DECISION DOCUMENT

138 Bruckner Boulevard
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203127
August 2022

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

138 Bruckner Boulevard
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203127
August 2022

Statement of Purpose and Basis

This document presents the remedy for the 138 Bruckner Boulevard site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 138 Bruckner Boulevard site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

The existing on-site buildingwill be demolished and materials which can't be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of contaminant source areas, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. Approximately 12,000 cubic yards of contaminated soil will be removed from the site. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, and in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation

As part of the track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5. Local Institutional Controls

If a Track 1 cleanup is achieved and thus no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMHcode, which prohibits potable use of groundwater without prior approval.

Contingent Track 1

In the event that Track 1 unrestricted use is not achieved, including the achievement of unrestricted SCOs, groundwater and soil vapor remedial objectives, the following contingent

remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup.

Contingent Remedial Elements:

6. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH MH; and
- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional Control Plan that identifies all use restrictions for the site and details the steps and media-specific requirements necessary to ensure the following institutional controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

Date	Susan Edwards, Director Division Direction

DECISION DOCUMENT

138 Bruckner Boulevard
Bronx, Bronx County
Site No. C203127
August 2022

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C203127

Mott Haven Library
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878

Bronx Community Board 1
3024 Third Avenue
Bronx, NY 10455
Phone: (718) 585-7117

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is located at 138 Bruckner Boulevard (Lot 10) and 107 Saint Ann's Avenue (Lot 19) in the Mott Haven section of the Bronx, NY. The site is bounded to the north by Bruckner Boulevard and two multi-family residential buildings, followed by a sheet metal supply warehouse and storage yard, and mixed residential and commercial uses; to the east by St. Ann's Avenue, followed by a warehouse and showroom; to the south by East 132nd Street, followed by a food depot warehouse; and to the west by a gasoline station and an iron works.

Site Features: The site consists of two tax lots totaling approximately 1.16 acres. Lot 10 contains a one- to two-story warehouse formerly occupied by a bakery and production and distribution facility. Lot 19 contains an asphalt-paved parking lot for employees of the former bakery.

Current Zoning and Land Use: The current zoning designation of the site is M1-5/R8A (manufacturing/residential) and is located within Special Mixed Use District MX-1 (Port Morris). The surrounding area is largely developed with industrial and commercial uses with residential uses located further north.

Past Use of the Site: Based on the historical Sanborn Fire Insurance Maps and City Directories, the site was vacant up until approximately 1908, when Lot 10 was developed with several low-rise dwellings. The existing warehouse on Lot 19 was constructed by 1935 and initially occupied by Vess Dry Bottling Co. on the western side of the building and Fireproof Products Co. on the eastern side. North Eastern Bag & Burlap Co. was additionally identified in the western portion of the building between 1940 and 1947. Fireproof Products Co. occupied the entire warehouse by 1951 and until approximately 1968. Lot 19 became vacant by 1986. It is unknown whether any of the historic operations included manufacturing. Operations by the current bakery reportedly began in 1993.

Site Geology and Hydrogeology: Based on reports compiled by the U.S. Geological Survey Central Park Quadrangle map, the site lies at an elevation of approximately 15 to 20 feet above

mean sea level and slopes slightly down toward the south to southwest. Groundwater flows in an easterly to northeasterly direction beneath the site; however, regional groundwater flow is assumed to be in a southerly to southwesterly direction toward the Bronx Kill (a tributary of the Harlem River), located approximately 600 feet southwest of the site. Subsurface materials beneath the concrete slab in Lot 10 consist of historical fill (predominantly sand with gravel, brick, and silt) down to the maximum boring termination depth of 8 to 10 feet below the concrete slab. Groundwater is anticipated to be approximately 6.5 to 7.5feet below grade.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for restricted use of the site was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for

review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene	copper
benzo(b)fluoranthene	lead
benzo(a)pyrene	mercury
dibenz[a,h]anthracene	tetrachloroethene (PCE)
indeno(1,2,3-cd)pyrene	trichloroethene (TCE)
barium	chrysene

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:
- Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor was analyzed for VOCs. Based on findings summarized in the September 2021 Remedial Investigation Report (RIR), the primary contaminants of concern include SVOCs (PAHs) and metals in soil, SVOCs in groundwater, and solvent- and petroleum-related VOCs in soil vapor .

