

7.0 CONCLUSIONS

This RIR summarizes the investigation work performed between August 23 and 25, 2021, and August 8 and August 18, 2023. The goal of the RI was to determine the horizontal and vertical extent of contamination identified during the prior environmental investigation performed at the Site by AKRF, and to aid in the design of the remedy. The RI was conducted in general accordance with AKRF's August 2021 New York City Office of Environmental Remediation (NYCOER)-approved Phase II Work Plan, and May 2023 RIWP, which included a HASP and a QAPP.

Based on the RI results, the nature and extent of contaminated soil, groundwater, and vapor present at the Site has been determined. The COCs at the Site include: SVOCs, pesticides, metals, PFOA, and PFOS in soil above the UUSCOs and/or RRSCOs; SVOCs, PFOA, and PFOS in groundwater above the AWQSGVs; and chlorinated solvent- and petroleum-related VOCs in soil vapor.

This RI documented contaminated soil/historic fill Site-wide from surface grade down to approximately 3 to 20 feet below grade. The fill/soil contained elevated concentrations of SVOCs, pesticides, metals, and PFOA/PFOS. One VOC (acetone) and pesticides were detected above UUSCOs, but below RRSCOs. SVOCs and metal concentrations above UUSCOs and RRSCOs were detected in shallow soil at the Site. Total metals were detected primarily in shallow samples throughout the Site, but were detected in deeper samples as well. PFAS was detected across the Site at variable concentrations down to approximately 12 feet below grade, the deepest sample interval collected for laboratory analysis.

Metals were detected in the groundwater samples at concentrations above their respective AWQSGVs. Total iron, lead, magnesium, and manganese were detected above the AWQSGVs in the groundwater samples. Additionally, dissolved iron, magnesium, and manganese were detected above the AWQSGVs in the groundwater samples. The elevated concentrations are most likely naturally occurring and related to saltwater intrusion and/or regional groundwater conditions. The SVOC benzo(a)pyrene was detected in two temporary monitoring wells at concentrations of 0.57 and 0.45 µg/L, respectively, above the AWQSGV of non-detect. PFOS and PFOA were detected in Site groundwater above the NYSDEC guidance values of 2.7 ppt for PFOS, and 6.7 ppt for PFOA in five and two of the groundwater samples, respectively. The presences of PFAS in groundwater is likely the result of regional groundwater conditions.

Petroleum and chlorinated-solvent related VOCs were detected at elevated concentrations in all soil vapor samples collected. The elevated concentrations of chlorinated solvents in soil vapor are believed to be related to the Site's historical automotive usage. The RI data suggests that contamination is not migrating off-site to sensitive receptors. Commercial uses are located south-adjacent to the Site; however, chlorinated-solvent concentrations were relatively low in soil vapor samples collected along the southern Site boundary.

EAST 138TH STREET AFFORDABLE HOUSING

BRONX, NEW YORK

Remedial Investigation Report

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