

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I – Requestor Information

1. Requestor Information

Contact information and the names of members/owners of the Requestor are set forth below:

Entity Name/Applicant	Member/Owner	Contact Information
350 Rising LLC (a New York Limited Liability Company)	Mr. Peter Fine, Managing Partner (sole member of the requestor entity)	350 Rising LLC 450 West 14 th Street, 8 th Floor New York, New York 10014 212.620.0500

The NYS Department of State’s Corporation and Business Entity Database information for the requestors is included as *Attachment A*. The entity is herein referred to as (the “Applicant”). The property is currently owned by 350 Rising LLC. An Applicant-member organization structure and member consent authorization are provided in *Attachment B*.

Supplement to Section II - Project Description

The following figures are included in *Attachment C*:

- Figure 1 – Site Location
- Figure 2 – Site Plan and Previous Sampling Locations
- Figure 3 – En-Zone Boundary Map
- Figure 4 – Tax Map
- Figure 5 – Surrounding Land Use
- Figure 6 – Zoning Map
- Figure 7 – Soil Sample Concentrations Above NYSDEC UUSCOs, RRSCO, and/or PGWSCO
- Figure 8 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs and/or PFAS Screening Levels
- Figure 9 – Soil Vapor Sample Concentrations

2. Remedial Investigation Report

A Final Remedial Investigation Report (RIR) is not included with this application. A Phase I Environmental Site Assessment (ESA) and a Subsurface Investigation (Phase II) Report of the property located at 350 Grand Concourse Avenue in the Bronx, New York (the Site) were conducted by AKRF, Inc. (AKRF) in October 2021. Both Reports are being used to support this Brownfield Cleanup Program (BCP) Application and are included in *Attachment D*. To supplement the previous investigation completed at the Site and to remove the petroleum source areas, a Remedial Investigation Work Plan (RIWP) and an Interim Remedial Measure (IRM) Work Plan are also being submitted with this BCP Application.

During AKRF’s Phase II Subsurface Investigation, petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) [a class of semi-volatile organic compounds (SVOCs)], metals, polychlorinated biphenyls (PCBs), pesticides, and per- and polyfluoroalkyl substances (PFAS) were detected in soil samples across the Site at concentrations exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Use Soil Cleanup Objectives (RRSCO), and/or Protection of Groundwater Soil Cleanup Objectives (PGWSCO) (for VOCs only). Petroleum-related VOCs, SVOCs, metals, and PFAS were detected in groundwater samples across the Site at concentrations exceeding the

New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values) AWQSGVs and/or PFAS screening levels. Petroleum-like odors and elevated photoionization detector (PID) readings were noted in several borings and the concentrations of petroleum-related and solvent-related VOCs were also detected in soil vapor beneath the Site.

3. *Project Description*

The Site, referred to as 350 Rising LLC, is approximately 31,045 square feet (sf) (0.71-acres), and is identified on the New York City Tax Map as Block 2341, Lot 42. Historically, Lot 42 was divided into Lots 42 and 47; Lot 47 is associated with the historic address 370 Grand Concourse. Currently, the Site is developed with a concrete-paved vacant gasoline service station with a boarded up 1-story convenience store, a former sales kiosk, and canopy covered (disconnected) gasoline pump dispenser area. A Site Location Map and Site Plan are included in Attachment C as Figures 1 and 2, respectively. The proposed development for the Site includes demolition of the existing structures and construction of a new a 12-story mixed-use building [residential (421a) and charter school].

The Site is part of the Bronx County Census Tract 51. According to the 2019 American Community Survey (ACS) 5-year Profile data, 53.1% of the population in Census Tract 51 are living below the poverty line. The unemployment rate for the Bronx is 13.9% (as of September 2021), compared to the New York City unemployment rate of 9.8% (as of September 2021) and the national unemployment rate of 4.8% (as of September 2021). The Site is 100% located in an En-Zone. The En-Zone boundaries are presented on *Figure 3 in Attachment C*. The Site is also located in the Port Morris Harlem Riverfront Brownfield Opportunity Area

The Applicant plans to enter into the BCP as a Volunteer. Entry into the BCP would facilitate the remediation and redevelopment of the Site into a 12-story mixed-use building [residential (421a) and charter school]. A metes and bounds survey map of the Site is included as *Attachment E*.

The Applicant plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The remedial program is planned to begin in March 2022 and the Certificate of Completion (COC) is anticipated to be obtained by December 2023. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Activity	Estimated Completion Date
Submission of BCP Application, Draft RIWP, and IRM Work Plan	January 2022
Completeness Determination	February 2022
BCP Application, Draft RIWP, and IRM Work Plan Public Comment Period	February-March 2022
Draft RIWP and IRM Work Plan Comments Received	February-March 2022
Execute Brownfield Cleanup Agreement and Final Submittal/Approval of RIWP and IRM Work Plan	March 2022
Demolition of Convenience Store, Pump Islands, and Canopy	March 2022
Citizen Participation Plan (CPP) Submitted	March 2022
RI Initiated	March 2022
IRM Initiated	April 2022
Draft RIR submitted to NYSDEC	May 2022
Draft Remedial Action Work Plan (RAWP) and Fact Sheet Submitted to NYSDEC	May/June 2022
45-day Public Comment Period for RAWP	July-August 2022
Final RAWP Submitted/Approved and Decision Document Issued	September 2022
Remedial/Construction Notice Fact Sheet Issued and Pre-Construction Meeting Conducted	September 2022
Begin Implementation of RAWP	September 2022
Execution of Environmental Easement	June 2023
Draft Site Management Plan (SMP) Submitted to NYSDEC	July 2023
Draft Final Engineering Report and Fact Sheet	September 2023
Certificate of Completion and Fact Sheet	December 2023
Completion of Building	June 2024

