

2024 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

Submitted to:

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

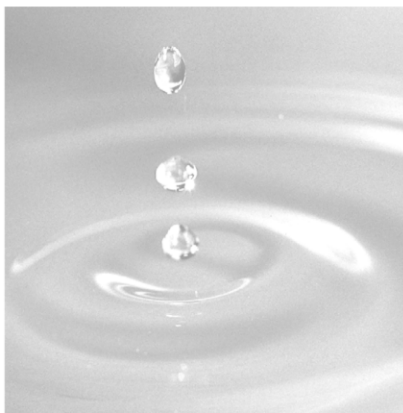
On Behalf of:

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
2.1.	June 2023	4
2.2.	July 2023	4
2.3.	August – September 2023	5
3.	Conclusion	6

List of Figures

Figure 1. Site Location

Figure 2. Site Layout

Figure 3. Site Disturbance Locations

Figure 4. Nitrogen Tank Foundation Location

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 Parcel B, located at 800 Food Center Drive (FCD) in 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) Marine Transfer Station (currently listed as an “Active” site on the NYSDEC Environmental Site Remediation Database; BCP Site No. C203115), 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) 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. The facility included various 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 Parcel B. The above-ground storage tanks included two 1,000,000-gallon tanks and two 150,000-gallon tanks that stored oil, as well as two 500,000-gallon tanks that stored tar. The underground storage tanks included one 2,000,000-gallon tank and four 7,500-gallon tanks, each of which reportedly stored oil. A former propane storage plant consisting of fourteen 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 Parcel 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 Parcel B as part of the NYSDEC-approved remedy signifying that the remedial objectives for the site have been met.

2. Site Reconnaissance

The site reconnaissance was conducted on June 18, 2024, by Savanna Marino and Matt Sellitti (GEI) along with the Operations Associate of NYCEDC Asset Management, Ms. Cristina Ventarola. 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, few disturbances to the surface cover system, including pavement repair and Site upgrades, have been made since the performance of the last PRR.

2.1. June 2023

In June 2023, All Pro mobilized to Site to repair potholes in the parking areas and internal roadways. Repairs included re-paving and use of a skid-steer milling attachment to grind and remove the top 3 to 4-inches of asphalt; repair locations are illustrated in **Figure 3**. The sub-base and soil beneath the pavement were not exposed or disturbed during this effort. During milling activities, dust control was constantly performed via a hydrant and hose, and a sweeper attachment. GEI performed air monitoring for dust/particulate matter with a DustTrak™ DRX Aerosol Monitor 8533 at each repair location for the duration of all surface disturbing activities. No exceedances of particulates were detected at any repair location. A Community Air Monitoring Summary is provided in Table 1 below.

Table 1. June 2023 Community Air Monitoring Summary

Date	Ground Intrusive Activity/ Site Improvements	Exceedances? (Y/N)	Comments
6/27/2023	Milling at 10 repair locations	No	No dust exceedances: dust control was constantly performed with a water hose
6/29/2023	Milling and sweeping at 20 repair locations - millings stockpiled on site	No	No dust exceedances: dust control was constantly performed with a water hose
6/30/2023	Sweeping and stockpiling of remaining millings; loading out millings to recycling facility. Paving 30 repair locations with asphalt	No	No dust exceedances: dust control was constantly performed with a water hose

2.2. July 2023

In July 2023, Eden General Construction Inc. (Eden) mobilized to site to install a concrete foundation slab (approximately 20 feet x 20 feet) for a proposed nitrogen tank to support facility processing and operations (**Figure 4**). Eden performed demolition and removal of the existing pavement, which was disposed of offsite at a recycling facility. Eden hand dug approximately 24 inches into the subsurface; no visual or olfactory impacts were noted in the shallow soils, which were staged onsite in a 20-cubic yard (cy) roll-off adjacent to the work area. The foundation footprint was lined with Sakrete ¾-inch gravel, which was purchased from a retailer (0.03 cubic yard bags), and a concrete slab poured with safety bollards installed around the slab. GEI performed air monitoring for dust/particulate matter and volatile organic compounds (VOCs) with a DustTrak™ DRX Aerosol Monitor 8533 and Honeywell RAE Systems

MiniRAE 3000+ Photoionization Detector (PID) at the foundation location for surface disturbing activities until 7/18/2023. On 7/18/2023, Kevin McCarty (GEI) corresponded with NYSDEC and it was agreed that air monitoring was not necessary for the remaining intrusive work to be performed the following day, 7/19/2023 (hand digging an additional 3 to 6 inches below ground level and lining the foundation floor with crushed stone) as minimal environmental risk was posed by these actions. Thereafter, the foundation was constructed of which did not require environmental monitoring. A Community Air Monitoring Summary is provided in Table 2 below.

