



2021 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

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:

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GEI Project #: 1901379

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 the property located at 800 Food Center Drive (FCD) in the borough and county of Bronx, New York. Following acceptance of the Final Engineering Report (FER), the remedy was completed in June 2010 under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00436. 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. 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 (ECs). The ECs 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 (shut down in 2009).

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.

2.0 Site Reconnaissance

The site reconnaissance was conducted on September 16th, 2021, by Stacey Ng and Savanna Marino (GEI). Photographs were taken during the site inspection and are included as **Appendix B**. As of the Site inspection and interview with the Fulton Fish Market facility manager, Lenny Guerra, no known disturbances to the surface cover system were made since performance of the last PRR.

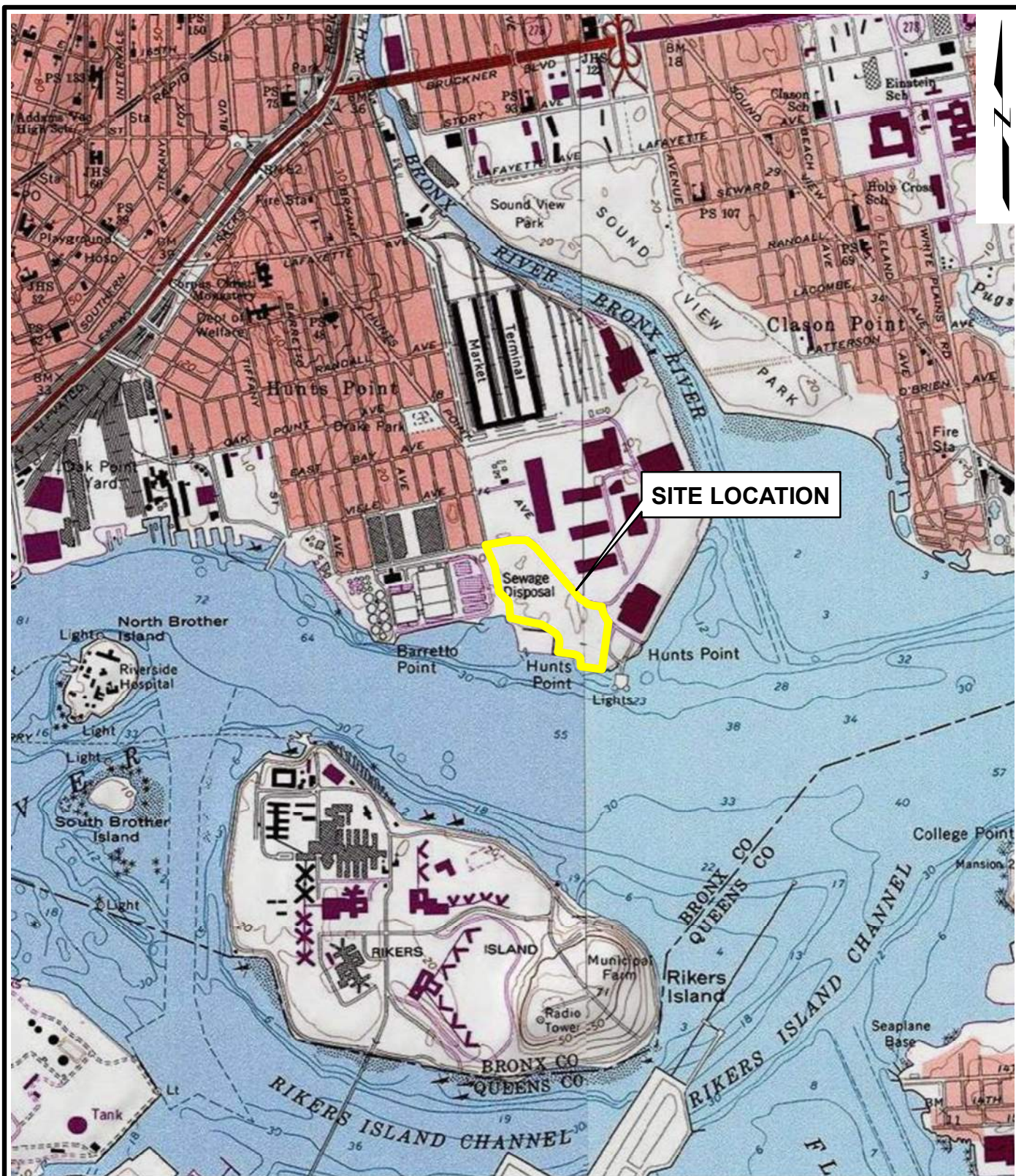
As demonstrated in the attached photographs, there are areas present around the northern portion of the parking lot where significant cracking and potholes have developed particularly in the vicinity of the catch basins. This normal wear and tear should be addressed should conditions worsen in the future, however, no subgrade is currently present, therefore, the engineering cap is still in place.