Supplement to Section III – Property’s Environmental History

The following figures are included in *Attachment C*:

- Figure 1 – Site Location
- Figure 2 – Site Plan and Sampling Locations
- Figure 3 – En-Zone Boundary Map
- Figure 4 – Tax Map
- Figure 5 – Surrounding Land Use
- Figure 6 – Zoning Map
- Figure 7 – Soil Sample Concentrations Above NYSDEC UUSCOs, RRSCOs, and/or PGWSCOs
- Figure 8 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs and/or PFAS Screening Levels
- Figure 9 – Soil Vapor Sample Concentrations

The following data summary tables are included in *Attachment F*:

- Soil Data Summary Table – PGWSCOs
- Soil Data Summary Table – RRSCOs
- Soil Data Summary Table – UUGVs
- Groundwater Data Summary Table – AWQSGVs
- Groundwater Data Summary Table – PFAS Screening Levels
- Soil Vapor Data Summary Table

1. *Environmental Reports*

Copies of the following previous environmental reports for the Site are included as *Attachment D* (Electronic Copies only):

- Phase I ESA, dated October 2021, prepared by AKRF; and
- Phase II ESA, dated October 2021, prepared by AKRF.

Summaries of previous investigations are provided below. The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Applicant, a Volunteer under the BCP, seek to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

Phase I Environmental Site Assessment, 350 and 370 Grand Concourse, Bronx, NY, AKRF, October 2021

AKRF prepared a Phase I Environmental Site Assessment (ESA) Report for the Site in October 2021 in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice. No Historic Recognized Environmental Conditions (RECs) or Controlled RECs were identified. The report identified the following RECs:

Recognized Environmental Conditions (RECs)

- At the time of the reconnaissance, the Site was observed to be a former gasoline service station. Petroleum bulk storage (PBS) was observed at the Site, including three 12,000-gallon gasoline underground storage tanks (USTs) within a tank field in the southeast corner of the Site, two minimally filled 55-gallon drums of a gasoline/water mixture in the rear yard of the convenience store, and nine gasoline pump dispenser islands in the center of the Site. Petroleum-like staining was observed on and around each of the gasoline pump dispenser islands and within the tank field area. Multiple monitoring wells and potential soil vapor extraction (SVE) wells were observed throughout the Site, most of which

were in damaged or decommissioned condition. Two out-of-service SVE vaults with associated gauges and hoses were observed near the eastern property line. An unidentified drywell with an unknown discharge point was observed in the northwest corner of the Site behind the convenience store.

- The Site was identified on historical Sanborn maps, city directories, local records, and in the following databases for current and former operations, including various automotive services/repair as well as petroleum storage/filling: NYSDEC Petroleum Spills, Resource Conservation and Recovery Act (RCRA) Generator/Transporter, NYSDEC PBS, and the EDR Historic Auto Station. According to the database, two open NYSDEC Spill Nos. (98-14075 and 01-11974) are associated with the Site and remain open.
- A review of the historical city directories and Sanborn maps and regulatory databases identified numerous automotive, commercial, and dry cleaning/laundry uses on adjacent and surrounding blocks as early as 1891.

In addition, the following Business Environmental Risks [items outside the scope of E1527-13 like asbestos containing materials (ACM), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) in building materials or fill/debris] were identified:

- Suspect ACM were observed at the Site. Suspect ACM were noted to be in generally good to damaged condition. ACM may also be present in demolition debris in the subsurface at the Site.
- Based on the existing building's age, PCBs may be contained in fluorescent lighting fixtures, electrical equipment, and caulking. No evidence of leaks or stains from these fixtures and equipment was observed.
- Based on the age of the building, LBP may be present on outdoor surfaces at the Site. Painted surfaces were observed to be in generally fair to good condition. LBP may also be present in demolition debris in the subsurface at the Site.
- The Site has been assigned an E-Designation for Hazardous Materials, Air Quality, and Noise (E-442).

Based on the RECs identified, a Subsurface (Phase II) Investigation was recommended.

Subsurface (Phase II) Environment Site Assessment – 350 and 370 Grand Concourse, Bronx, New York, AKRF, October 2021

AKRF prepared a Subsurface (Phase II) Investigation Report for the Site in October 2021. The investigation was conducted to determine whether current and/or former on-site or off-site activities had adversely affected the Site's subsurface. The investigation included: a geophysical investigation followed by the advancement of 14 borings (with continuous soil core collection and field screening), 8 of which were retrofitted as permanent groundwater monitoring wells, and installation of 9 soil vapor points, with the collection and laboratory analysis of 28 soil, 6 groundwater, and 9 soil vapor samples. Groundwater was reportedly encountered between approximately 12 and 18 feet bg.

