



Consulting
Engineers and
Scientists

2023 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:

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 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.

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.

2.0 Site Reconnaissance

The site reconnaissance was conducted on May 10th, 2023, by 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 Site owner representative, Steven Bettencourt, few disturbances to the surface cover system, including pavement repair and utility repair, made since the performance of the last PRR.

In January 2022, Cowboy Contracting and All Pro mobilized to Site to repair onsite drainage structures (catch basins). Due to settlement, Cowboy and All Pro were required to remove the pavement surrounding existing catch basins down to sub grade use of a skid-steer milling attachment (approximately 3 to 4 inches from top of asphalt), reset the catch basin to proper grade utilizing brick and concrete, and then repaving the area. During milling activities, dust control was constantly performed with a hydrant and hose. GEI performed air monitoring for dust/particulate matter with a DustTrak™ DRX Aerosol Monitor 8533 at each location for the duration of all surface disturbing activities. No exceedances of particulates were detected at any catch basin location. A Community Air Monitoring Summary is provided in **Table 1** below.

Table 1. Community Air Monitoring Summary

Date	Ground Intrusive Activity/Site Improvements	Exceedances? (Y/N)	Comments
1/25/2022	Milling around five (5) catch basins, stockpiling of millings on site.	No	No dust exceedances: dust control was constantly performed with a water hose.
1/26/2022	Cleared millings from around the five (5) catch basins and stockpiled the millings on site. Additional milling was performed around Catch Basin 3.	No	No dust exceedances: dust control was constantly performed with a water hose.
1/27/2022	Repaired the surficial castings of the five (5) catch basins and laid the rebar lattice to prepare for the concrete pour. Demolished the concrete pad surrounding Catch Basin 3 with a jack hammer.	No	No dust exceedances: dust control was constantly performed with a water hose.
1/28/2022	Pouring of concrete around five (5) repaired catch basins.	No	No exceedances of particulate matter or were noted at the station.

Cowbay Contracting and All Pro mobilized to Parcel B in August 2022 to repair potholes in the parking areas and internal roadways, repairs which included re-paving and use of a skid-steer milling attachment to grind and remove the top 3 to 4-inches of asphalt. The sub-base and soil beneath the pavement were not exposed or disturbed during this effort. During the asphalt repair effort, Cowbay implement dust suppression via a hydrant and hose. GEI performed air monitoring for dust/particulate matter with a DustTrak™ DRX Aerosol Monitor 8533. No exceedances of particulates were detected at any repair location. A Community Air Monitoring Summary is provided in **Table 2** below.

Table 2. Community Air Monitoring Summary

Date	Ground Intrusive Activity/Site Improvements	Exceedances? (Y/N)	Comments
8/29/2022	Milling around eleven (11) repair locations, stockpiling of millings on site.	No	No dust exceedances: dust control was constantly performed with a water hose.
8/30/2022	Milling around eleven (11) repair locations, stockpiling of millings on site.	No	No dust exceedances: dust control was constantly performed with a water hose.
8/31/2022	Milling around eleven (11) repair locations, stockpiling of millings on site. Preparation of repair locations for asphalt paving.	No	No exceedances of particulate matter or VOCs were noted at either station

