

Consulting
Engineers and
Scientists

2019 Periodic Review Report

Hunts Point Food Distribution Center Perimeter Site

For the Property located at Food Center Drive
Bronx, New York 10474
Former NYSDEC VCP Site No. V00641

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:

GEI Consultants, Inc., P. C.
1385 Broadway, 20th Floor
New York, NY 10018
212-687-8282

December 2019

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 Food Center Drive (FCD) in the borough and county of Bronx, New York (**Figure 1**). The Site was formerly part of the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) as Site No. V00641 and following remediation and submittal of an Interim Remedial Engineering Report, obtained Site closure in January 2005. In accordance with the former Voluntary Cleanup Agreement (VCA) between the City of New York and NYSDEC, and the former VCP, this PRR package has been completed and executed. The Institutional and Engineering Controls Certification Form is included as **Appendix A** of this report.

The Perimeter Site is located within the Hunts Point Food Distribution Center (HPFDC) and is owned by the City of New York and managed by NYCEDC. The Site was historically part of a Consolidated Edison of New York, Inc. (Con Edison) Manufactured Gas Plant (MGP) which included several structures, material storage, and numerous below ground utilities. Former investigative activities across the HPFDC have shown that contamination exists in three (3) dominant forms: coal tar, purifier waste and petroleum contaminated soil.

The Site, with a total of approximately 1.86 acres of land, may be broken into three primary areas: (1) the underlying portion of Food Center Drive; (2) the eastern portion of former VCP Site E OU-2; and (3) the southern portion of both the Anheuser Busch (AB) Redevelopment Parcel and Greenway Park (GP) Redevelopment Parcel (Iroquois Pipeline easement to the south of former VCP Site C) (**Figure 2**).

Following the installation of the Iroquois high-pressure gas transmission line within the Food Center Drive roadway, exposure to remaining contaminants in the Perimeter Site soils was eliminated by the installation of a cap. Subsequently, VCP Site C and the Iroquois Pipeline easement to the south of VCP Site C was developed as a large distribution facility for Anheuser-Busch. The AB portion of the Site was completed as asphalt parking with a landscaped strip along the southern fence. The landscaped area was capped by laying a geotextile fabric over the site fill materials, followed by one (1) foot of clean fill and plantings. In conjunction with the AB Parcel, the GP Parcel underwent redevelopment which included the rehabilitation of the waterfront bulkhead. During the bulkhead rehabilitation, the relieving platform and associated overburden (upland fill) materials were removed and then a geotextile overlain with stone and riprap was placed on the slope to stabilize the shoreline. All overburden material, classified as upland fill, was reused on Site C OU-1 as fill in accordance with a NYSDEC-approved Beneficial Use Determination (BUD) dated May 7, 2007. The upland section of the GP Parcel was completed by laying a geotextile fabric over the site fill materials, then one foot of clean fill was placed and the area was seeded. During the AB and GP Parcel redevelopments all materials

were handled in accordance with the approved Site C SMP as documented in the NYSDEC approved 2008 PRR.

The entrance to the VCP Site C portion of the Perimeter Site is set east of the CSX Railroad lines and has a locked gated entrance. The existing Iroquois Gas Pipeline maintenance facilities remain active, and in place near the southwestern terminus of VCP Site C. The portion of the Perimeter Site that underlies FCD is completely paved with asphalt roadway. The concrete median that runs down the center of FCD contains some tree plantings.

The purpose of this PRR is to certify that the conditions of the Site Management Plan (SMP) have been upheld since the last performed PRR. Specific conditions taken into consideration include those observed during the site reconnaissance, as well as the engineering controls (ECs) and institutional controls (ICs) in place for the Site as part of the NYSDEC-approved remedy signifying that the remedial objectives for the site have been maintained as the basis for the No Further Action (NFA) determination.

2.0 Site Reconnaissance

The site reconnaissance was conducted on April 10th, 2019 by Michael Briscoe and Stacey Ng (GEI). Photographs were taken during the site inspection and are included as **Appendix B**. As of this report, two (2) known disturbances to the surface cover system were made since the last PRR.

On January 9th, 2019, GEI performed environmental oversight and air monitoring for the excavation of test pits and road repairs within FCD. The work was performed by Triumph Construction. A total of five (5) 5 ft x 5 ft test pits were saw cut and excavated to various depths ranging from 12 inches to 40 inches beneath the road surface. No MGP-related impacts were noted in the excavated fill material. All test pits were backfilled with road base and the excavated fill was separated from any asphalt and concrete also removed from the roadway. Excess fill material generated from the excavations (approximately three (3) cubic yards) were transported to BCP Parcel A-2 for staging on and covered by poly sheeting until sampling for disposal can be performed.