Subsurface materials consisted of 7 to 17 feet of historic fill (silt with sand, brick, and gravel) generally underlain by either apparent native soil (silt, sand, and clay with gravel) to the terminus of the borings (between 13 and 25 feet bg) or apparent weathered bedrock encountered between 7 and 20 feet bg. Strong petroleum-like odors and elevated PID readings ranging from 0.2 ppm to 15,000 ppm (the maximum reading of the PID instrument) were noted in borings SB-02, SB-03, SB-13, and SB-14 at depths ranging from 9 to 21 feet bg and in SB-15 at a depth of 4 to 5 feet bg. Borings SB-02, SB-03, SB-13, and SB-14 were located in the west-central and southern portion of the Site downgradient of the current pump islands and USTs. Boring SB-15 was located west of the former tank field in the northeastern portion of the Site.

Soil sample analytical results were compared to NYSDEC 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCO), and per- and polyfluoroalkyl substances (PFAS) results were compared to

NYSDEC Sampling, Analysis, and Assessment of PFAS guidance (dated January 2021) Unrestricted Use Guidance Values (UUGVs) and Restricted Residential Guidance Values (RRGVs). VOCs were additionally compared to Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). Groundwater analytical results were compared to NYSDEC Technical and Operational Guidance Series (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs), and PFAS results were compared to the NYSDEC Screening Levels. There are currently no published guidelines for soil vapor; therefore, soil vapor data is presented without comparative standards.

A summary of the analytical results is as follows:

Soil

- Concentrations of one or more VOCs, specifically petroleum-related VOCs, exceeded their respective UUSCOs and PGWSCOs, but not their RRSCOs, in four of the soil samples collected. The VOCs are most likely attributable to the current and former usage of the Site as a gasoline station and auto repair.
- Two SVOCs [dibenz(a,h)anthracene and indeno(1,2,3-c,d)pyrene] exceeded their respective RRSCOs in sample SB-10. These SVOCs are PAHs, a class of compounds commonly found in ash, asphalt, and petroleum products, and may be attributable to the historic fill material encountered in the soil boring at the corresponding depth, or may be associated with the open NYSDEC petroleum spills.
- Barium, copper, and lead were detected at concentrations above their respective RRSCOs in three soil samples analyzed from within the historic fill layer. Elevated concentrations of other metals (hexavalent chromium, nickel, mercury, and zinc) were detected above the UUSCOs, but below the RRSCOs, in multiple soil samples analyzed from across the Site. These findings are most likely attributable to the historic fill material observed in the borings at corresponding depths; however, the possibility exists that the elevated metals could be associated with former usage of leaded-gasoline and/or former auto repair.
- Two PCBs (Aroclor 1248 and 1254) were detected in two samples at concentrations above the UUSCO for total PCBs, but below the RRSCO. The detected PCBs are likely attributable to historic fill material but may also be related to former auto repair usage.
- Three pesticides (4,4'-DDE, 4,4'-DDT, and dieldrin) were detected in samples above the UUSCOs, but below the RRSCOs. The detected pesticides are likely attributable to historic fill material, which was observed in each of the soil borings.
- Perfluorooctane sulfonic acid (PFOS) and Perfluorooctanoic acid (PFOA) were detected at concentrations above the UUGVs, but below the RRGVs, in one or more soil samples collected from the top two feet bg.

Groundwater

- Petroleum-related VOCs were detected above AWQSGVs in four groundwater samples located in the west-central and southern portions of the Site, downgradient of the pump islands and current tank field.
- Two SVOCs (2,4-dimethylphenol and naphthalene) were detected above AWQSGVs in two groundwater samples located in the west-central and southern portions of the Site, downgradient of the pump islands and current tank field.
- Unfiltered (total) metals including iron, magnesium, manganese, and sodium were detected above AWQSGVs in multiple groundwater samples, whereas the filtered (dissolved) sample exceedances were limited to magnesium, manganese, and sodium. The exceedances were likely indicative of natural conditions or representative of regional conditions.
- No PCBs or pesticides were detected in any of the groundwater samples collected.

- PFOS, PFOA, and Perfluorobutyrate (PFBA) were detected at concentrations above the NYSDEC Screening Levels in one or more groundwater samples. 1,4-Dioxane (1,4-Dx), which has no current standard or guidance value, was only detected in MW-14 at an estimated concentration of 0.11 micrograms per liter ($\mu\text{g/L}$).

Soil Vapor

There are currently no published guidelines for soil vapor; therefore, soil vapor data is presented without comparative standards.

Concentrations of petroleum-related and solvent-related compounds were identified in the soil vapor samples collected across the Site. The petroleum-related VOCs [concentrations up to 83,000 micrograms per meter cubed ($\mu\text{g/m}^3$) from a diluted analysis for 2,2,4-trimethylpentane] are likely associated with the current and former usage of the Site as a gasoline station and auto repair.