Table 2. July 2023 Community Air Monitoring Summary

Date	Ground Intrusive Activity/ Site Improvements	Exceedances? (Y/N)	Comments
7/13/2023	Pavement demolition and removal	No	No dust or VOC exceedances: dust control performed via dampening (water)
7/14/2023	Hand digging within foundation footprint; soils staged in 20-cy roll-off	No	No dust or VOC exceedances: dust control on stand-by if necessary
7/18/2023	Hand digging within foundation footprint; soils staged in 20-cy roll-off	No	No dust or VOC exceedances: dust control on stand-by if necessary

2.3. August – September 2023

In August 2023, All Pro mobilized to Site to repair additional potholes in the parking areas, loading docks, and internal roadways. Repairs consisted of utilizing a skid-steer milling attachment to grind and remove the top 3 to 4-inches and repaving the area with asphalt; repair locations are illustrated in **Figure 3**. The sub-base and soil beneath the pavement were not exposed or disturbed during this effort. During milling activities, dust suppression was performed via dampening with a hydrant and hose and using a sweeper attachment. GEI performed air monitoring for particulate matter with a DustTrak™ DRX Aerosol Monitor 8533 for the duration of all surface-disturbing activities at each repair location. No exceedances of dust were detected during the repair effort. A Community Air Monitoring Summary is provided in Table 3 below.

Table 3. August – September 2023 Community Air Monitoring Summary

Date	Ground Intrusive Activity/ Site Improvements	Exceedances? (Y/N)	Comments
8/30/2023	Milling at 8 repair locations	No	No dust exceedances: dust control was constantly performed via water hose
8/31/2023	Milling 4 additional repair locations and sweeping - millings stockpiled on site	No	No dust exceedances: dust control was constantly performed via water hose
9/05/2023	Loading out millings to recycling facility. Paving 12 repair locations with asphalt	No	No dust exceedances: dust control was constantly performed via water hose

3. Conclusion

The previously installed engineering controls for Parcel B, also known as NYSDEC VCP No. V00436, were disturbed to allow pavement repair and the construction of a nitrogen tank foundation slab, however they were replaced in kind after each effort. As of June 18, 2024, the engineered cap, consisting of asphalt as well as unpaved areas overlain by geotextile fabric and one foot of clean fill, is observed to be in place and no modifications have been made to the building. None of the ECs at Parcel 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, and the AS/SVE system has not been in use since 2009. The bulkhead was also inspected and is noted to be in good condition.

Parcel B 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.

