

PROGRESS REPORT #27

Brownfield Cleanup Program Site No. C203138

PL Senior

1940 Turnbull Avenue, Bronx, New York

Period: July 1 through 31, 2023

Report Date: August 10, 2023

Introduction

In accordance with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (Index #C203138), dated September 22, 2020, this Progress Report was prepared by Roux Environmental Engineering and Geology, D.P.C. (Roux) to describe the Brownfield Cleanup Program (BCP) activities at the PL Senior Site, located at 1940 Turnbull Avenue, Bronx, New York (Site). PL Sara LLC is the BCP Volunteer.

I. BCP Activities Completed during the Reporting Period

A total of 2 truckloads of soil profiled as hazardous but analytically non-hazardous, as discussed in the previous Monthly Report, were removed from the Track 4 Area. The soil was disposed of at the Clean Earth of North Jersey facility in Kearny, NJ.

CAMP was completed during the soil export on July 20, 2023. There were no exceedances reported.

Intrusive work resumed on July 20, 2023, with the asphalt cap disturbed to excavate a new utility trench located within the Track 4 cleanup area. This trench was excavated to a depth of 22 inches below surface. Utility work was completed and the trench was backfilled on July 24, 2023. The asphalt cap was restored on July 27, 2023.

No soils were excavated below the 2' soil cover, therefore no CAMP was conducted and no waste was generated during this work.

II. BCP Activities Planned for the Next Reporting Period (August 2023)

Additional utility trench work is planned within the Track 4 area to make sewer connections. Any soils removed below the 2' site cover will be exported for disposal and backfilled with approved material.

III. Schedule and Changes to Scope of Work or Schedule

Provided in the table below is a summary of the current milestones completed to date in blue and the projected schedule milestones in gray.

BCP Project Milestones	Project Schedule
RIWP Approval	May 19, 2021
RI Field Work	May 26, 2021 – June 14, 2021

BCP Project Milestones	Project Schedule
Preparation of Draft RI Report/Remedial Action Work Plan (RIR/RAWP)	June 2021 – July 2021
Submit draft RIR/RAWP to NYSDEC/NYSDOH for Review	August 3, 2021
Fact Sheet Issued and 45 Day Public Comment Period	September 23 – November 6, 2021
Comments Received from NYSDEC/NYSDOH	October 12, 2021
Modify RIR/RAWP based on Comments	November 5 th and 16 th 2021
NYSDEC Prepared Decision Document and Approval	December 2021
NYSDEC Issues Fact Sheet Approving Construction	December 2021
Remediation Start Fact Sheet Mailing Completed	March 23, 2022
Construction Begins	June 1, 2022
Submittal Environmental Easement	August 3, 2022
Submittal of Draft Site Management Plan	August 1, 2023
Submittal of Electronic Data in EQUIS Format	August 2, 2023
Anticipated Submittal of Draft Final Engineering Report	September 22, 2023
Certificate of Completion	October - November 2023

IV. Sampling and Other Data Received or Generated during the Reporting Period

None.

V. Deliverables Submitted during the Reporting Period

The Draft Site Management Plan was submitted to NYSDEC on August 1, 2023.

Original submittal of electronic data in EQUIS format was submitted to NYSDEC on August 2, 2023.

Daily Reports for BCP activities conducted on July 20, 21, 24, 25, and 27; 2023.

VI. Percentage of Work Completion and Any Delays

Excavation from within the extents of the Track 2 and Track 4 areas are complete, however there is one additional trench planned within the Track 4 area to make sewer connections.

Aside from the upcoming trench, the rest of the Track 4 area is sufficiently covered with a minimum 2-foot cap consisting of NYSDEC-approved sand sourced North American Aggregates/Weeks Marine, Inc. and NYSDEC-approved ¾-inch stone sourced from North Shore Terminal.

Excavation within the Track 2 area has been completed to at least 15 feet below grade, and the building foundation consisting of a waterproofing membrane and reinforced concrete elements has been installed in the Track 2 area.

VII. Citizen's Participation Plan Actions Taken during the Reporting Period

None.

VIII. Citizen's Participation Plan Actions Planned for the Next Reporting Period (August 2023)

None.