.000	0.000	
3/26/2019 13:42	0.013	0.507	0.033	0.000	
3/26/2019 13:57	0.013	0.427	0.000	0.000	
3/26/2019 14:12	0.030	0.627	0.000	0.000	
3/26/2019 14:27	0.028	0.707	0.000	0.000	
3/26/2019 14:31	0.028	0.471	0.000	0.000	

Table 4. March 27, 2019 Air Monitoring Data
Hunts Point Parcel B - 2019 Periodic Review Report
Bronx, New York

Weather: Sunny, 50 F, 10 mph (variable), 54% Relative Humidity, 30.35" Hg
Background: Dust - 0.018 mg/m3, HCN - 0.0 ppm, VOC - 0.0 ppm, H2S - 0.0 ppm

Date & Time	Dust (mg/m3)	HCN (ppm)	VOC (ppm)	H2S (ppm)	Notes
3/27/2019 7:15	0.012	0.000	0.000	0.000	
3/27/2019 7:29	0.025	0.000	0.000	0.000	
3/27/2019 7:44	0.022	0.000	0.000	0.000	
3/27/2019 7:59	0.016	0.000	0.000	0.000	
3/27/2019 8:14	0.012	0.000	0.000	0.000	
3/27/2019 8:28	0.011	0.000	0.000	0.000	
3/27/2019 9:20	0.016	0.000	0.000	0.000	
3/27/2019 9:34	0.011	0.000	0.000	0.000	
3/27/2019 9:49	0.009	0.000	0.000	0.000	
3/27/2019 10:04	0.012	0.000	0.000	0.000	
3/27/2019 10:19	0.009	0.000	0.000	0.000	
3/27/2019 10:34	0.014	0.000	0.000	0.000	
3/27/2019 10:49	0.009	0.000	0.000	0.000	
3/27/2019 11:04	0.011	0.000	0.000	0.000	
3/27/2019 11:19	0.010	0.000	0.000	0.000	
3/27/2019 11:34	0.010	0.000	0.000	0.000	
3/27/2019 11:49	0.013	0.000	0.000	0.000	
3/27/2019 12:04	0.011	0.000	0.000	0.000	
3/27/2019 12:19	0.007	0.000	0.000	0.000	
3/27/2019 12:34	0.031	0.000	0.000	0.000	
3/27/2019 12:49	0.014	0.000	0.013	0.000	
3/27/2019 13:04	0.020	0.000	0.000	0.000	
3/27/2019 13:19	0.012	0.000	0.000	0.000	
3/27/2019 13:34	0.009	0.000	0.000	0.000	
3/27/2019 13:49	0.009	0.000	0.000	0.000	
3/27/2019 14:04	0.014	0.000	0.000	0.000	
3/27/2019 14:19	0.018	0.000	0.000	0.000	
3/27/2019 14:34	0.024	0.000	0.000	0.000	
3/27/2019 14:49	0.019	0.000	0.000	0.000	
3/27/2019 15:04	0.015	0.000	0.000	0.000	
3/27/2019 15:08	0.033	0.000	0.000	0.000	

Table 5. March 28, 2019 Air Monitoring Data
Hunts Point Parcel B - 2019 Periodic Review Report
Bronx, New York

Weather: Not recorded
Background: Not recorded

Date & Time	Dust (mg/m3)	HCN (ppm)	VOC (ppm)	H2S (ppm)	Notes
3/28/2019 7:15	0.014	0.000	0.000	0.000	
3/28/2019 7:29	0.014	0.000	0.000	0.020	
3/28/2019 7:44	0.014	0.000	0.000	0.253	
3/28/2019 7:59	0.017	0.000	0.000	0.553	
3/28/2019 8:14	0.022	0.000	0.000	0.673	
3/28/2019 8:29	0.022	0.000	0.000	0.687	
3/28/2019 8:42	0.017	0.000	0.000	0.654	
3/28/2019 8:55	0.038	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 9:08	0.017	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 9:21	0.029	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 9:35	0.017	0.000	0.000	2.200	
3/28/2019 9:52	0.017	0.227	0.000	0.160	
3/28/2019 10:07	0.029	0.113	0.000	0.093	
3/28/2019 10:22	0.015	0.073	0.000	0.053	
3/28/2019 10:37	0.019	0.020	0.000	0.013	
3/28/2019 10:52	0.016	0.000	0.000	0.000	
3/28/2019 11:07	0.019	0.000	0.000	0.000	
3/28/2019 11:22	0.021	0.000	0.000	0.000	
3/28/2019 11:28	0.016	0.000	0.000	0.000	
3/28/2019 11:37	0.060	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 11:51	0.060	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 12:05	0.012	--	--	--	Temporary equipment malfunction. No data recorded.
3/28/2019 12:47	0.015	0.300	0.000	1.100	
3/28/2019 13:01	0.060	0.293	0.087	0.587	
3/28/2019 13:16	0.060	0.080	0.000	0.220	
3/28/2019 13:31	0.012	0.020	0.000	0.027	
3/28/2019 13:46	0.019	0.000	0.000	0.000	
3/28/2019 14:01	0.005	0.000	0.000	0.000	
3/28/2019 14:16	0.089	0.000	0.000	0.000	
3/28/2019 14:29	0.102	0.000	0.008	0.000	Temporary dust exceedance during equipment demobe for the day.