The data summary tables are included in *Attachment F*.

Supplement to Section IV- Property Information

Site Tax Map Information

Parcel Address	Block No.	Lot No.	Acreage
350 Grand Concourse	2341	42	0.71

2. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 4* in *Attachment C*. The Site is identified by the City of New York as Bronx Block 2341, Lot 42. A survey showing the extents of the BCP Site is included in *Attachment E*.

8. Easements/Rights of Way

No easement was identified on the survey map of the existing development.

9. Permits Issued by NYSDEC or the United States Environmental Protection Agency (USEPA)

No permits have been issued for the Site by NYSDEC or USEPA to date.

10. Property Description and Environmental Assessment

Location

The Site is located at 350 Grand Concourse in the Bronx, New York, and is identified on the New York City Tax Map as Block 2341, Lot 42. Historically, Lot 42 was divided into Lots 42 and 47. The approximately 31,045- sf Site is bounded to the north by a three-story residential building; to the east by a wooded vacant lot; to the south by an under construction multi-story hotel; and to the west by Grand Concourse. A Surrounding Land Use Map is presented as *Figure 5* in *Attachment C*.

Site Features – The 31,045-sf Site proposed for entrance into the BCP includes Block 2341, Lot 42. Currently, the Site is developed with a concrete-paved vacant gasoline service station with a 1-story boarded up convenience store, a former sales kiosk, and canopy covered (disconnected) gasoline pump dispenser area.

Current Zoning and Land Use – The Site is currently zoned as C6-2A commercial and residential district. The proposed use is consistent with existing zoning for the Site. A Zoning Map is presented as *Figure 6* in *Attachment C*.

Past Use of the Site – Historical records indicated that as early as 1891, the Site was developed with several two- to four-story dwellings and from 1908-1935, the southern portion of the Site was depicted as the NYC and HR Railroad Co. with multiple two- to four-story structures. By 1935, the Site was occupied by automotive related businesses/facilities and uses that included various gasoline filling stations, auto sales, and auto body repair with associated gasoline USTs between 1944 and the present. The Site was also listed on the NYSDEC PBS database with three out-of-service 12,000-gallon gasoline underground storage tanks (USTs).

Site Geology and Hydrology – Based on the U.S. Geological Survey–Central Park NY-NJ Quadrangle (2013) map, the Site is approximately 40 feet above the North American Vertical Datum of 1988 (NAVD88). Groundwater was encountered between approximately 12 to 18 feet below grade across the Site during AKRF’s 2021 Phase II Subsurface Investigation. Groundwater is expected to flow southwest beneath the Site towards the Harlem River, which is located approximately 1,000 feet from the Site. Actual groundwater flow may be affected by many factors, including underground utilities, subway tunnels, subsurface features, seasonal fluctuations in groundwater levels, precipitation, geology, and other factors beyond the scope of this study.

Stratigraphy beneath the Site consisted of up to 7 to 17 feet of historic fill (silt with sand, brick, and gravel) generally underlain by either apparent native soil (silt, sand, and clay with gravel) to the terminus of the borings (between 13 to 25 feet below grade) or apparent weathered bedrock encountered between 7 to 20 feet below grade. Groundwater was encountered approximately 12 to 18 feet below grade.

Environmental Assessment – Based on the investigations conducted to date, the primary contaminants of concern for the Site are petroleum-related VOCs, PAHs, metals, and PFAS in soil; petroleum-related VOCs, metals, and PFAS and groundwater; and petroleum-related and solvent-related VOCs in soil vapor.

Soil – Twenty-eight soil samples were collected for laboratory analysis from soil borings SB-01 through SB-04, and SB-06 through SB-15. The analytical results for VOCs, SVOCs, metals, PCBs, and pesticides were compared to the 6 NYCRR Part 375 UUSCOs and RRSCOs. The analytical results for VOCs were also compared to the PGWSCOs, and the analytical results for PFAS were compared to the UUGVs and RRGVs as outlined in NYSDEC’s Sampling, Analysis, and Assessment of PFAS guidance dated January 2021.