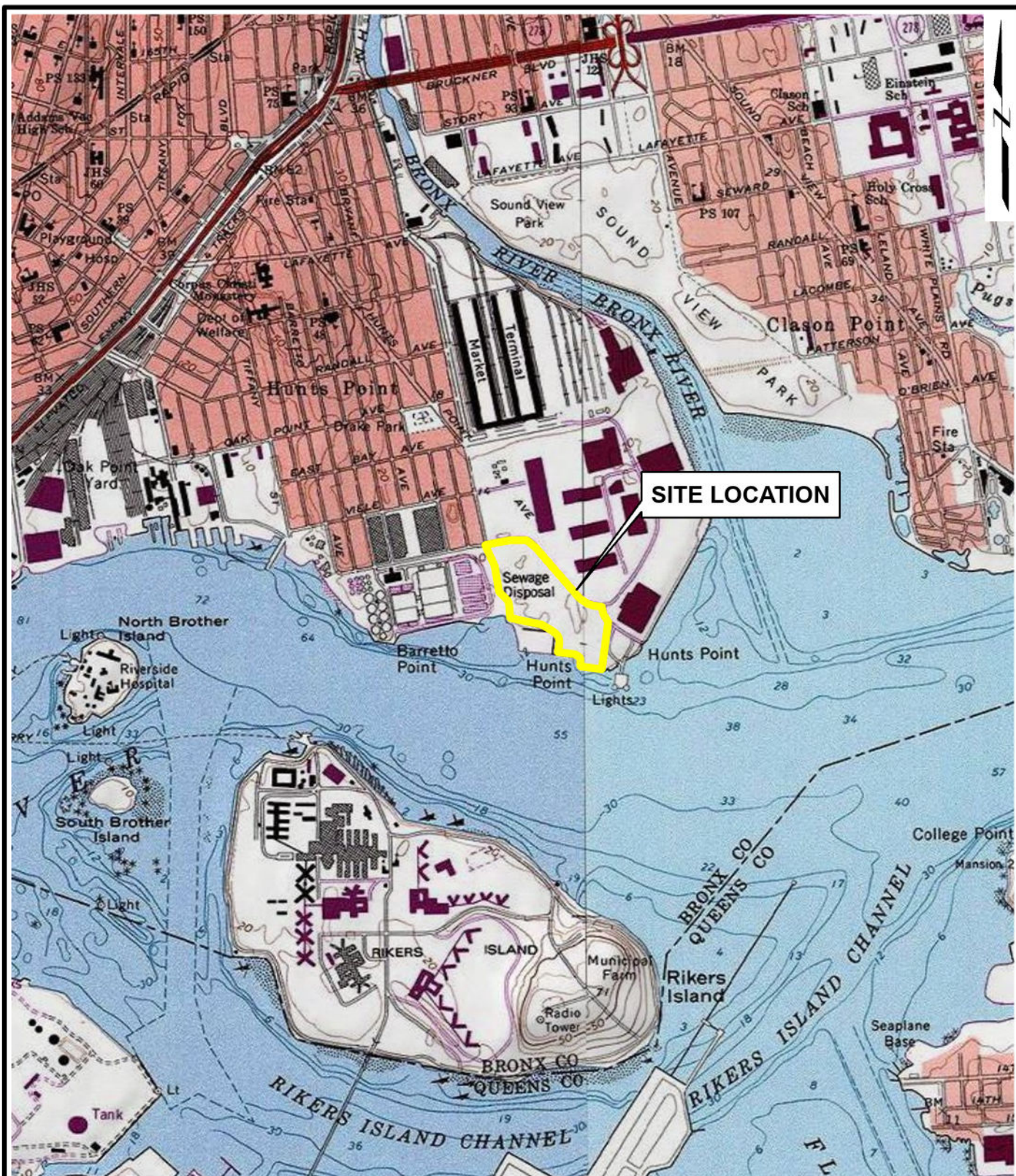
Figures

Figure 1. Site Location

Figure 2. Site Layout

Figure 3. Site Disturbance Locations

Figure 4. Nitrogen Tank Foundation Location



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

0 920 1,840
SCALE: 1:22,940

Periodic Review Report
Parcel B (VCP Site No. V00436-2)
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