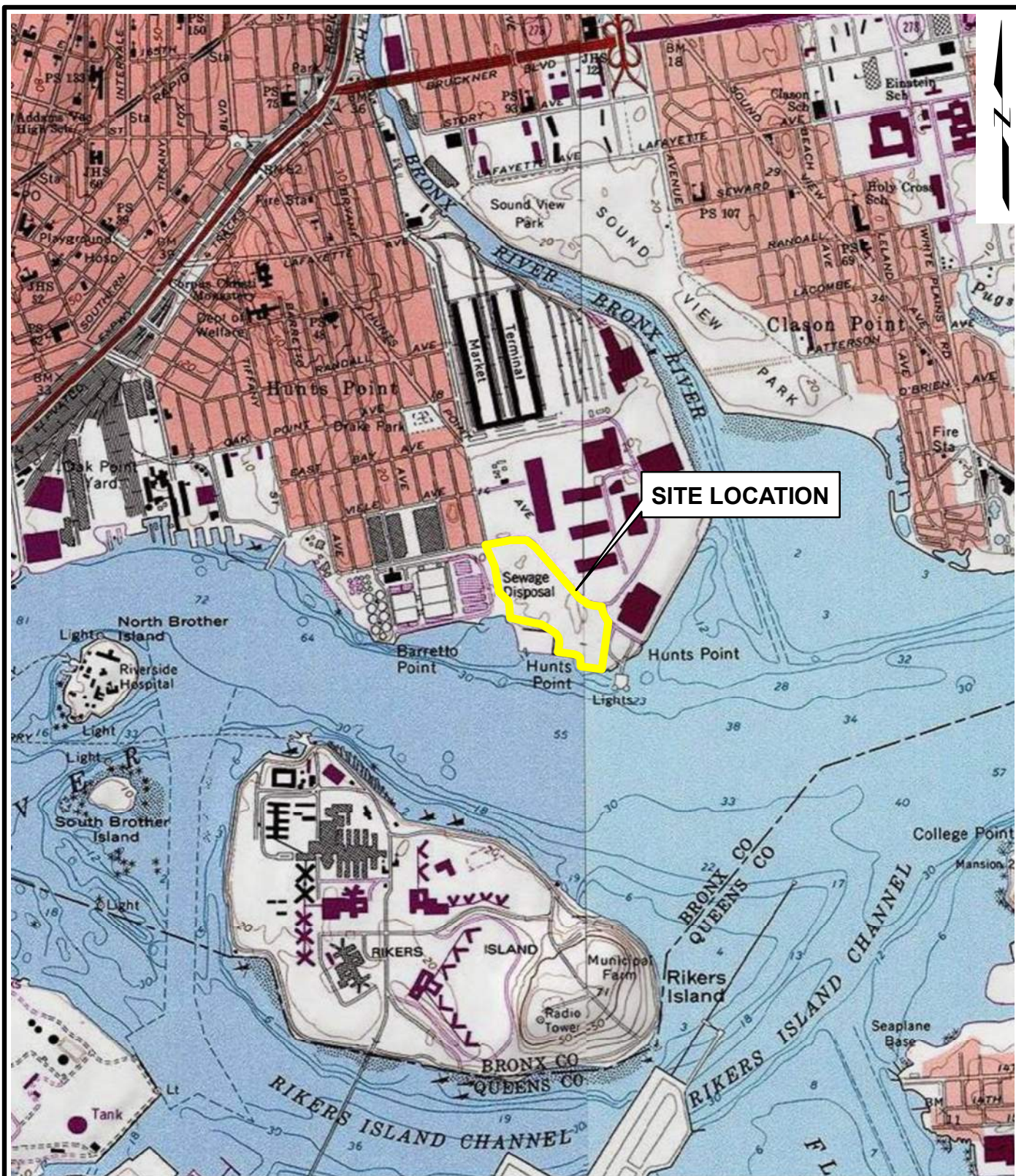
3.0 Conclusion

The previously installed ECs for Parcel B, NYSDEC VCP No. V00436, were disturbed to allow drainage structure and pavement repair, however the cap was replaced in kind after each effort. As of May 10th, 2023, 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 currently existing 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 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 in accordance with the SMP.