- Twenty-two VOCs were detected in one or more of the soil samples analyzed. Seven VOCs were detected above their respective UUSCOs and PGWSCOs, but below RRSCOs, in at least one soil sample: 1,2,4-trimethylbenzene (max. of 39 ppm), 1,3,5-trimethylbenzene (11 ppm), ethylbenzene (max. of 6.4 ppm), n-Butylbenzene (16 ppm), n-propylbenzene (max. of 48 ppm), sec-Butylbenzene (16 ppm), and total xylenes (max. of 7.8 ppm). No VOCs were detected above their respective RRSCOs, and VOCs were not detected in the aqueous trip blanks.
- Twenty-seven SVOCs were detected in one or more of the soil samples analyzed. Two SVOCs were detected above their respective UUSCOs and RRSCOs in SB-10_0-2: dibenzo(a,h)anthracene (0.47 ppm), and indeno(1,2,3-cd)pyrene (1.6 ppm).
- Twenty-five metals were detected in one or more of the soil samples analyzed, and seven metals were detected above their respective UUSCOs in one or more of the soil samples: barium (max. of 941 ppm), copper (max. of 1,970 ppm), lead (max. of 1,510 ppm), nickel (34.5 ppm), mercury (max. of 0.44 ppm), zinc (max. of 599 ppm), and hexavalent chromium (1.3 ppm). Barium was detected above the RRSCO (400 ppm) in sample SB-9_0-2 and SB-13_0-2, copper was detected above the RRSCO (270 ppm) in sample SB-08_0-2, and lead was detected above the RRSCO (400 ppm) in sample SB-09_0-2 and SB-13_0-2. The elevated concentrations of barium, copper and lead may be indicative of the presence of characteristic hazardous metals in the subsurface in this portion of the Site; however, additional analysis [Toxicity Characteristic Leaching Procedure (TCLP)] would need to be performed to make this determination.
- The PCB Aroclor 1248 was detected at a concentration of 0.44 ppm in soil sample SB-15_4-6, and PCB Aroclor 1254 was detected at a concentration of 0.17 ppm in soil sample SB-4_0-2, both above the UUSCO of 0.1 ppm but below the RRSCO of 1 ppm for total PCBs.
- Six pesticides were detected in one or more soil samples. Three pesticides were detected above their respective UUSCOs, but below the RRSCOs in one or more of the soil samples: 4,4'-DDE (0.0035 ppm), 4,4'-DDT (max. of 0.057 ppm), and dieldrin (max. of 0.013 ppm).
- Two PFAS concentrations were detected above their respective UUGVs, but below the RRGVs in one or more of the soil samples: PFOS [max. of 11.8 parts per billion (ppb)] and PFOA (max. of 1.64 ppb).

Groundwater – Groundwater was encountered in eight soil borings. Six groundwater samples were collected for laboratory analysis from monitoring wells MW-02, MW-03, MW-04, MW-06, MW-13, and MW-14. Groundwater samples could not be collected from monitoring wells, MW-08 and MW-09, due to the lack of an adequate water column for sampling. Groundwater sample analytical results for VOCs, SVOCs, PCBs, pesticides, and metals (total and dissolved) were compared to the NYSDEC Class GA AWQSGVs, which were developed based on use as a source of drinking water, although groundwater in the Bronx is not used as a source of potable water. PFAS were compared to the NYSDEC Screening Levels.

- Seventeen VOCs were detected in one or more of the groundwater samples analyzed. The following 11 VOCs were detected above their respective AWQSGVs in one or more of the groundwater samples analyzed: 1,2,4-trimethylbenzene (max. of 3,100 µg/L), 1,3,5-trimethylbenzene (max. of 700 µg/L), benzene (2.1 µg/L), ethylbenzene (max. of 3,900 µg/L), isopropylbenzene (max. of 110 µg/L), p/m-xylene (max. of 17,000 µg/L), n-butylbenzene (max. of 27 µg/L), n-propylbenzene (max. of 330 µg/L), o-xylene (max. of 7,400 µg/L), sec-butylbenzene (max. of 34 µg/L), and toluene (130 µg/L).
- Eight SVOCs were detected in one or more of the groundwater samples analyzed. Two SVOCs were detected above their respective AWQSGVs in MW-14: 2,4-dimethylphenol (80 µg/L) above the AWQSGV of 50 µg/L, and naphthalene (420 µg/L) above the AWQSGV of 10 µg/L. Naphthalene (52 µg/L) was also detected above its AWQSGV from MW-03.
- Twenty metals were detected in the total (unfiltered) groundwater samples. Four metals were detected above the AWQSGVs in one or more of the groundwater samples analyzed: iron (max. of 13,800 µg/L), magnesium (max. of 66,800 µg/L), manganese (max. of 4,520 µg/L), and sodium (max. of 359,000 µg/L).
- Twenty metals were detected in the dissolved (filtered) groundwater samples, and three metals were detected above the AWQSGVs in at least one sample: dissolved magnesium (max. of 65,600 µg/L), dissolved manganese (max. of 4,350 µg/L), and dissolved sodium (max. of 331,000 µg/L).
- No PCBs or pesticides were detected above laboratory reporting limits in any of the groundwater samples.
- Thirteen PFAS compounds were detected in the groundwater samples analyzed. Three PFAS compounds were detected above the NYSDEC Screening Levels in at least one sample: PFBA [165 nanograms per liter (ng/L)], PFOA (max. of 49 ng/L) and PFOS (max. of 53.6 ng/L).
- 1,4-Dioxane (1,4-Dx), which has no current standard or guidance value, was only detected in MW-14 at an estimated concentration of 0.11 µg/L.

Soil Vapor – Nine subsurface soil vapor points (SV-01 through SV-04, SV-06 through SV-09, and SV-12) were installed at approximately 2 feet above presumed bedrock or groundwater, at depths ranging between 10 and 15 feet below grade. Although there are currently no regulatory or published guidance values for VOCs in soil vapor, the soil vapor data was used to assess the potential for exposure to future building occupants and to help define the nature and extent of contamination at the Site.