On April 10th, between the entrances to Krasdale Foods and the Hunts Point Cooperative Market (Meat Market), GEI observed TC Systems/Westmoreland Construction installing a fiber optics/telecommunications line within the roadway of FCD. The intrusive work consisted of an approximate one-inch wide saw cut within the roadway leading into a 2 ft x 2 ft excavation within the elevated median. Excavated soil consisted of sand and historic fill material. The material did not show evidence of MGP-related waste and was placed back in the excavation after the line installation was complete. The contractor performed this work under Department of Transportation (DOT) Permit #: X01-2019094-A29 (**Appendix C**). All areas where the subsurface of FCD was disturbed was re-capped with either asphalt or concrete. As of December

4, 2019, no additional road opening permits were obtained or work performed within the Perimeter Site in association with the previously approved environmental holds by NYSDEC.

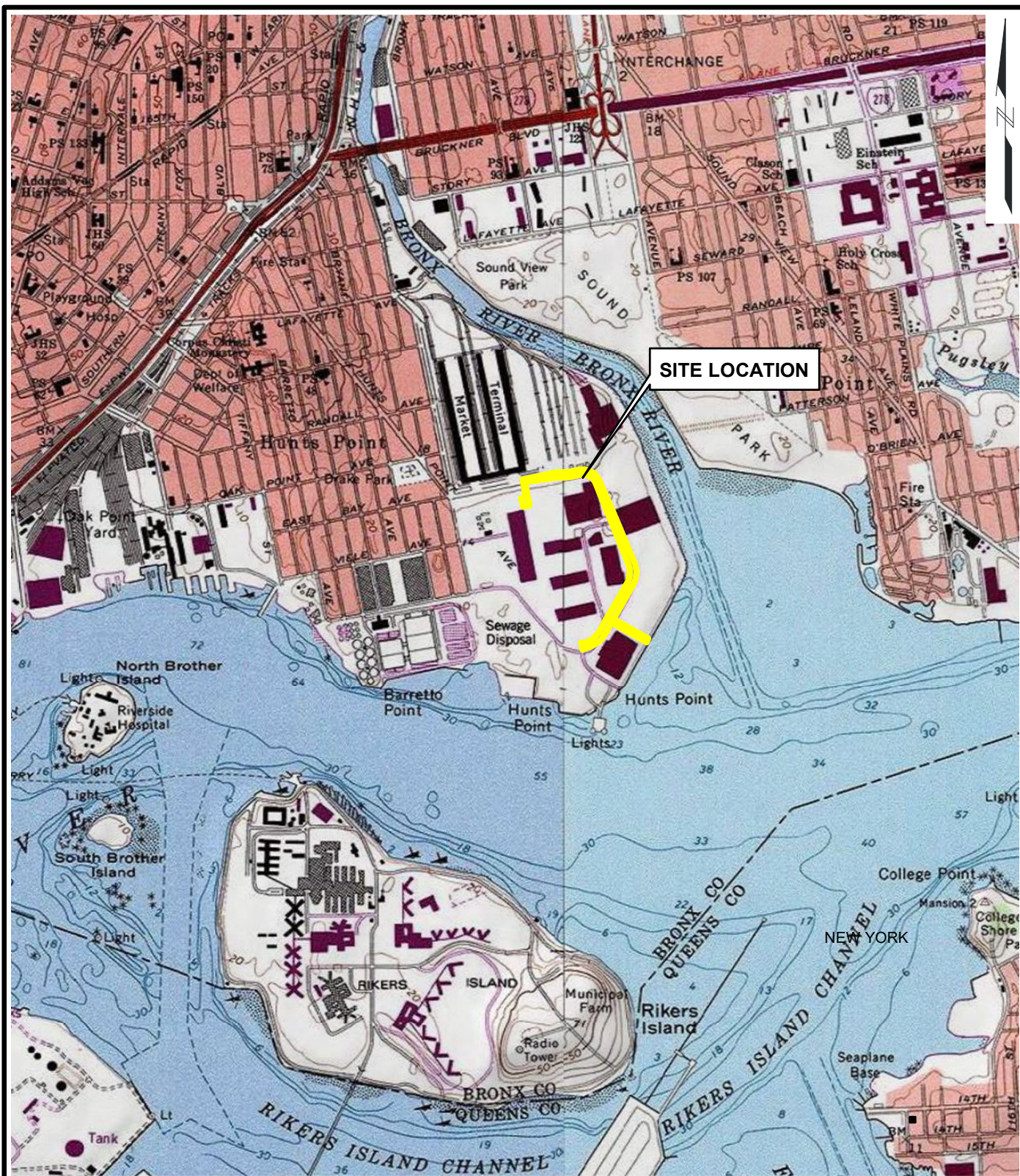
Aside from the work performed within the Food Center Drive roadway as described above, the remaining portions of the Perimeter Site (eastern portion of former VCP Site E OU-2 and area to the south of former VCP Site C) continue to have the proper engineering controls in place and are in good condition.