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

0 920 1,840
Feet

Hunts Point
Parcel B
Bronx, New York

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



SITE LOCATION MAP

VCP Site #V00436-2

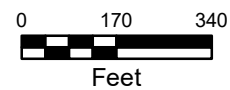
May 2023

Fig. 1



SOURCE:

1. 2020 ESRI WORLD IMAGERY



Hunts Point
Parcel B
Bronx, New York



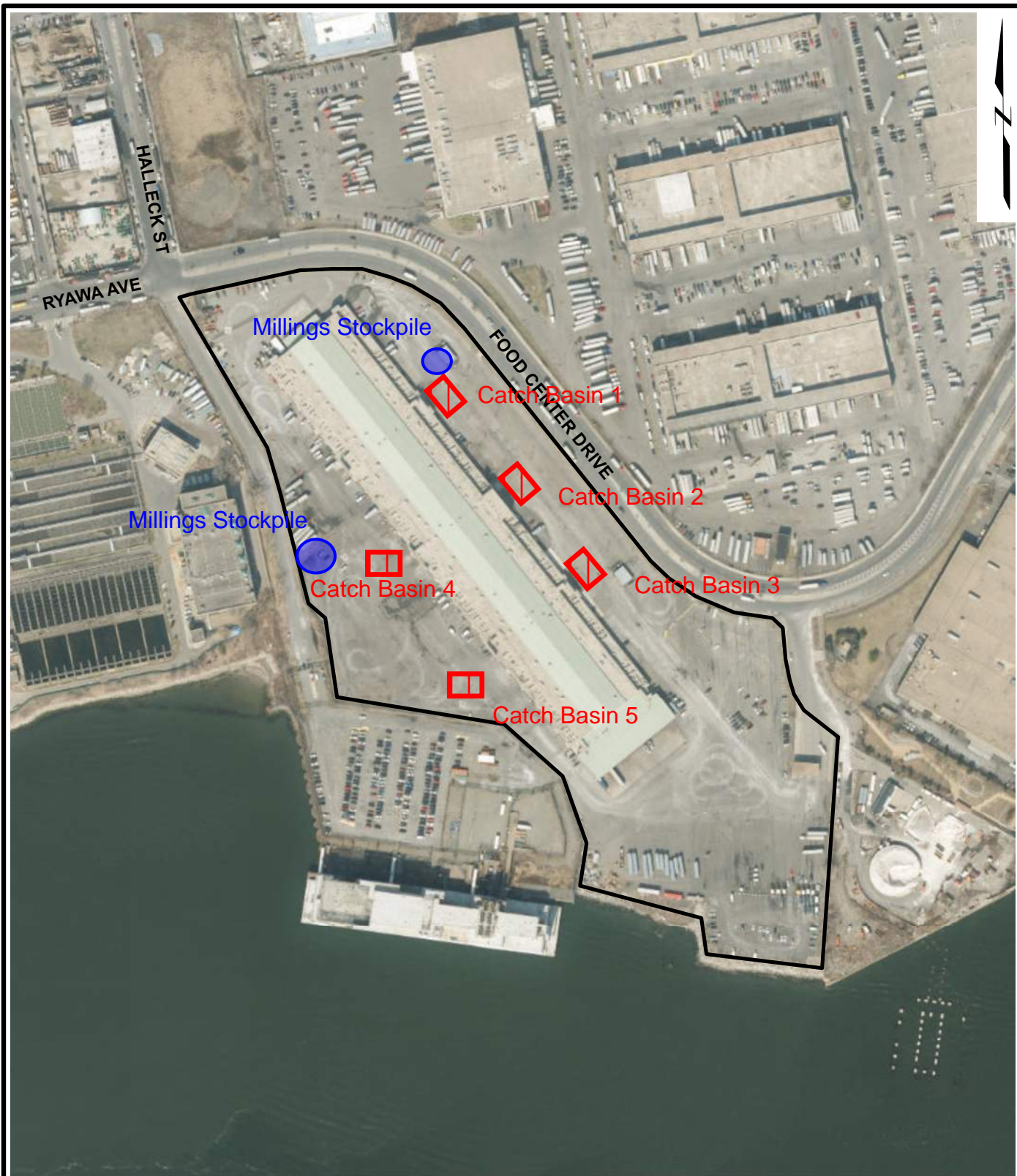
SITE LAYOUT

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

VCP Site #V00436-2

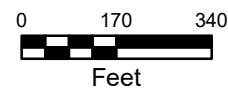
May 2023

Fig. 2



SOURCE:

1. 2020 ESRI WORLD IMAGERY



Hunts Point
Parcel B
Bronx, New York

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



**LOCATIONS OF JANUARY
2022 REPAIRS**

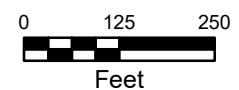
VCP Site #V00436-2

May 2023

Fig. 3



SOURCE:
1. 2020 ESRI WORLD IMAGERY



Hunts Point
Parcel B
Bronx, New York

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



**LOCATIONS OF AUGUST
2022 REPAIRS**

VCP Site #V00436-2

May 2023

Fig. 4

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: September 17, 2021 to May 10, 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?
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 ControlsParcelOwnerInstitutional Control**2780-73**

City of New York

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

City of New York

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

City of New York

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 ControlsParcelEngineering Control**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 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

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)

7/7/2023
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; stockpile of asphalt millings from onsite pavement and draining repairs.

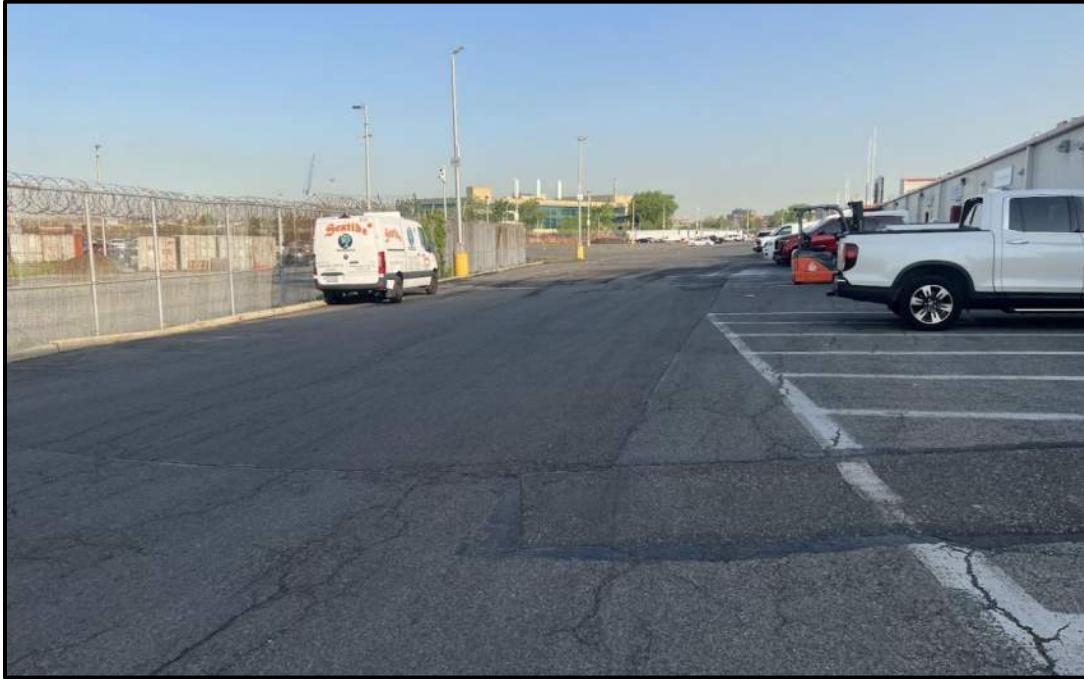


Photo 3: Facing northeast in the southwestern portion of Site; areas of re-paving performed in August 2022.



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



Photo 5: Facing northeast in the northeastern portion of Site; location of a catch basin repaired in January 2022.



Photo 6: Facing south in the southwestern portion of Site; area of previous asphalt patching completed in August 2022. Minor cracking present.



Photo 7: Facing southeast in the northeastern portion of Site; pavement in good condition with minor cracking. Previous utility repair in the background.