Soil - Contaminants were compared against unrestricted use soil cleanup objectives (UUSCOs) No VOCs were detected exceeding the UUSCOsS. Soil impacts at the subject site primarily consisted of SVOCs, specifically polyaromatic hydrocarbons (PAHs), and metals, at concentrations exceeding the UUSCOs within the historic fill layer. SVOCs detected at levels exceeding UUSCOs include: benzo(a)anthracene up to 1.4 parts per million (ppm) (UUSCO 1.0 pm), benzo(a)pyrene up to 1.4 ppm (UUSCO 1.0 ppm), benzo(b)fluoranthene up to 1.9 ppm (1.0 pp), indeno(1,2,3-c,d)pyrene up to 0.98 ppm (UUSCO 0.5 ppm), and chrysene up to 1.5 ppm (UUSCO 1 ppm) . Metals detected at levels exceeding UUSCOs include: barium up to 2,100 ppm (UUSCO 350 ppm), copper up to 530 ppm (UUSCO 50 ppm), lead up to 766 ppm (UUSCO 63 ppm), and mercury up to 0.48 ppm (UUSCO 0.18 ppm).

Data does not indicate any off-site impacts in soil related to the site.

Groundwater - Several SVOCs, were detected in one well above the ambient water quality standards (AWQS) including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene. Concentrations ranged from 1.3 to 3.5 parts per billion (ppb) compared to the AWQS of 0.002 ppb.

Perfluorooctanoic Acid (PFOA) was detected in groundwater samples at a maximum concentration of 15 parts per trillion (ppt) compared to the maximum contaminant level (MCL) (drinking water standard) of 10 ppt and perfluorooctanesulfonic acid (PFOS) was detected in groundwater samples at a maximum concentration of 70.4 ppt (MCL is 10 ppt). 1,4 -dioxane was not detected in groundwater samples.

Data does not indicate any off-site impacts in groundwater related to the site.

Soil Vapor - Three sub-slab soil vapor samples were installed approximately 6 inches below the building slab, and two soil vapor points were installed approximately 6 feet below grade, above the observed water table, and three indoor air samples were collected from three locations co-located with the temporary soil vapor points. Forty-two of the 71 VOCs analyzed for were detected in the sub-slab and soil vapor samples. Some of the solvent-related VOCs detected include dichlorodifluoromethane (max 690 ?g/m3), PCE (max 36 ?g/m3), TCE (max 0.75 ?g/m3), and ethylbenzene (max 140 ?g/m3). Petroleum related VOCs were also detected including methyl ethyl ketone (max 180 ?g/m3), benzene (max 5.4 ?g/m3), 1,2,4-Trimethylbenzene (max 5 ?g/m3), o-xylene (max 6.9 ?g/m3), and toluene (max 30 ?g/m3). The entirewhole list of VOCs detected in the soil vapor sample analysis can be found in Tables O and P in the Remedial Investigation Report (RIR).

The NYSDOH developed decision matrices for eight compounds [1,1,1-trichloroethane, 1,1-dichloroethene, carbon tetrachloride, cis-1,2-dichloroethylene (cis-1,2-DCE), methylene chloride, PCE, TCE, and vinyl chloride] were used to evaluate the co-located soil vapor and indoor air samples. The recommendation is "no further action".

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Since the site is fenced and covered by building or concrete, people will not come into contact with site related soil and groundwater contamination unless they dig below the surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Excavation of Unrestricted SCOs remedy.

The elements of the selected remedy, as shown in Figure 3, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;

- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

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Excavation and off-site disposal of contaminant source areas, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. Approximately 12,000 cubic yards of contaminated soil will be removed from the site. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, and in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Intrusion Evaluation

As part of the track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

5. Local Institutional Controls

If a Track 1 cleanup is achieved and thus no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMHcode, which prohibits potable use of groundwater without prior approval.

Contingent Track 1

In the event that Track 1 unrestricted use is not achieved, including the achievement of unrestricted SCOs, groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve a Track 2 restricted residential cleanup.

Contingent Remedial Elements:

6. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH MH; and
- require compliance with the Department approved Site Management Plan.

7. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional Control Plan that identifies all use restrictions for the site and details the steps and media-specific requirements necessary to ensure the following institutional controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Paragraph 6 above.

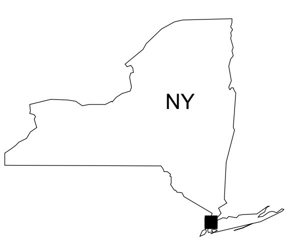
This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- maintaining site access controls and Department notification; and

- the steps necessary for the periodic reviews and certification of the institutional controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



N

MAP SOURCE: ESRI
SITE COORDINATES: 70°55'14"N, 40°48'12"W

HALEY ALDRICH

138 BRUCKNER BOULEVARD
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
APRIL 2022

FIGURE 1

GIS FILE PATH: C:\Users\hwachholz\Documents\working\NYC_GIS\GIS\Maps\2022_03_202164\202164_001_0001_PROJECT_LOCUS.mxd — USER: hwachholz — LAST SAVED: 9/15/2021 2:02:39 PM

LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING

3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

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0 40 80

SCALE IN FEET

HALEY ALDRICH

138 BRUCKNER BOULEVARD
BRONX, NEW YORK

SITE PLAN

APRIL 2022

FIGURE 2

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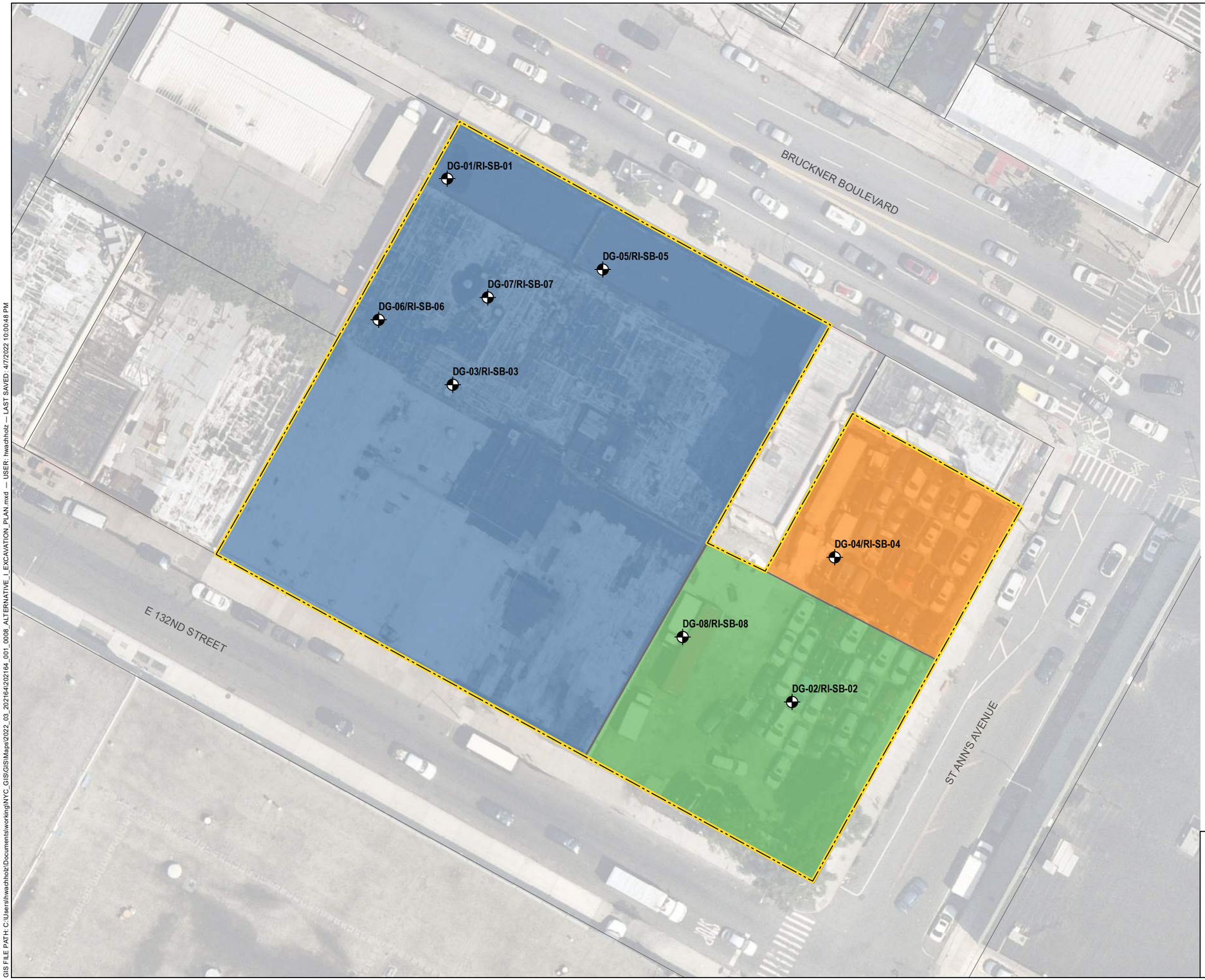

LEGEND

HALEY ALDRICH DATA GAP BORING 2022/AKRF BORING 2020

EXCAVATION DEPTH IN FEET BELOW GROUND SURFACE (BGS)

- 2-FT EXCAVATION
- 4-FT EXCAVATION
- 8-FT EXCAVATION
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021

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0 40 80

SCALE IN FEET

HALEY ALDRICH

138 BRUCKNER BOULEVARD
BRONX, NEW YORK

ALTERNATIVE I EXCAVATION PLAN

APRIL 2022

FIGURE 8

GIS FILE PATH: C:\Users\hwachholz\Documents\working\NYC_GIS\GISMaps\2022_03_20216\202164_001_0008_ALTERNATIVE_I_EXCAVATION_PLAN.mxd — USER: hwachholz — LAST SAVED: 4/7/2022 10:00:48 PM