3.0 Conclusion

The previously installed EC's for the Perimeter Site, also known as former NYSDEC VCP Site No. V00641, were disturbed several times within the Food Center Drive roadway since the last PRR, and as of April 10th, 2019, none of the engineering controls have been altered in a way that would constitute a violation or failure to comply with the SMP for the site. All known areas that were disturbed during inspections have re-established the proper engineering controls and are capped to prevent human exposure to potential contaminants remaining within the subsurface of the Site.

The Perimeter Site also 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 and re-capping of the Site was performed in accordance with the SMP.

Figures



SOURCE:

1. USGS 7.5' TOPOGRAPHIC QUADRANGLES
CENTRAL PARK, NY; FLUSHING, NY
LATITUDE, LONGITUDE (WGS 1984)
40.8105 DEG LAT, -73.8714 DEG LONG

0 2,000 4,000



SCALE: 1" = 2000'

Perimeter
Hunts Point
Bronx, New York

NYC Economic Development Corporation
New York, New York



VCP Site #V00412-2

SITE LOCATION MAP

December 2019

Fig. 1



SOURCE:
1. 2018 ESRI WORLD IMAGERY

0 500 1,000
SCALE: 1" = 500'

Perimeter
Hunts Point
Bronx, New York

NYC Economic Development Corporation
New York, New York



VCP Site #V00412-2

SITE LAYOUT

December 2019

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. **V00641**

Site Name **Hunts Pt. FDC Perimeter**

Site Address: Food Center Drive Zip Code: 10474-

City/Town: Bronx

County: Bronx

Site Acreage: **1.86**

Reporting Period: March 25, 2016 to **April 10, 2019**

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial

☒ ☐

7. Are all ICs/ECs in place and functioning as designed?

☒ ☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcelOwnerInstitutional Control**2781-500**

Ms. Tracey Bell

Ground Water Use Restriction
IC/EC Plan
Landuse RestrictionSite Management Plan
O&M Plan

1. The realty subject to this Declaration of Covenants and Restriction is known as the Perimeter Site, and consists of certain property and improvements situated on Block 2781, Lot 500 in the Borough of the Bronx, County of Bronx, City and State of New York, bounded and described in a metes and bounds description attached as Schedule B and made part of this covenant;

2. Unless prior approval by the Department, or if the Department 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", is first obtained, there shall be no excavation at the Perimeter Site which threatens the integrity of the pavement or building foundations or which results in unacceptable human exposure to contaminated soils;

3. The owner of the Perimeter Site shall maintain the pavement or building foundations existing at the Perimeter Site or, after obtaining the written approval of the Department or Relevant Agency, shall cover the Perimeter Site with another material. If redevelopment or excavation occurs on the Perimeter Site, any soils that are excavated must be managed, characterized, and properly disposed of off-site in an approved and permitted landfill in accordance with regulations and directives of the Department or Relevant Agency, or re-deposited on-site and covered by filter fabric and a two-foot soil cover unless the owner demonstrates to the satisfaction of the Department or Relevant Agency that such soil is not contaminated with any substance that will pose a risk to human health;

4. The owner shall prohibit use of the Perimeter Site for purposes other than restricted commercial/industrial uses, without the express written waiver of such prohibition by the Department or Relevant Agency;

5. The owner of the Perimeter Site shall prohibit use of the groundwater underlying the Perimeter Site without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency;

Description of Engineering ControlsParcelEngineering Control**2781-500**

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. V00641

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 GRANT at NYC EDC
print name print business address

am certifying as REPRESENTING NYC (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 northeast towards the southern portion of Krasdale Foods/former VCP Site F; test pit performed within Food Center Drive with excavated fill material and asphalt/concrete debris (January 2019). No MGP-related impacts noted and roadway was re-capped with asphalt.



Photo 2: Facing north towards Krasdale Foods; two excavated test pits performed within Food Center Drive, backfilled with subbase material (January 2019). No MGP-related impacts were noted and the roadway was re-capped with asphalt.