- Forty VOCs were detected in one or more of the nine soil vapor samples. VOCs associated with petroleum [including benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), butane, 2,2,4-trimethylpentane, 2-hexanone, 2-butanone, 4-ethyltoluene, 1,2,4-trimethylbenzene, n-heptane, n-hexane, tert-butyl methyl ether, and 1,3,5-trimethylbenzene] were detected in one of more soil vapor samples at concentrations up to 83,000 µg/m³ from a diluted analysis (2,2,4-trimethylpentane in SV-03).
- Solvent-related compounds were detected in one or more soil samples at concentrations up to 650 µg/m³ (PCE in SV-02).

Soil, groundwater, and soil vapor sample results are summarized in Figures 7, 8, and 9 in *Attachment C* and the data summary tables are included in *Attachment F*.

PART B

Supplement to Section VI – Previous Property Owners/Operators

Current owner(s):

The current owner (as defined herein) of the proposed BCP Site, located at 350 Grand Concourse in the Mott Haven neighborhood Bronx, NY, is 350 Rising LLC. The deed for Lot 42 is included in *Attachment G*. Historically, Lot 42 was divided into Lots 42 and 47; Lot 47 is associated with the former address 370 Grand Concourse. 350 Rising LLC (“the Applicant”), is seeking to enroll the site into the BCP as a Volunteer.

Prior owner(s), known corporate members, and relationship to Applicant(s):

The Requestor anticipates voluntarily investigating and remediating the Site, as required under the BCP, concurrent with its redevelopment of the Site into a mixed-use school and residential building. Previous property owners are not associated with the Requestor. Current operators and previous owners are listed below:

**Table 1A
Lot 42 Current and Previous Property Owners**

Lot	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
42	350 Rising LLC	November 17, 2021 to Present	Active	450 West 14 th Street, 8 th Floor New York, New York 10014 212.620.0500	Requestor
42	350 Concourse Realty LLC and 370 Grand Concourse Realty LLC	2016 to November 2021	Active	11 Park Place, Suite 1008, New York, NY 10007	None
42	350 Concourse Realty Corporation	1979 to 2016	Active	214 Beach 131 st Street, Belle Harbor, New York, 11694	None
42	Mobil Oil Corporation	Prior to 1979	Active	5959 Las Colinas Boulevard Irving, TX 75039 Phone: 972.444.1000	None

**Table 1B
Former Lot 47 Current and Previous Property Owners**

Lot	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
47	131 Realty Corporation	2001 to Lot Merger	Active	214 Beach 131 st Street, Belle Harbor, New York, 11694	None
47	Amerada Hess Corporation	Prior to 2001	Active	1185 Avenue of The Americas, Suite 39, New York 10036	None
47	Summit Holding Co. Inc.	1967	Dissolved	355 Major Deegan Blvd., Bronx, New York	None
47	F.K. Owners, Inc.	1967 to 1976	Dissolved	342 Madison Avenue, New York, New York	None

47	Frank Klein	Prior to 1966 and 1967 to 1976	Deceased	32 N.E., 53 rd Street, Miami, Florida 33021	None
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Table 1C

Lot 42 Previous Property Operators

Lot	Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
42	BP Station	2008- Nov. 2021	Active	501 Westlake Park Boulevard Houston, TX 77079 Phone: 1-877-638-5672	None
42	Amoco Oil Company	1990 to 2008	Active	8501 Inkster Road, Taylor, Michigan, 48180	None
42	Unknown	Prior to 1990	Unknown	Unknown	None

Table 1D

Lot 47 Previous Property Operators

Lot	Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
47	Amoco Oil Company	2001 to Lot Merger	Active	8501 Inkster Road, Taylor, Michigan, 48180	None
47	Unknown	1966 to 2001	Unknown	Unknown	None
47	Ford Leasing Development Company	1966 to Unknown	Dissolved	The American Road, Dearborn, Michigan	None
47	Twin Properties, Inc.	1966 to 1967	Dissolved	19 West 44 th Street, New York, New York	None
47	Unknown	Prior to 1966	Unknown	Unknown	None

Supplement to Section VII – Requestor Eligibility Information

Volunteer Status

The Requestor qualifies as a Volunteer because prior to making this application and prior to taking ownership of the Site, the Requestor (i) performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Requestor performed All-Appropriate Inquiry concerning the Site and (iii) the Requestor does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site.

The Requestor has exercised appropriate care by investigating the RECs identified in the Phase I ESA and

conducted a Phase II Subsurface Investigation. The Applicant will continue to exercise appropriate care by implementing all necessary investigation and remediation under the BCP remedial program.