Table 6. March 29, 2019 Air Monitoring Data
 Hunts Point Parcel B - 2019 Periodic Review Report
 Bronx, New York

Weather: Partly Cloudy, Sporadic rain, 50 F, 13 mph (variable), 60% Relative Humidity, 30.4" Hg
Background: Not recorded

Date & Time	Dust (mg/m3)	HCN(ppm)	VOC(ppm)	H2S(ppm)	Notes
3/29/2019 7:31	0.037	0.000	0.100	0.000	
3/29/2019 7:45	0.017	0.000	0.467	0.000	
3/29/2019 7:50	0.024	0.000	0.380	0.000	
3/29/2019 8:46	0.121	0.000	0.000	0.000	Temporary dust exceedance during soil grading and tamping. Crew instructed to wet down area.
3/29/2019 8:51	0.026	0.000	0.817	0.000	
3/29/2019 9:53	0.037	0.500	0.000	0.200	
3/29/2019 10:07	0.036	0.467	0.000	0.080	
3/29/2019 10:22	0.032	0.440	0.000	0.000	
3/29/2019 10:37	0.164	0.487	0.140	0.000	Temporary dust exceedance during soil grading and tamping. Crew instructed to wet down area.
3/29/2019 10:52	0.030	0.440	0.000	0.000	
3/29/2019 11:07	0.032	0.447	0.047	0.000	
3/29/2019 11:22	0.159	0.380	0.000	0.000	Temporary dust exceedance during soil grading and tamping. Crew instructed to wet down area.
3/29/2019 11:37	0.061	0.413	0.000	0.000	
3/29/2019 11:52	0.330	0.400	0.000	0.047	
3/29/2019 12:07	0.035	0.407	0.000	0.053	
3/29/2019 12:22	0.530	0.413	0.000	0.020	
3/29/2019 12:37	0.029	0.407	0.000	0.000	
3/29/2019 12:52	0.035	0.400	0.000	0.013	
3/29/2019 13:07	0.123	0.420	0.000	0.020	Temporary dust exceedance during soil grading and tamping. Crew instructed to wet down area.
3/29/2019 13:22	0.032	0.427	0.000	0.047	
3/29/2019 13:37	0.040	0.440	0.000	0.067	
3/29/2019 13:52	0.034	0.447	0.000	0.087	
3/29/2019 14:07	0.030	0.473	0.000	0.093	
3/29/2019 14:22	0.041	0.507	0.000	0.120	
3/29/2019 14:37	0.041	0.480	0.000	0.147	
3/29/2019 14:52	0.040	0.453	0.000	0.100	
3/29/2019 15:07	0.064	0.427	0.000	0.100	
3/29/2019 15:15	0.038	0.550	0.238	0.000	

Table 7. March 30, 2019 Air Monitoring Data
 Hunts Point Parcel B - 2019 Periodic Review Report
 Bronx, New York

Weather: Sunny, 60 F, 10 mph (variable), 70% Relative Humidity, 30.11" Hg
Background: Not recorded

Date & Time	Dust (mg/m3)	HCN(ppm)	VOC(ppm)	H2S(ppm)	Notes
3/30/2019 9:44	0.037	0.000	0.000	0.000	
3/30/2019 8:54	0.045	0.600	0.000	1.000	
3/30/2019 9:07	0.045	0.629	0.000	0.871	
3/30/2019 9:22	0.034	0.000	0.000	0.000	
3/30/2019 9:36	0.026	0.000	0.000	0.227	
3/30/2019 9:51	0.032	0.000	0.000	0.573	
3/30/2019 10:06	0.030	0.000	0.000	0.447	
3/30/2019 10:21	0.037	0.000	0.000	0.300	
3/30/2019 10:36	0.021	0.000	0.000	0.167	
3/30/2019 10:51	0.032	0.000	0.000	0.033	
3/30/2019 11:06	0.029	0.000	0.000	0.000	
3/30/2019 11:21	0.028	0.000	0.047	0.000	
3/30/2019 11:34	0.028	0.000	0.008	0.000	

Appendix E

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
110 William Street, 6th Floor
New York, NY 10038

Or

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