0 170 340
SCALE: 1:4,120

Periodic Review Report
Parcel B (VCP Site No. V00436-2)
Bronx, New York

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

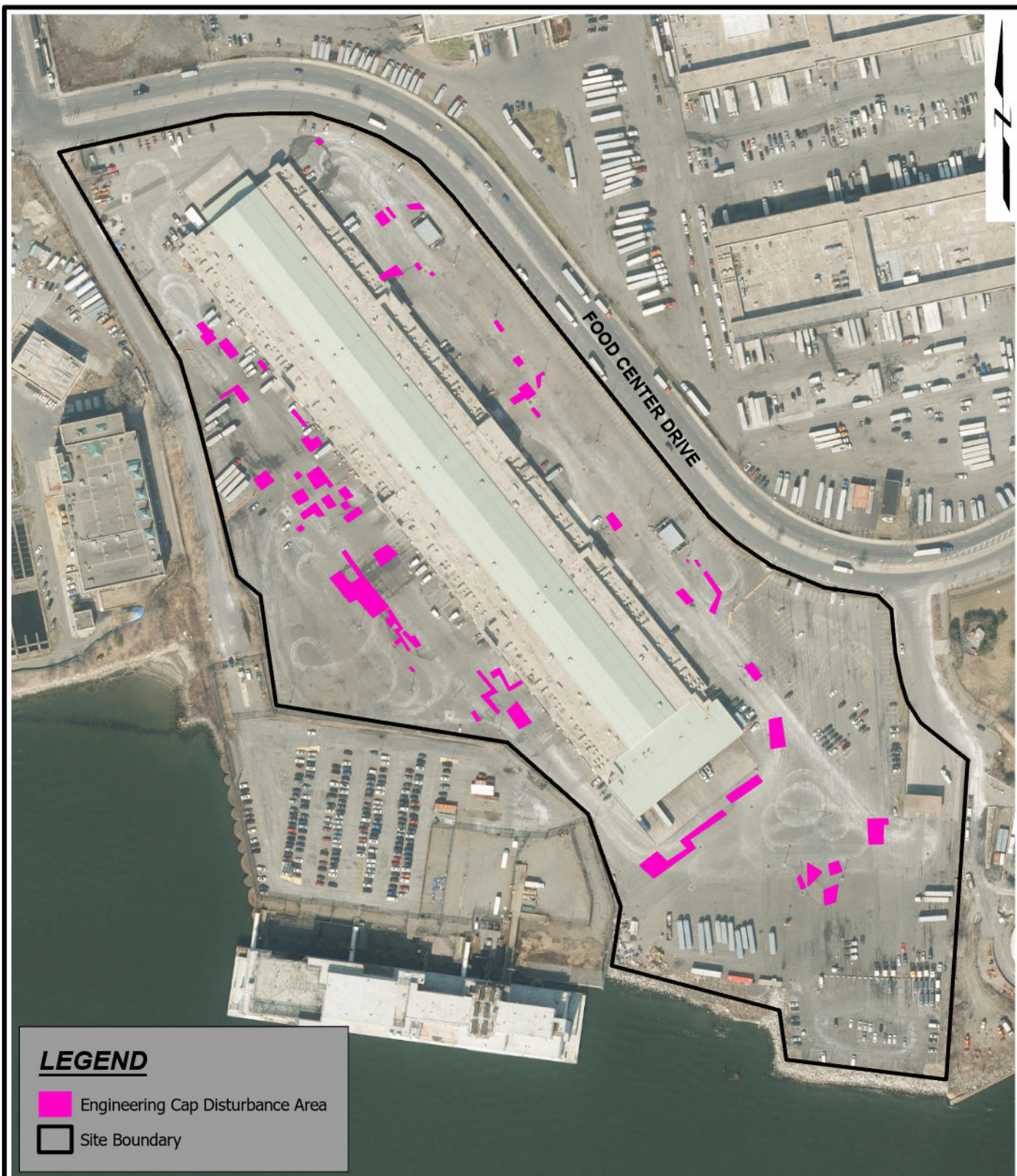


Project 1901379

SITE LAYOUT

July 2024

Fig. 2



LEGEND

- Engineering Cap Disturbance Area
- Site Boundary

SOURCE:
1. ESRI WORLD IMAGERY

0 125 250
SCALE: 1:2,985

Periodic Review Report
Parcel B (VCP Site No. V00436-2)
Bronx, New York

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



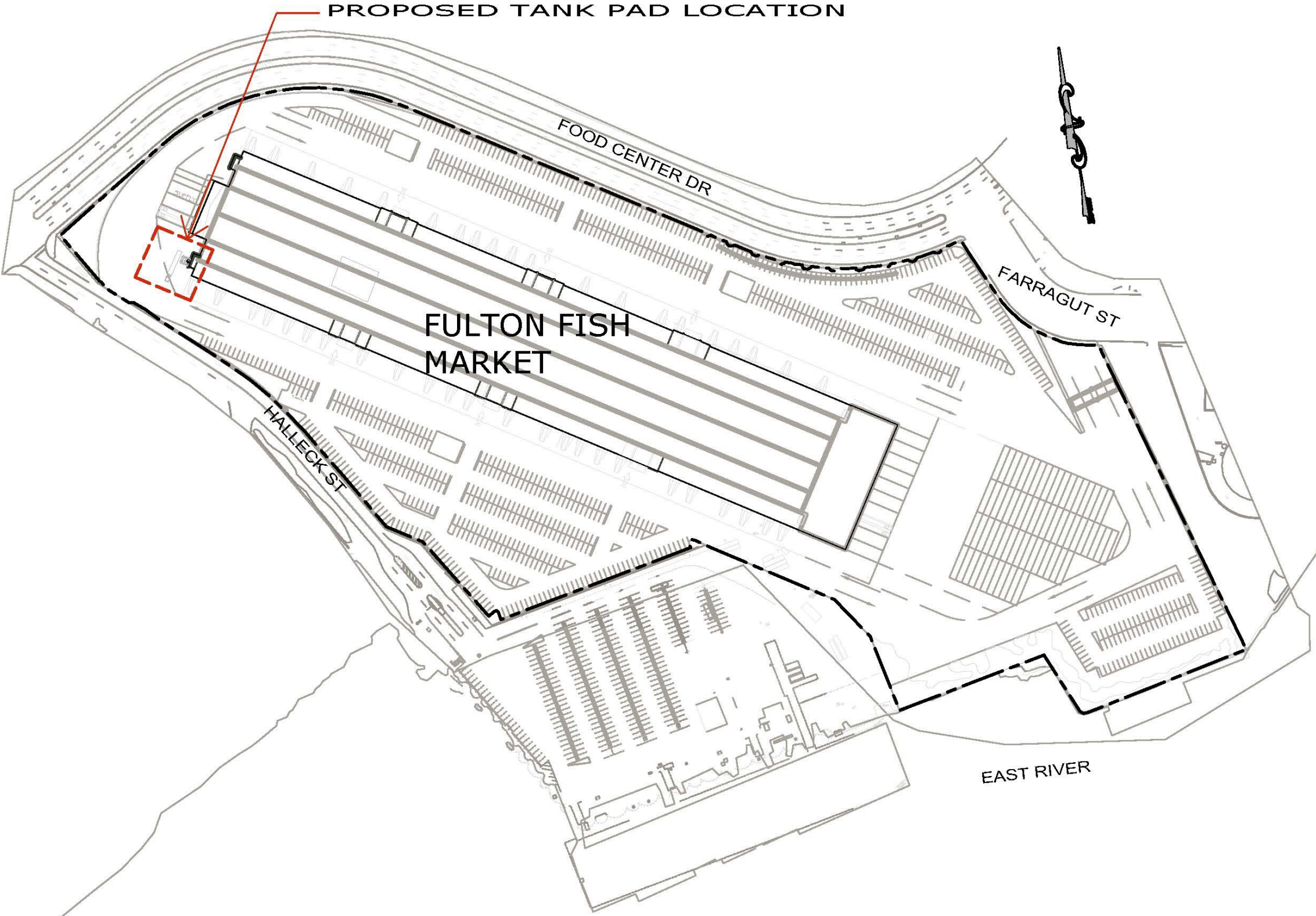
Project 1901379

**SITE DISTURBANCE
LOCATIONS**

July 2024

Fig. 3

PROPOSED TANK PAD LOCATION



HUNTS POINT MARKET
FULTON FISH MARKET
DISTRIBUTION FACILITY
FOOD CENTER DRIVE
BRONX, NEW YORK - 10704



2 AERIAL VIEW OF SITE
N.T.S.



3 AERIAL VIEW

1 BUILDING SITE PLAN
N.T.S.

DRAWING TITLE: BUILDING SITE PLAN



CYBUL ARCHITECTS
ARCHITECTS

1064 River Road EDGEWATER, NJ 07020
TEL 201 224-4100 FAX 201 224-0274

Martin Cybul
New York 015125
New Jersey C-7447

Date : 04/24/23
Project Name: FULTON FISH MARKET FREEZER CABINET
Project Number: 2301
Scale: N.T.S.
Drawn By : GR
Checked By : JAA

ARCHITECT SEAL

DRAWING NO.
Fig. 4
Nitrogen Tank Foundation
Location
1 Total 8

Appendix A NYSDEC Institutional and Engineering Controls Certification 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: May 4, 2023 to June 18, 2024

- | | 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	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 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 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

7/17/24

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)

7/10/2024
Date

Appendix B Site Photographs



Photo 1: Facing south in the northern portion of Site, along the western dock; nitrogen tank foundation slab, constructed in July 2023, in good condition with engineering controls in place.