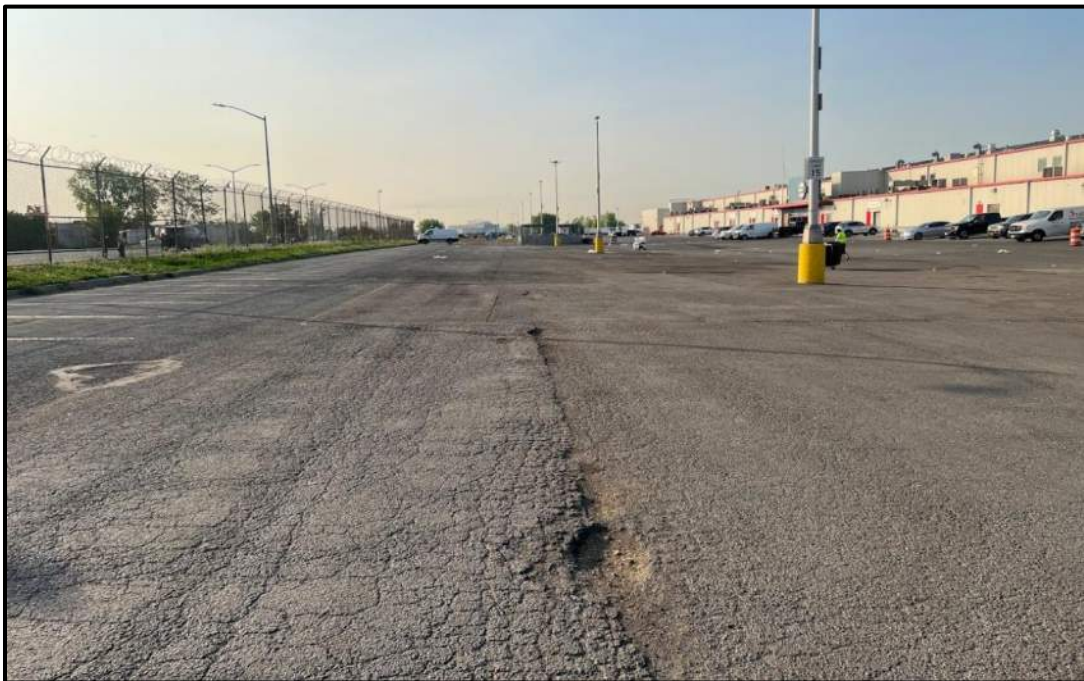


Photo 8: Facing southeast in the eastern portion of Site; cracking and small potholes present.

