



2021 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
1 Liberty Plaza
New York, New York 10006

Prepared by:

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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 remedy was completed in 2005 under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) under Site No. V00641. 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 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 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 2008 NYSDEC- approved 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 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, no known disturbances to the surface cover system were made since the last PRR.

The three portions of the Perimeter Site (Food Center Drive roadway, 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, with the exception of some minor cracking and potholes of various depths and sizes throughout the roadway.

From October 28-29 and November 1-3, 2021, Cowboy Contracting and All Pro mobilized to Site to perform pothole repairs which included re-paving and occasional 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 was not exposed at any point during the repairs. GEI performed air monitoring only on November 3, 2021, during milling activities for dust/particulate matter with a personal DataRAM (pDR-1000AN) monitor. During milling activities, dust control was constantly performed with a water tote and hose. There were occasionally brief downwind fluctuations of particulates up to 0.5 mg/m³, however, elevated readings typically subsided within 30 seconds. Background/upwind concentrations and Time Weighted Averages (TWA) typically averaged around 0.025 mg/m³ and 0.05 mg/m³, respectively. A Community Air Monitoring Summary is provided in **Table 1** below.

Table 1. Community Air Monitoring Summary

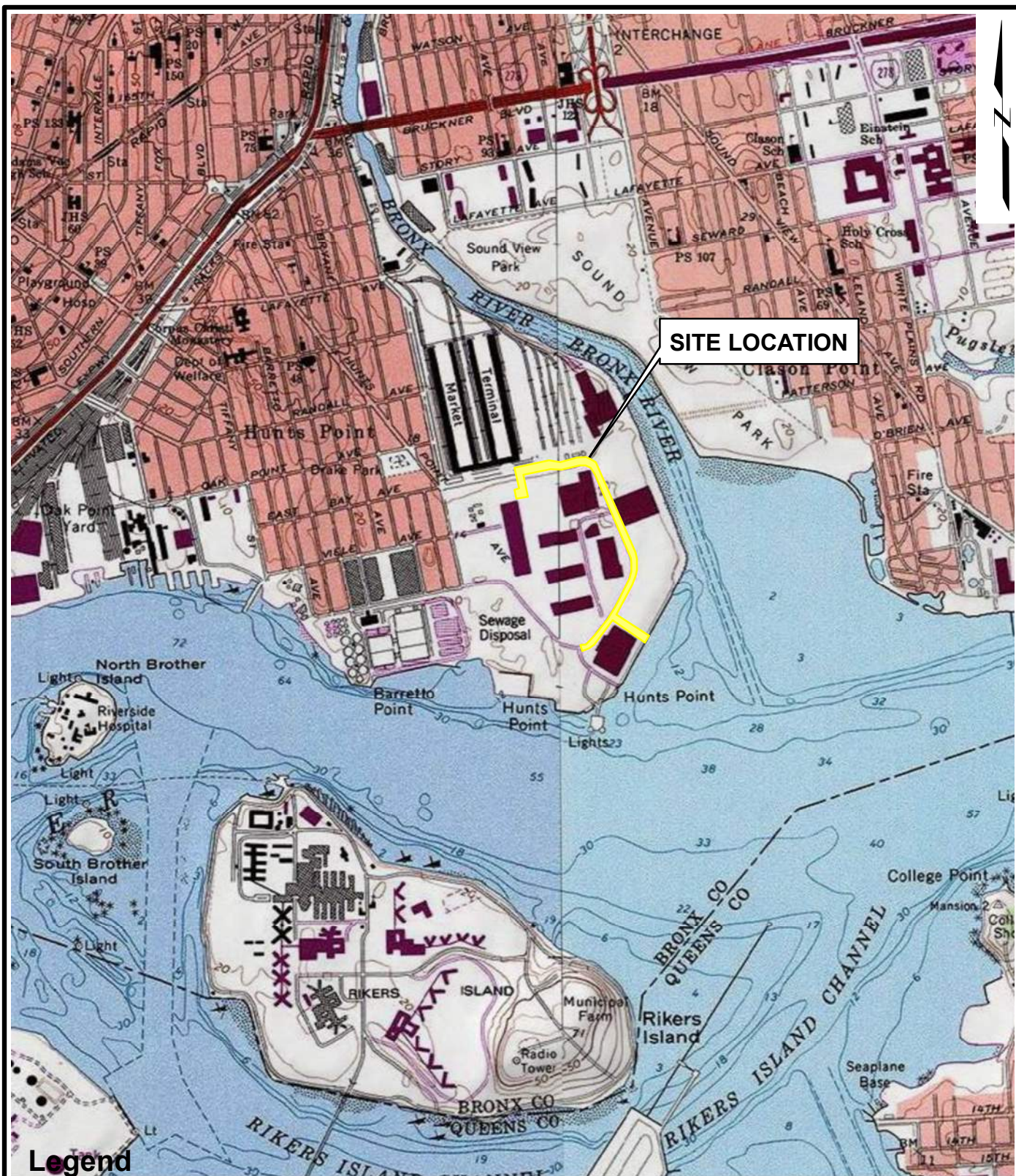
Date	Ground Intrusive Activity/Site Improvements	Exceedances? (Y/N)	Comments
11/3/2021	Roadway pothole repairs - asphalt milling and re-paving	No	No extended exceedances (0.1 mg/m ³ above background for more than 15 minutes) of dust occurred during milling activities. Dust control was constantly performed with a water hose.