Photo 3: Facing south; Halleck Street leading to entrance of Vernon C. Bain Center.



Photo 4: Facing west at the southwestern portion of Food Center Drive, adjacent to BCP Parcel A-2; roadway generally in good condition. Evidence of minor asphalt patching.



Photo 5: Facing east; Food Center Drive between the Fulton Fish Market (former VCP Site B) and the Meat Market (BCP Site 355 FCD). Roadway generally in good condition.



Photo 6: Facing north; FCD drive between Krasdale Foods (BCP Site 400 FCD) and the Meat Market (BCP Site 355 FCD). Minor cracking within the asphalt pavement.



Photo 7: Facing southeast; Food Center Drive between Anheuser Busch (former VCP Site C and the Meat Market (BCP Site 355 FCD). Median in good condition. Minor cracking and evidence of asphalt patching in the roadway (from January 2019 test pits).



Photo 8: Facing west towards Baldor Foods (BCP Site 155 FCD); TC Systems/Westmoreland Construction installing telecommunication line within Food Center Drive between the entrances for Krasdale (BCP Site 400 FCD) and the Meat Market (BCP Site 355 FCD).



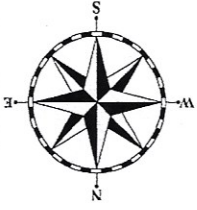
Photo 9: Facing north; excavated fill material within the median of Food Center Drive during telecommunication line installation. No evidence of MGP-related impacts were noted and the excavated fill was used as backfill in the same excavation.



Photo 10: Facing west; Food Center Drive outside the Baldor Foods facility entrance (BCP Site 155 FCD). Roadway cap in place and in good condition.

Appendix C

Road Opening Permits



Westmoreland Construction

3640 Provost Ave

Bronx New York

Proposed Work Diagram

Job #518-920 TC Systems

Node #BRX02_002

Location: Food Center Drive, Bronx, NY

Walk Through Completed: 8/30/18

Krassdale Foods
Entrance

Food Center Drive

NYC DoITT Specification 7-Conduit
Microtrench (Approx. 172 LF)

172'

12'

ECS Manhole
429-1378-1

New 17"x30"x24" TC
Systems Hand Hole

NOT PROTECTED
MON-FRI 9am-3pm
SAT 8am-6pm
SUN 9am-6pm

of Micro Ducts: 7
of Spare Ducts: 6

Hunts Point Coop
Market



**Information
Technology &
Telecommunications**

DoITT COC ID#: Micro. 2018.11.16.120743
COC valid 120 days: Expires: March 20, 2019

CERTIFICATE OF CONFIRMATION
NO EXCESS CAPACITY - MICROTRENCHING PERMITTED

Franchisee or Revocable Consent holder (Owner): TC SYSTEMS
Contractor: WESTMORELAND CONSTRUCTION
Borough: BRONX

Location Description:

On Street	From Street	To Street
<u>FOOD CENTER DRIVE</u>	<u>HALLECK STREET</u>	<u>FARRAGUT STREET</u>

As per Section 1-02(a) of the Title 67 rules pertaining to microtrenching by the City's telecommunications franchisees, the Department of Information Technology and Telecommunications (DoITT) presents this certificate confirming that there is NO excess conduit capacity in the location above. You must submit this certificate to the Department of Transportation (DOT) as part of your application for a permit to proceed with microtrenching.

- **Once a permit is obtained, and before construction begins, you must notify DoITT of the DOT permit issue date for tracking purposes.**
- **The "owner" must provide excess duct capacity as per section 1-03 of the microtrenching rules.**

Thank you for your anticipated cooperation.

Andrew M. Manshel
Assistant Commissioner, Franchise Administration

Date **November 20, 2018**

Please be advised that this certificate from DoITT does not include permitting for this location and applicant should seek the appropriate permits from DOT that will allow microtrenching to the extent sanctioned by the DOT permit.



NYC Department of Transportation

Office of Permit Management

STREET OPENING PERMIT

PERMIT#: X01-2019094-A29



ISSUED DATE: 4/4/2019 **PERMIT VALID FROM:** 4/10/2019 **TO:** 5/9/2019
BOROUGH: BRONX **PERMIT TYPE:** 0121 - CONSTRUCT OR ALTER MANHOLE &/OR CASTING
FEES (NON-REFUNDABLE): **ROADWAY TYPE:**
ADMINISTR \$135.00 **SIDEWALK TYPE:** CONCRETE
ATION FEE
TOTAL : \$135.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TC SYSTEMS, INC **LICENSE #:** DOITT
CONTACT NAME: OCH CHRISTOPHER J. **CONTRACT #:** None
PHONE: 2123876681 **SPONSORING AGENCY:** None
ADDRESS: 77 - WATER STREET, 24th FLOOR NEW YORK NY 10005

TO OPEN THE SIDEWALK AT:

HOUSE#:
ON STREET: FOOD CENTER DRIVE
FROM STREET: BEND
TO STREET: FARRAGUT STREET
LOCATION DETAILS: Install conduit from ECS MH to Hand hole on eastern most lane of Food Center Drive.