Photo 2: Facing northwest in the eastern portion of Parcel B; area of pavement repair completed in September 2023, as well as prior asphalt patching and utility repair efforts. Minor cracking present.



Photo 3: Facing west in the western portion of Site, adjacent to the New York City Department of Environmental Protection Sewage Treatment Plant (NYCDEP STP); stockpiling of asphalt millings from previous onsite pavement repair efforts. Surrounding asphalt in fair condition, with minor cracking.



Photo 4: Facing south in the northwestern portion of Site; areas of pavement repairs completed in June and September 2023. Minor cracking present.



Photo 5: Facing west in northern portion of Site; former patching and reinforced concrete pad along the western dock in fair condition. Minor cracking in asphalt.



Photo 6: Facing east in the southern portion of Site; areas of pavement repair completed in September 2023. Reinforced concrete pad asphalt in fair condition. Minor cracking in asphalt present.



Photo 7: Facing northwest in the eastern portion of Site; engineering controls are still in place. Normal wear (minor cracking and potholes) from heavy truck traffic and patching from prior repair efforts noted.

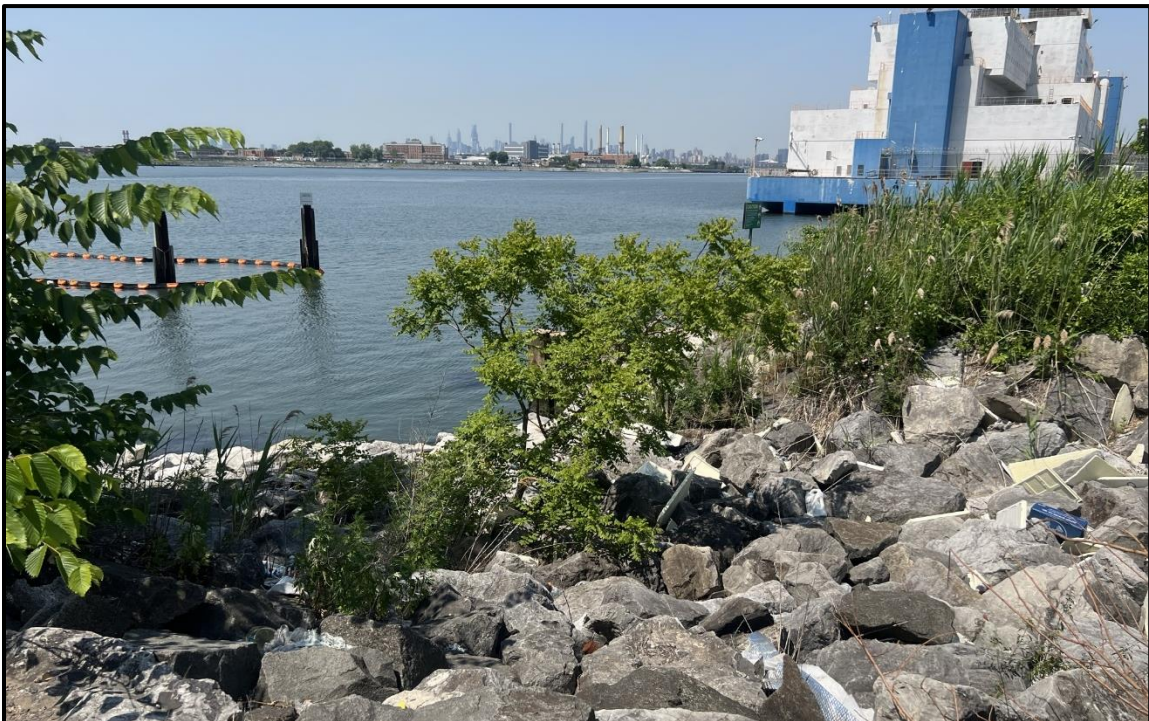


Photo 8: Facing south along the southern perimeter of Parcel B; bulkhead along the East River in fair condition.



Photo 9: Facing northeast in the eastern area of Site, near facility entrance; area of asphalt repair completed in September 2023. Minor wear in existing surrounding pavement.



Photo 10: Facing north along eastern perimeter of Parcel B; minor cracks and potholes noted. Unpaved area along fenceline in fair condition, with vegetation noted.

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