



**Environmental, Planning, and Engineering Consultants**

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September 9, 2019

Mr. Colbert Nembhard, Library Manager  
Morrisania Library  
610 East 169<sup>th</sup> Street  
Bronx, New York 10456

**Re: Monthly Progress Report – August 2019  
3500 Park Avenue Apartments Site  
Bronx, New York  
NYSDEC BCP Site # C203096**

Dear Mr. Nembhard:

The Morrisania Library branch of the New York Public Library is serving as the document repository for the 3500 Park Avenue Apartments Site. AKRF has submitted a monthly report outlining Site progress in August 2019 to the New York State Department of Environmental Conservation (NYSDEC) on behalf of the Brownfield Cleanup Program (BCP) Applicant. An electronic copy of the August 2019 monthly progress report is being provided to you for the document repository. Please keep this copy available for public review.

If you have any questions or comments, please do not hesitate to contact me at (646) 388-9567 or via email at [mjepsen@akrf.com](mailto:mjepsen@akrf.com).

Sincerely,  
AKRF, Inc.

A handwritten signature in black ink that reads "Mark Jepsen".

Mark Jepsen  
Senior Environmental Professional

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September 9, 2019

Ms. Wendi Zheng  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101

Re: Monthly Progress Report – August 2019  
3500 Park Avenue Apartments Site  
3500 Park Avenue, Bronx, New York  
NYSDEC BCP Site No. C203096

Dear Ms. Zheng:

This Monthly Progress Report (MPR) has been prepared by AKRF, Inc. (AKRF) to summarize the work performed at the 3500 Park Avenue Apartments Site (the Site) located at 3500 Park Avenue in the Bronx, New York [New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C203096] during the month of August 2019. A Site plan with alphanumeric grid is included as Figure 1. The following activities were conducted in August 2019:

- Between August 1 and 30, 2019, J. J. Matthews, a masonry subcontractor, continued masonry work in Grids A1, A2, B1, and C1.

The following work is planned for September 2019:

- Import of NYSDEC-approved clean fill to be used as part of the composite cover system. The clean fill will be placed above a demarcation barrier in the rear exterior courtyard in Grids B2 and C2.
- Vertical masonry work will continue in Grids A1, A2, B1, and C1.
- The analytical results from the post-excavation endpoint sampling and clean fill import sampling events will be validated by a third-party data validator. Following third-party validation, the EDD for the post-excavation endpoint samples will be submitted to the NYSDEC EQuIS™ database.

If you have any questions regarding the information presented herein, please contact Deborah at (646) 388-9544 or Mark at (646) 388-9567.

Sincerely,  
AKRF, Inc.



Deborah Shapiro, QEP  
Senior Vice President



Mark Jepsen  
Environmental Scientist

Enc. Figure 1 – Alphanumeric Grid

cc (electronic copy only):

Jacquelyn Nealon, Justin Deming – NYSDOH

Carole Gordon – 3500 Park Apts. Housing Development Fund Company, Inc. and 3500 Park Apts. L.P.

Jorge Amparo – Turnkey Consulting Group, LLC

Despina Poulidou, Chris Argyriou – Mega Contracting Group, LLC

Michelle Lapin, P.E. – AKRF

Manuel De Los Santos – DASNY

Document Repositories – NYPL Morrisania Branch; and Bronx Community Board District 3 (CD-ROM)

**FIGURE**

©2019 AKRF, Inc. W:\Projects\12477 - 3500 PARK AVENUE\Technical\12477 - Hazmat\Waste Classification\CAD\12477 Fig 2 Waste Characterization.dwg last save: mvelieux 7/1/2019 1:11 PM



- LEGEND**
- PROJECT SITE BOUNDARY
  - PROPOSED CELLAR FOOTPRINT
  - LOT BOUNDARY AND TAX LOT NUMBER
  - TAX BLOCK NUMBER
  - BUILDING
  - EXISTING GRADE ELEVATIONS
  - ALPHANUMERIC GRID
  - APPROXIMATE LOCATION OF ELEVATOR PIT
  - WASTE CHARACTERIZATION SAMPLE LOCATION
  - SOIL/FILL FROM 3 TO 7 FEET BELOW GRADE APPROVED FOR DISPOSAL AT BAYSHORE RECYCLING DISPOSAL FACILITY



Map Source:  
NYC DCP (NYC Dept. of City Planning) GIS database.

Survey Source:  
1. Elevations Are Based Upon North American Vertical Datum (NAVD) of 1988.  
2. Elevations and Locations surveyed by Leonard J Strandberg and Assoc, P.C.,  
Block 2389, Lot 20, Feb 2017.



DATE  
**7/1/2019**

PROJECT NO.  
**12477**

FIGURE  
**1**