FOR PURPOSE OF:
RELATED AGENCY #:
FOR MAX. LENGTH OF: 25 FT

INSPECT DIST:

RECORDED: None

TRACKING #: 2019022200982810

COMM. BOARD:

SEQUENCE #: 0001

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

TAMPERING WITH OR KNOWINGLY MAKING A FALSE ENTRY IN OR FALSELY ALTERING THIS PERMIT MAY RESULT IN A RESTRICTION IN OBTAINING FUTURE NYCDOT PERMITS.

NYS LAW



NYC Department of Transportation

Office of Permit Management

STREET OPENING PERMIT

PERMIT#: X01-2019094-A29



CALL NEW YORK 811, INC. AT 1-800-272-4480 OR 811 BEFORE STREET OPENING EXCAVATIONS. NEW YORK STATE INDUSTRIAL CODE RULE 753 MANDATES 2-10 BUSINESS DAYS NOTICE PRIOR TO DIGGING.

PERMITTEE SHALL COMPLY WITH ALL OF THE FOLLOWING STIPULATIONS

SPECIFIC STIPULATION	XA
013	MAINTAIN A MINIMUM 5 FOOT CLEAR PEDESTRIAN WALK ON THE SIDEWALK
016	FULL WIDTH OF SIDEWALK SHALL BE OPENED TO PEDESTRIANS WHEN SITE IS UNATTENDED EXCEPT FOR CONCRETE CURING WHEN THAT PORTION OF THE SIDEWALK MAY REMAIN CLOSED PROVIDED ALL OTHER STIPULATIONS ON THIS PERMIT ARE COMPLIED WITH. THIS EXCEPTION DOES NOT APPLY IF STIPULATION 014 IS ALSO APPLIED TO THIS PERMIT.
038	ALL TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO SIGNS, CHANNELIZING DEVICES, FENCING AND MARKINGS SHALL BE PROVIDED, INSTALLED, MAINTAINED AND REMOVED BY THE PERMITTEE IN ACCORDANCE WITH THE MOST RECENT VERSION OF PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). OBTAIN THE MUTCD AT HTTP://MUTCD.FHWA.DOT.GOV .
040	OCCUPY 12 FOOT WIDTH OF ROADWAY; FULL WIDTH OF ROADWAY RESTORED TO TRAFFIC WHEN SITE IS UNATTENDED.
066	DO NOT PLACE MATERIALS, TRAILERS, CRANES, CONTAINERS, OR EQUIPMENT IN FRONT OF DRIVEWAYS, BUS STOPS, WITHIN FIFTEEN FEET OF A FIRE HYDRANT, IN AUTHORIZED PARKING ZONES OR BLOCKING ACCESS TO DEP WATER TESTING BOXES. IF WORK IS DIRECTLY IN ABOVE AREAS, MAY BE IN VICINITY DURING STIPULATED WORK HOURS BUT NOT WHEN SITE IS UNATTENDED.
074	WORK SATURDAY, 8AM-6PM AND SUNDAY 9AM-6P M. SECTION 24-224 ADMINISTRATIVE CODE VARIANCE GRANTED FOR HOURS AND DAYS STIPULATED HEREIN.
087	WORK 9AM - 3PM, MONDAY THROUGH FRIDAY
091	THIS PERMIT ACTIVITY MAY NOT START UNTIL THE PERMITTEE COORDINATES ALL WORK WITH ANY ONGOING CONSTRUCTION AND WITH THE PROJECT/RESIDENT ENGINEER FOR ANY ONGOING CAPITAL PROJECTS.
103	PARKING OF NON-COMMERCIAL VEHICLES ON THE STREET (ROADWAY AND SIDEWALK) WITHIN WORK ZONES IS PROHIBITED.
107	LOADING AND UNLOADING, STANDING OR PARKING IN A LANE ADJACENT TO THE WORK ZONE IN THE ROADWAY IS PROHIBITED. THIS APPLIES TO PERMITTEES AND ALL OF THEIR SUBCONTRACTORS.
NOISE1	BY SUBMITTING THIS APPLICATION AND/OR RENEWAL REQUEST, THE PERMITTEE CERTIFIES ITS COMPLIANCE WITH ALL APPLICABLE CITYWIDE CONSTRUCTION NOISE MITIGATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE DEVELOPMENT OF A COMPLIANT NOISE MITIGATION OR ALTERNATIVE NOISE MITIGATION PLAN. PLEASE CONTACT THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION (WWW.NYC.GOV/HTML/DEP/HTML/NOISE/CONSTRUCTION-NOISE.SHTML) FOR FURTHER INFORMATION.
SCHOOL	NO WORK TO BE PERFORMED WITHIN BLOCK FRONTING SCHOOL INCLUDING INTERSECTIONS FOR ONE HOUR PRIOR TO SCHOOL START TIME THROUGH ONE HOUR AFTER END OF SCHOOL TIME. PERMITTEE MUST NOTIFY SCHOOL PRINCIPAL IN WRITING 48 HOURS PRIOR TO BEGINNING ANY WORK. THIS STIP VOIDS ANY/ ALL OTHER CONFLICTING STIPS ON THIS PERMIT UNLESS ACCOMPANIED WITH VARIANCE STIP VAR001.
TMC001	CONTRACTORS WHO AT ANY TIME DURING THEIR PERMITTED WORK ENCOUNTER TRAFFIC SURVEILLANCE CAMERAS, DETECTION EQUIP OR ANY TYPE OF COMMUNICATION EQUIPMENT (WIRELESS OR HARD-WIRED) ON ANY NYCDOT FACILITY, THAT IS NOT INCLUDED ON THE DESIGN/BUILD DWGS, SHALL IMMEDIATELY NOTIFY NYCDOT TRAFFIC MANAGEMENT AT TMC@DOT.NYC.GOV & 718-433-3390/40 AND AWAIT DIRECTION PRIOR TO CONTINUING WORK