Supplement to Section VIII – Property Eligibility Information

Registry Listings

a. EDR US Historic Auto Station Listings

- The Site was identified as Klintel Service Station (Lot 42) from 1991 to 2014 and Franray Service Station (Lot 47) from 1969 to 1975. The facilities were described as gasoline service stations.

b. New York SPILLS Database (SPILLS)/Leaking Underground Storage Tanks (LTANKs)

- The Site was listed with the following:
 - Spill No. 98-14075 was reported at Merit Grand Concourse (Lot 47), the northern portion of the Site, in February 1999. According to the listing, petroleum contaminated soil was discovered during the removal of five 4,000-gallon and one 550-gallon USTs associated with the former gasoline filling station. Approximately 410 tons of petroleum contaminated soil was removed during the tank closure activities. Multiple monitoring wells have been installed and sampled across the Site and remedial actions have taken place. Spill No. 98-14075 remains open.
 - Spill No. 01-11974 was reported at BP Amoco Station #17782 (Lot 42), the southern portion of the Site, in February 2002. According to the listing, gasoline contaminated soil was encountered during the removal of five 4,000-gallon gasoline USTs. Methyl tert-butyl ether (MTBE) was detected above soil cleanup standards in four of the ten post excavation samples. Approximately 1,360 tons of contaminated soil was removed during the tank closure activities (noted that other documentation states 1,129 tons). The USTs were replaced with three 12,000-gallon gasoline USTs, which were installed in a different location on the Site. Multiple monitoring wells have been installed and sampled across the Site and remedial actions have taken place. Spill No. 01-11974 remains open.

f. Resource Conservation and Recovery Act (RCRA) Notifiers Listings

- The Site, identified as Merit Oil Corp. (Lot 47), was listed as a small-quantity generator (SQG) of undefined waste since 2007 and a historic conditionally exempt SQG of undefined waste in 2006, historic SQG of undefined waste in 2007, and a historic large-quantity generator (LQG) of undefined waste in 1987.

g. Petroleum Bulk Storage (PBS) Database

- The Site was listed as 350 Grand Concourse (PBS ID 2-600110) and 370 Grand Concourse (PBS ID 2-297437) with the following:

Location	Capacity (gallons)	Product Stored	Status
Grand Concourse Petroleum 350 Grand Concourse (Lot 42)	5 x 4,000 UST	Gasoline	Closed-Removed
	3 x 12,000 UST	Gasoline	Out of Service

Merit Grand Concourse 370 Grand Concourse (Lot 47)	5 x 4,000 UST 550 UST	Gasoline Unknown	Closed-Removed
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After purchasing the Site, the Requestor submitted a PBS Registration to change the ownership and operator information. The PBS Registration changes are not yet reflected in the PBS database. It is noted that all chemicals were removed from the Site, liquids were removed from the tanks, and all dispensers removed prior to the Requestor's purchase of the Site.

Supplement to Section IX – Contact List Information

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Jumaane Williams Public Advocate 1 Centre Street New York, NY 10007	Ruben Diaz Jr. Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451
Amanda Septimo State Assembly District 84 384 E. 149th Street, Suite 202 Bronx, NY 10455	Diana Ayala City Council District 8 105 E. 116th Street New York, NY 10029
Commissioner NYC Department of City Planning 120 Broadway, 31st Floor New York, New York 10271	NYC Department of City Planning Bronx Borough Office 17757 Grand Concourse, Suite 503 Bronx, NY 10453
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Ritchie Torres U.S. House of Representatives 317 Cannon House Office Building Washington, DC 20215	Hon. Governor Kathy Hochul NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Environmental Sustainability 253 Broadway, 7th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11th Floor Flushing, NY 11373	Kevin Rothermel, County Clerk County of Bronx Clerks' Office 851 Grand Concourse, Room 118 Bronx, NY 10451
Vincent Sapienza Acting Commissioner, NYC Dept. of Environmental Protection	Jose M Serrano New York State Senator, 29th District 1916 Park Avenue, Suite 202

59-17 Junction Boulevard Flushing, NY 11373	New York, NY 10037
Arline Parks, Chairperson Bronx Community Board 1 3030 3rd Avenue Bronx, NY10455	Ana Rojas, Community Coordinator Bronx Community Board 1 3030 3rd Avenue Bronx, NY10455

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site (Tax Block 2341, Lot 42) is currently owned by 350 Rising LLC, with a mailing address of 450 West 14th Street, 8th Floor New York, New York 10014. A list of the remaining adjacent properties and owners is provided below:

<u>Adjacent to the north:</u>
<u>Block 2341, Lot 54</u> Pedro A Vasques Gonzalez (owner and occupant) 382 Grand Concourse Bronx, NY 10451
<u>Adjacent to the south:</u>
<u>Block 2341, Lot 40</u> 346 Grand A LLC (owner) 99-06 Metropolitan Avenue Forest Hills, NY 11375
Construction Site, Future Hotel (occupant) 346 Grand Concourse Bronx, NY 10451
<u>Adjacent to the east:</u>
<u>Block 2341, Lot 1</u> Metropolitan Transportation Authority (owner and occupant) 2 Broadway New York, NY 10004
<u>Adjacent to the west:</u>
<u>Block 2345, Lot 14, 18 and 22</u> Amerco Real Estate Company (owner) 2727 N. Central Avenue Phoenix, AZ 85004
U-Haul Moving and Storage (occupant) 383 Grand Concourse Bronx, NY 10451