3.0 Conclusion

Aside from pothole repairs in Food Center Drive, the previously installed ECs for the Perimeter Site, also known as NYSDEC VCP Site No. V00641, have not been disturbed within the eastern portion of VCP Site E OU-2 and the area to the south of VCP Site C since the last PRR. As of September 16th, 2021, 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 designated areas have 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 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
 Perimeter
 Bronx, New York

New York City Economic Development Corporation
 (NYCEDC)



SITE LOCATION MAP

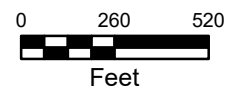
VCP Site #V00412-2

November 2021

Fig. 1



SOURCE:
1. 2020 ESRI WORLD IMAGERY



Hunts Point
Perimeter
Bronx, New York

New York City Economic Development Corporation
(NYCEDC)



SITE LAYOUT

VCP Site #V00412-2

November 2021

Fig. 2

Appendix A

NYSDEC Periodic Review Report Form

Site Details

Site No. V00641

Box 1

Site Name Hunts Pt. FDC Perimeter

Site Address: Food Center Drive Zip Code: 10474-

City/Town: Bronx

County: Bronx

Site Acreage: 1.860

Reporting Period: April 10, 2019 to September 16, 2021

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 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 west towards the western portion of Iroquois Gas Pipeline maintenance facilities.



Photo 2: Facing north towards the Meat Market (BCP Site 355 FCD); adjacent to former VCP Site C; roadway generally in good condition. Evidence of minor asphalt patching.



Photo 3: Facing north; FCD between Krasdale Foods (BCP Site 400 FCD) and the Meat Market (BCP Site 355 FCD). Minor cracking within the asphalt pavement. Location of two test pits performed in January 2019 in the background with cap still in place.



Photo 4: Facing northwest at the northeast portion of Food Center Drive, adjacent to the Meat Market (BCP Site 355 FCD) entrance; roadway generally in good condition. Evidence of asphalt patching.



Photo 5: Facing east; Food Center Drive between Baldor Foods (BCP Site 155 FCD); and BCP Site D. Minor cracking and potholes within the asphalt pavement.



Photo 6: Facing south; service road leading to Iroquois Gas Pipeline maintenance facilities.



Photo 7: Facing west towards Baldor Foods (BCP Site 155 FCD). Median in good condition. Minor cracking in the roadway.



Photo 8: Facing west towards Baldor Foods (BCP Site 155 FCD). Minor cracking in asphalt around former railway lines.



Photo 9: Facing west towards Baldor Foods (BCP Site 155 FCD). Minor cracking in asphalt around Con Edison manhole.



Photo 10: Facing northwest; Food Center Drive between Krasdale Foods (BCP Site 400 FCD) and the Meat Market (BCP Site 355 FCD). Roadway cap in place and in good condition with minor cracking and evidence of asphalt patching.



Photo 11: Facing northeast towards Krasdale Foods (BCP Site 400 FCD). Cowboy Contracting and All Pro performing asphalt milling for pothole repairs. Dust suppression performed with water tote and hose (November 2021).



Photo 12: Facing northeast; Food Center Drive between Krasdale Foods (BCP Site 400 FCD) and the Meat Market (BCP Site 355 FCD). Pothole repairs/asphalt patching performed in the roadway by Cowboy Contracting and All Pro (November 2021).

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