NYC Department of Transportation

Office of Permit Management

STREET OPENING PERMIT

PERMIT#: X01-2019094-A29



WAGE

NYC ADMINISTRATIVE CODE, 19-142, WORKERS ON EXCAVATIONS: A PERSON TO WHOM A PERMIT MAY BE ISSUED, TO USE OR OPEN A STREET, SHALL BE REQUIRED, BEFORE SUCH PERMIT MAY BE ISSUED, TO AGREE THAT NONE BUT COMPETENT WORKERS, SKILLED IN THE WORK REQUIRED OF THEM, SHALL BE EMPLOYED THEREON, AND THAT THE PREVAILING SCALE OF UNION WAGES SHALL BE THE PREVAILING WAGE FOR SIMILAR TITLES AS ESTABLISHED BY THE FISCAL OFFICER PURSUANT TO SEC. TWO HUNDRED TWENTY OF THE LABOR LAW, PAID TO THOSE SO EMPLOYED.





NYC Department of Transportation

Office of Permit Management

STREET OPENING PERMIT

PERMIT#: X01-2019094-A30



ISSUED DATE: 4/4/2019 PERMIT VALID FROM: 4/10/2019 TO: 5/9/2019
BOROUGH: BRONX PERMIT TYPE: 0172 - MICRO TRENCHING
FEES (NON-REFUNDABLE): ROADWAY TYPE: ASPHALT
ADMINISTR \$135.00 SIDEWALK TYPE: CONCRETE
ATION FEE
TOTAL : \$135.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TC SYSTEMS, INC. LICENSE #: DOITT
CONTACT NAME: OCH CHRISTOPHER J. CONTRACT #: None
PHONE: 2123876681 SPONSORING AGENCY: None
ADDRESS: 77 - WATER STREET, 24th FLOOR NEW YORK NY 10005

TO OPEN THE ROADWAY AND/OR SIDEWALK AT:

HOUSE#:
ON STREET: FOOD CENTER DRIVE
FROM STREET: BEND
TO STREET: FARRAGUT STREET
LOCATION DETAILS: Install conduit from ECS MH to Hand hole on eastern most lane of Food Center Drive.