3.0 Conclusion

The previously installed ECs for Parcel B, NYSDEC VCP No. V00436, have not been disturbed since the last reporting period. As of September 16th, 2021, the engineered cap surrounding the market is observed to be in place and no modifications have been made to the building. None of the ECs 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 or in the parking lot, 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 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 in accordance with the SMP.

Figures



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

0 920 1,840
 Feet

Hunts Point
 Parcel B
 Bronx, New York

New York City Economic Development Corporation
 (NYCEDC)

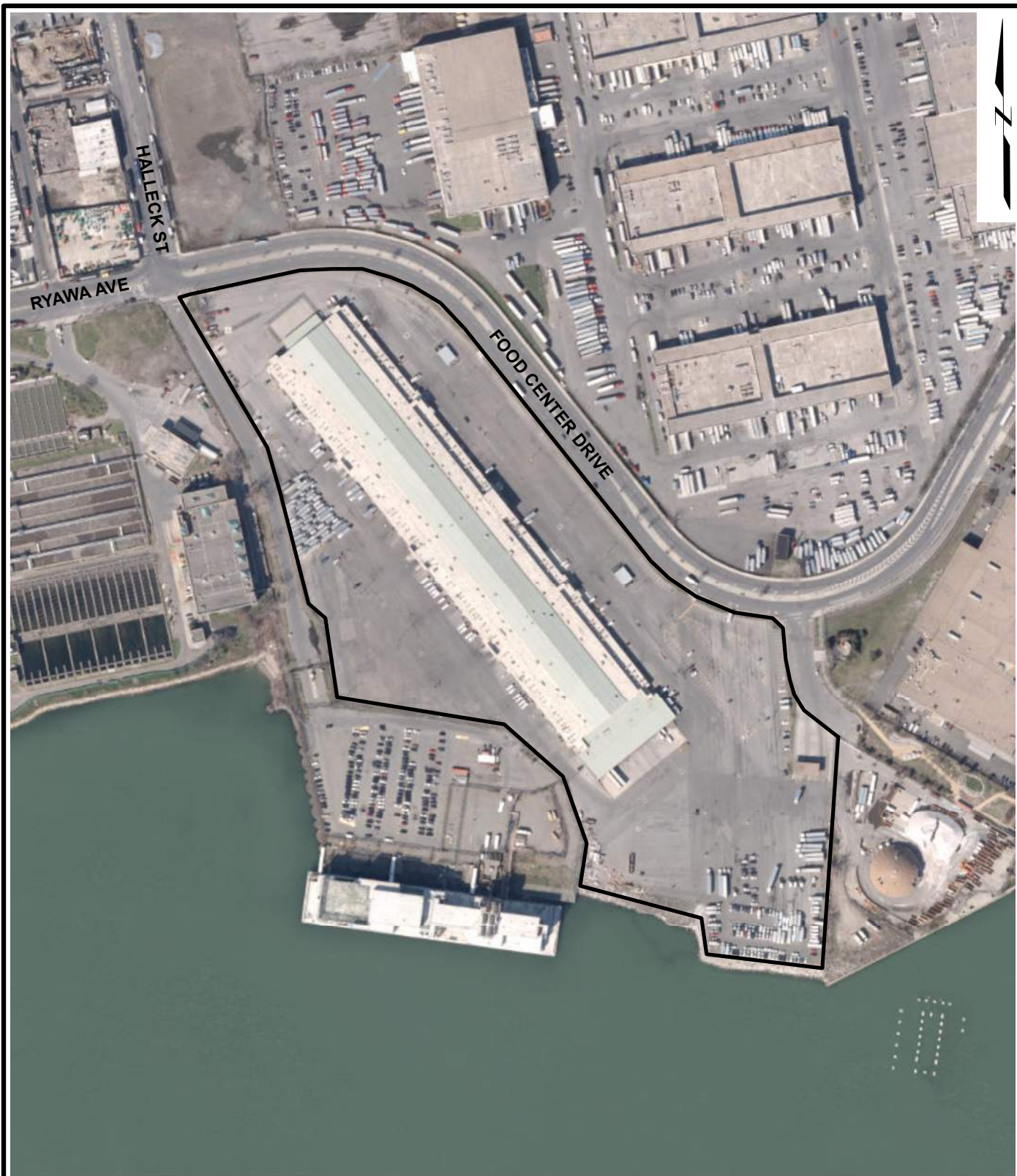


SITE LOCATION MAP

VCP Site #V00436-2

November 2021

Fig. 1



SOURCE:
1. 2020 ESRI WORLD IMAGERY

0 170 340
Feet

Hunts Point
Parcel B
Bronx, New York

New York City Economic Development Corporation
(NYCEDC)



VCP Site #V00436-2

SITE LAYOUT

November 2021

Fig. 2

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: March 30, 2019 to **September 16, 2021**

- | | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1. Is the information above correct? | X | <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"/> | X |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | X |
| 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"/> | X |
| 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"/> | X |

- | Box 2 | | |
|--------------------------------------------------------------------------------------------------|----------|--------------------------|
| | YES | NO |
| 6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial | X | <input type="checkbox"/> |
| 7. Are all ICs/ECs in place and functioning as designed? | X | <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
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
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

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☐

**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 Karina Gilbert at One Liberty Plaza New York, NY 10006,
print name print business address