3. *Local News Media*

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
Spectrum News NY1 - Bronx 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com	The New York Times 229 West 43rd Street New York, NY 10036
Bronx Times Reporter 900 East 132nd Street Bronx, NY 10454	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
Inner City Press PO Box 580188, Mount Carmel Station Bronx, NY 10458	Bronx Times 3602 East Tremont Avenue, Suite 205 Bronx, NY 10465

4. *Public Water Supply*

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

5. *Additional Contacts*

None

6. *Nearby School and Day Care Centers*

Daycares:

Hostos Community College Children’s Center, Inc.
475 Grand Concourse
Bronx, NY 10451
(718) 518-6554
Distance: 900 feet north of the Site

Sunshine Learning Center
253 E. 142nd Street
Bronx, NY 10451
(718) 679-9800
Distance: 900 feet east of the Site

Creciendo Daycare
281 E. 143rd Street, Apartment 12F
Bronx, NY 10451
(347) 594-4040
Distance: 1,200 feet east of the Site

Cuddly Bundles Childcare
137 E. 150th Street
Bronx, NY 10451
(718) 402-4801

Distance: 1,400 feet northwest of the Site

Shiloh Garden Daycare
314 E. 143rd Street, Apartment 3B
Bronx, NY 10451
(646) 762-5145
Distance: 1,450 feet southeast of the Site

Schools:

Community School for Social Justice
350 Gerard Avenue
Bronx, NY 10451
(718) 402-8481
Mr. Jaime Guzman, Principal
Distance: 475 feet west of the Site

Health Opportunities High School
350 Gerard Avenue
Bronx, NY 10451
(718) 401-1826
Mr. Andrew Clayman, Principal
Distance: 475 feet west of the Site

Family Life Academy Charter School III
370 Gerard Avenue
Bronx, NY 10451
(718) 588-0679
Ms. Andrea Hernandez, Principal
Distance: 480 feet west of the Site

KIPP NYC College Prep High School
201 E. 144th Street
Bronx, NY 10451
(212) 991-2626
Ms. Monica Samuels, Principal
Distance: 500 feet northeast of the Site

Intermediate School 224
339 Morris Avenue
Bronx, NY 10451
(718) 401-4891
Ms. Amy Schless, Principal
Distance: 950 feet east of the Site

Success Academy Charter School Bronx 1
339 Morris Avenue
Bronx, NY 10451
(347) 286-7950
Ms. Elizabeth Miller, Principal
Distance: 950 feet east of the Site

KIPP Elements Primary School
501 Gerard Avenue
Bronx, NY 10451
(929) 288-4740
Ms. Diamond Graham, Principal
Distance: 1,100 feet northwest of the Site

Public School 18
502 Morris Avenue
Bronx, NY 10451
(718) 292-2868
Ms. Lauren Sewell Walker, Principal
Distance: 1,500 feet northeast of the Site

7. Document Repositories

New York Public Library, Woodstock Library Branch
Colbert Nembhard, Library Manager
761 E. 160th Street
Bronx, NY 10456
(718) 665-6255

Bronx Community Board District 1
Arline Parks, Chairperson
3030 3rd Avenue
Bronx, NY 10455
718-585-7117

Letters signed by representatives of the designated document repositories are included in *Attachment H*.

8. Local Community Board

Bronx Community Board District 1
Arline Parks, Chairperson
3030 3rd Avenue
Bronx, NY 10455
718-585-7117

Supplement to Section X. – Land Use Factors

1. Zoning

The Site is currently zoned as C6-2A commercial and residential. The proposed use is consistent with existing zoning for the Site. A Zoning Map is presented as *Figure 6* in *Attachment C*.

2. Current Site Use

Currently, the Site comprises, an approximately 31,045-sf (0.71-acres), concrete-paved vacant gasoline service station with a boarded up 1-story convenience store, a former sales kiosk, and canopy covered (disconnected) gasoline pump dispenser area. Existing land uses are presented in the Surrounding Land Use Map (*Figure 5* in *Attachment C*).

3. Proposed Site Use

The proposed development plan for the Site is in the design stage but is expected to include demolition of the existing buildings and construction of a new a 12-story mixed-use building [residential (421a) and charter school]. A metes and bounds survey map is included as *Attachment E*.

4. Community Master Plans, Local Waterfront Revitalization Plans, and/or Adopted Land Use Plans

The proposed redevelopment Site is located within the neighborhood represented by Bronx Community Board No. 1. The Site is zoned C6-2A, mixed use commercial and residential. C6 districts permit a wide range of high-bulk commercial uses requiring a central location with high-rise mixed buildings. C6 districts are well served by mass transit, and off-street parking is generally not required.

ATTACHMENT A

NYS Department of State's Corporation and Business Entity Database Information

ATTACHMENT B
Member Org Chart

ATTACHMENT C

Figures

ATTACHMENT D

Previous Environmental Reports (under separate cover)

ATTACHMENT E
Metes and Bounds Survey Map

ATTACHMENT F
Data Summary Tables

ATTACHMENT G
Property Deed

ATTACHMENT H
Document Repository Letters