FOR PURPOSE OF:
RELATED AGENCY #:
FOR MAX. LENGTH OF: 190 FT
INSPECT DIST: COMM. BOARD:
RECORDED: None SEQUENCE #: 0002
TRACKING #: 2019022200982810

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

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NYS LAW



NYC Department of Transportation

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PERMIT#: X01-2019094-A30



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PERMITTEE SHALL COMPLY WITH ALL OF THE FOLLOWING STIPULATIONS

SPECIFIC STIPULATION	XA
013	MAINTAIN A MINIMUM 5 FOOT CLEAR PEDESTRIAN WALK ON THE SIDEWALK
016	FULL WIDTH OF SIDEWALK SHALL BE OPENED TO PEDESTRIANS WHEN SITE IS UNATTENDED EXCEPT FOR CONCRETE CURING WHEN THAT PORTION OF THE SIDEWALK MAY REMAIN CLOSED PROVIDED ALL OTHER STIPULATIONS ON THIS PERMIT ARE COMPLIED WITH. THIS EXCEPTION DOES NOT APPLY IF STIPULATION 014 IS ALSO APPLIED TO THIS PERMIT.
038	ALL TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO SIGNS, CHANNELIZING DEVICES, FENCING AND MARKINGS SHALL BE PROVIDED, INSTALLED, MAINTAINED AND REMOVED BY THE PERMITTEE IN ACCORDANCE WITH THE MOST RECENT VERSION OF PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). OBTAIN THE MUTCD AT HTTP://MUTCD.FHWA.DOT.GOV .
040	OCCUPY 12 FOOT WIDTH OF ROADWAY; FULL WIDTH OF ROADWAY RESTORED TO TRAFFIC WHEN SITE IS UNATTENDED.
066	DO NOT PLACE MATERIALS, TRAILERS, CRANES, CONTAINERS, OR EQUIPMENT IN FRONT OF DRIVEWAYS, BUS STOPS, WITHIN FIFTEEN FEET OF A FIRE HYDRANT, IN AUTHORIZED PARKING ZONES OR BLOCKING ACCESS TO DEP WATER TESTING BOXES. IF WORK IS DIRECTLY IN ABOVE AREAS, MAY BE IN VICINITY DURING STIPULATED WORK HOURS BUT NOT WHEN SITE IS UNATTENDED.
074	WORK SATURDAY, 8AM-6PM AND SUNDAY 9AM-6P M. SECTION 24-224 ADMINISTRATIVE CODE VARIANCE GRANTED FOR HOURS AND DAYS STIPULATED HEREIN.
087	WORK 9AM - 3PM, MONDAY THROUGH FRIDAY
091	THIS PERMIT ACTIVITY MAY NOT START UNTIL THE PERMITTEE COORDINATES ALL WORK WITH ANY ONGOING CONSTRUCTION AND WITH THE PROJECT/RESIDENT ENGINEER FOR ANY ONGOING CAPITAL PROJECTS.
103	PARKING OF NON-COMMERCIAL VEHICLES ON THE STREET (ROADWAY AND SIDEWALK) WITHIN WORK ZONES IS PROHIBITED.
107	LOADING AND UNLOADING, STANDING OR PARKING IN A LANE ADJACENT TO THE WORK ZONE IN THE ROADWAY IS PROHIBITED. THIS APPLIES TO PERMITTEES AND ALL OF THEIR SUBCONTRACTORS.
NOISE1	BY SUBMITTING THIS APPLICATION AND/OR RENEWAL REQUEST, THE PERMITTEE CERTIFIES ITS COMPLIANCE WITH ALL APPLICABLE CITYWIDE CONSTRUCTION NOISE MITIGATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE DEVELOPMENT OF A COMPLIANT NOISE MITIGATION OR ALTERNATIVE NOISE MITIGATION PLAN. PLEASE CONTACT THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION (WWW.NYC.GOV/HTML/DEP/HTML/NOISE/CONSTRUCTION-NOISE.SHTML) FOR FURTHER INFORMATION.
SCHOOL	NO WORK TO BE PERFORMED WITHIN BLOCK FRONTING SCHOOL INCLUDING INTERSECTIONS FOR ONE HOUR PRIOR TO SCHOOL START TIME THROUGH ONE HOUR AFTER END OF SCHOOL TIME. PERMITTEE MUST NOTIFY SCHOOL PRINCIPAL IN WRITING 48 HOURS PRIOR TO BEGINNING ANY WORK. THIS STIP VOIDS ANY/ ALL OTHER CONFLICTING STIPS ON THIS PERMIT UNLESS ACCOMPANIED WITH VARIANCE STIP VAR001.
TMC001	CONTRACTORS WHO AT ANY TIME DURING THEIR PERMITTED WORK ENCOUNTER TRAFFIC SURVEILLANCE CAMERAS, DETECTION EQUIP OR ANY TYPE OF COMMUNICATION EQUIPMENT (WIRELESS OR HARD-WIRED) ON ANY NYCDOT FACILITY, THAT IS NOT INCLUDED ON THE DESIGN/BUILD DWGS, SHALL IMMEDIATELY NOTIFY NYCDOT TRAFFIC MANAGEMENT AT TMC@DOT.NYC.GOV & 718-433-3390/40 AND AWAIT DIRECTION PRIOR TO CONTINUING WORK