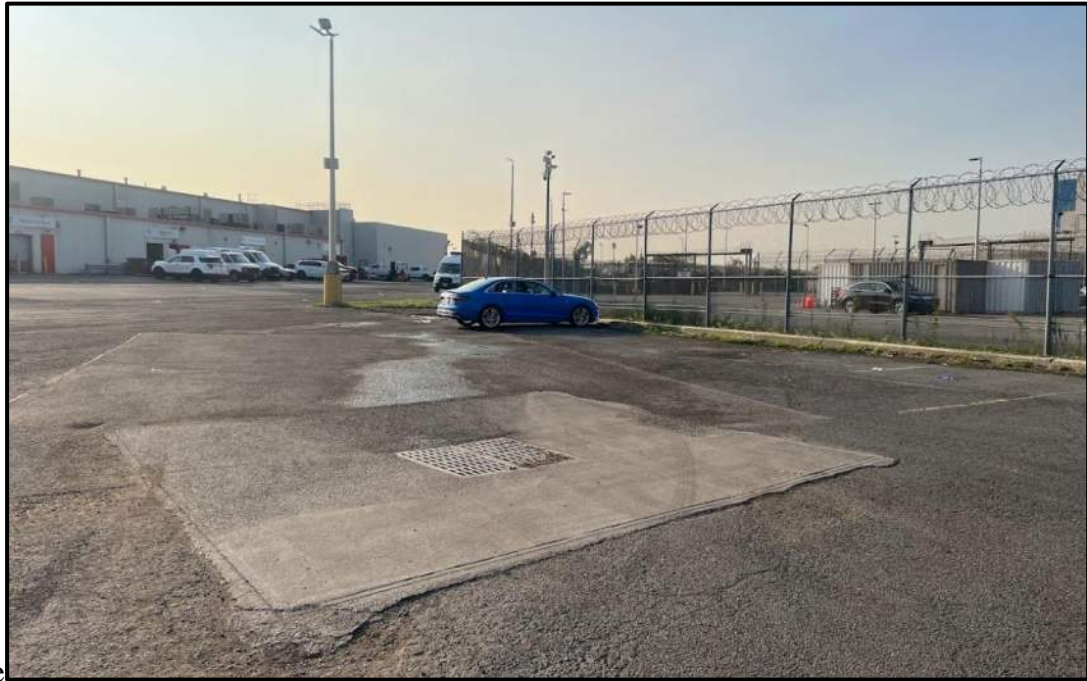


Photo 9: Facing southeast in the southern portion of Site; potholes and cracking noted in the asphalt surrounding catch basin (repaired in January 2022).

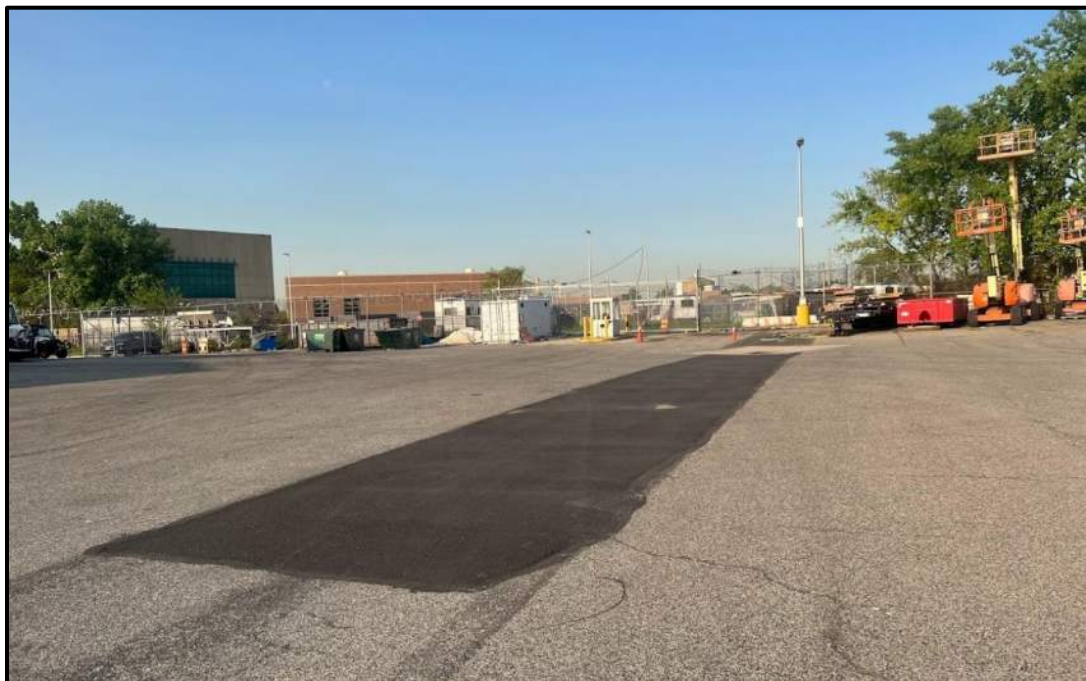


Photo 10: Facing west in the northern portion of Site; shows area asphalt repair completed in August 2022. Asphalt and concrete in good condition.



Photo 11: Facing southwest in the eastern portion of Site; engineering controls are still in place. Reinforced concrete pad and asphalt in good condition. Minor cracking in asphalt.



Photo 12: Facing south 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.

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