am certifying as Owner, Representing City Of New York (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

11/12/2021

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 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)

11/10/2021

Date

Appendix B

Site Photographs



Photo 1: Facing south in the southern portion of Site. Minor cracking in the asphalt noted.



Photo 2: Facing west in the western portion of Site; low laying area with soil and debris accumulation. The engineering cap remains in place with some vegetation growing through cracks in the asphalt.



Photo 3: Facing east in the western portion of Site; areas of re-paving performed at an unknown date.



Photo 4: Facing west along the northwestern portion of Site; bulkhead along waterfront in good condition.



Photo 5: Facing west in the western portion of Site; location of guard shack installed in March 2019.



Photo 6: Facing south in the southwestern portion of Site; minor cracking present.



Photo 7: Facing south in the northeastern portion of Site; asphalt in good condition.



Photo 8: Facing north in the northern portion of Site; cracking and small potholes present.



Photo 9: Facing southeast in the eastern portion of Site; potholes and cracking noted in the asphalt, particularly surrounding the catch basins.



Photo 10: Facing west in the northern portion of Site; shows area of storm sewer drain repairs completed in March 2019. Asphalt and concrete in good condition.



Photo 11: Facing west 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 are present in the parking lot, particularly around the catch basins. No subgrade exposed.



Photo 12: Facing north 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.



Photo 13: Facing west 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, particularly around the catch basins. No subgrade exposed.



Photo 14: Facing northwest in the southern portion of Site; engineering controls are still in place and in good condition.

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:

Mrs. Tracey Bell
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