NYC Department of Transportation

Office of Permit Management

STREET OPENING PERMIT

PERMIT#: X01-2019094-A30



WAGE

NYC ADMINISTRATIVE CODE, 19-142, WORKERS ON EXCAVATIONS: A PERSON TO WHOM A PERMIT MAY BE ISSUED, TO USE OR OPEN A STREET, SHALL BE REQUIRED, BEFORE SUCH PERMIT MAY BE ISSUED, TO AGREE THAT NONE BUT COMPETENT WORKERS, SKILLED IN THE WORK REQUIRED OF THEM, SHALL BE EMPLOYED THEREON, AND THAT THE PREVAILING SCALE OF UNION WAGES SHALL BE THE PREVAILING WAGE FOR SIMILAR TITLES AS ESTABLISHED BY THE FISCAL OFFICER PURSUANT TO SEC. TWO HUNDRED TWENTY OF THE LABOR LAW, PAID TO THOSE SO EMPLOYED.





UTILITY NOISE MITIGATION PLAN

I. CONTACT INFORMATION

Name of Responsible Party as defined in 15RCNY §28-106(a) Utility and/or Contractor and/or Sub-contractor: Westmoreland Construction Inc.		Phone Number: 718-994-3111	Email: lconingsby@westmoreland-nyc.com
Work Site Location(s) by Block, Stretch, or Intersection: Food Center Dr & Bend & Fanagut St.			Borough: Bronx
Approved Work Schedule:	<input checked="" type="checkbox"/> Weekdays	<input checked="" type="checkbox"/> Saturday	<input checked="" type="checkbox"/> Sunday
Daytime:	From 9am To 3pm	From 8am To 6pm	From 9am To 6pm
Nighttime:	From - To	From - To	From - To
DOT PERMIT # (If needed): X01-2019094-A29		<input type="checkbox"/> Posted on site <input type="checkbox"/> Available at:	

II. SITE-SPECIFIC INFORMATION

- Residents within 200 feet of a construction site shall be given notice when work is scheduled for longer than 3 days during regular construction hours and afterhours. Conspicuous posting of such information, or where necessary notification of building managers/owners, shall satisfy this requirement.
- The owner/operator of sensitive receptors, within 50 feet of this site, shall be contacted when practicable to coordinate work to minimize impact on the property.
- Vehicle engine idling at site shall be prevented in accordance with NYC Ad. Code §24-163.
- All street plates at this site, shall be installed and properly secured in accordance with 34RCNY §2-11(10) (e)
- All rules of 28RCNY §106 apply.

III. CONSTRUCTION DEVICES

This Plan certifies that all equipment indicated in this Mitigation Plan is maintained to operate in accordance with the manufacturer's operating specifications and has been equipped with appropriate manufacturer's noise reducing devices.

Check applicable boxes listed below:

When the specific devices listed below are utilized, the use of barriers is not required unless the Department of Environmental Protection (DEP) receives complaints.

NOTE: All devices must have manufacturer's noise reduction device installed and properly functioning.

- ☒ JACKHAMMERS (including chisel hammer attached to a vehicle like a backhoe)
- ☒ BACKHOES **Cat 476 / 480** method of mitigating device.
- ☐ GENERATORS (Noise mitigation required - noise insulating fabric or other such techniques)
- ☒ COMPRESSORS (Noise mitigation required - noise insulating fabric or other such techniques)
- ☐ PUMPS (Noise mitigation required - noise insulating fabric or other such techniques)
- ☒ OTHER **Concrete saw, core cut, etc. etc.**

IV. SPECIALIZED EQUIPMENT

The vehicles listed in the dropdown menu below and other vehicles with internal combustion motors shall require noise mitigation measures as specified by the DEP, such as the use of noise-insulating material or other such techniques that do not interfere with engine operation. The location of receptors should be considered in the placement and use to minimize noise impact.

☐ BACKUP ALARMS (Required January 2008)

<input checked="" type="checkbox"/> Roding Truck	<input type="checkbox"/> Flusher Vac Truck	<input type="checkbox"/> Pavement Core Drilling Truck	<input type="checkbox"/> Vacuum Excavator Truck
Method of mitigating any of the above devices:			

Appendix D

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
1 Liberty Plaza
New York, NY 10006

Or

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