

DECISION DOCUMENT

Sol on Park
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203169
August 2026



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

Sol on Park
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203169
August 2026

Statement of Purpose and Basis

This document presents the remedy for the Sol on Park 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 (NYSDEC) for the Sol on Park site and the public's input to the proposed remedy presented by NYSDEC.

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, any future on-

site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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

- 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 restricted residential SCOs, as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet. Depth of excavation will vary between two and eleven feet below grade depending on depth of soil contamination. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 4,300 cubic yards of contaminated soil will be removed from the site.

Collection and analysis of confirmation samples at the remedial excavation depth 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 NYSDEC, submit the sample results and, in consultation with NYSDEC, 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.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Backfill 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 Mitigation

Any on-site buildings will be required to have an active sub-slab depressurization system (SSDS), or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

Engineering and Institutional Controls

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 2 restricted residential cleanup at a minimum.

5. Institutional Control

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 NYSDEC 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 NYCDOHMH; and
- require compliance with NYSDEC approved Site Management Plan.

6. Site Management Plan

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

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

- Institutional Controls: The Environmental Easement discussed in Remedy Element 5 above.
- Engineering Controls: The vapor mitigation system discussed in Remedy Element 4 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, and groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- a schedule of monitoring and frequency of submittals to NYSDEC; and
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:
- procedures for operating and maintaining the systems;
 - compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
 - maintaining site access controls and NYSDEC notification; and
 - providing the NYSDEC access to the site and O&M records.

Declaration

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

August 12, 2026

Date



R. Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

Sol on Park
Bronx, Bronx County
Site No. C203169
August 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), 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.

NYSDEC 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

NYSDEC 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 NYSDEC 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=C203169>

Morrisania Library
610 East 169th Street
Bronx, NY 10456
Phone: (718) 589-9268

Bronx Community Board 3
1426 Boston Rd
Bronx, NY 10456
Phone: (718) 378-8054 ext. 141

Receive Site Citizen Participation Information By Email

Please note that NYSDEC'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 encompasses 0.680-acres in the Claremont Village neighborhood of the Bronx, NY and is identified on the New York City Tax Map as a portion of both Block 2902, Lot 36, and Block 2906, Lot 30. The site is bordered on the south by St. Pauls Place, on the west by Park Avenue and to the north and east by the Morris Houses complex, a New York City Housing Authority (NYCHA) campus.

Site Features: The site is currently a vacant grass-covered lot. The site slopes gradually from an elevation of approximately 30 feet above mean sea level (ft amsl) in its southeastern corner, down to an elevation of approximately 17 ft amsl in its northwestern corner.

Current Zoning and Land Use: The site is part of the Morris Houses complex, a New York City Housing Authority (NYCHA) campus. Zoning for the site is currently labeled as "R7-1," which allows medium-density apartment houses.

Past Use of the Site: Historical use at the site included a mix of residential, commercial, and industrial use. Residential structures were present at the site along St Pauls Place from at least 1891 through the 1950s. Former manufacturing occurred on site between 1891 through 1909, identified as "Varnishes and Brewers Chips" or "Brewers Varnish" in buildings located in the northern portion of the site. After these manufacturing operations ceased, a parking lot and gasoline filling station operated in the northern portion of the site until 1952. A large-scale neighborhood redevelopment project occurred at and around the site between 1952 and 1966. Large apartment buildings were erected during this time, which still stand today as the NYCHA Morris Houses campus.

Site Geology and Hydrogeology: The site is underlain with a mixture of historic fill consisting of mostly brown to dark brown sand and silt, as well as gravel with brick and other debris. The thickness of the fill layer ranges from 2 to 7 feet across the site. Beneath the historic fill, the subsurface is predominantly comprised of fine to coarse silty sand with some intervals of sandy

silt and clayey silt, followed by decomposed and weathered bedrock (Manhattan Schist). Bedrock was encountered throughout the site at depths ranging from approximately 2 to 21 feet below grade. Groundwater is present beneath the site at depths ranging from 15 to 22 feet below grade. Based on the observed groundwater measurements, it is believed that perched groundwater conditions are present at the site. Groundwater flows westward toward the Harlem River, which is located approximately 1.32 miles from the site.

A site location map is attached as Figure 1 and a site plan is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC 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 that restricts the use of the site to restricted residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) 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) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, NYSDEC 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

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. NYSDEC 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 contaminants of concern identified at this site are:

2,2,4-trimethylpentane	chrysene
cyclohexane	dibenz(a,h)anthracene
ethylbenzene	indeno(1,2,3-cd)pyrene
m,p-xylene	phenanthrene
n-heptane	arsenic
o-xylene	barium
toluene	chromium, hexavalent
benzo(a)anthracene	lead
benzo(a)pyrene	manganese
benzo(b)fluoranthene	mercury
benzo(g,h,i)perylene	

The contaminants 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 samples 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 samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern at this site are SVOCs and metals in soil and VOCs in soil vapor.

Soil: Soil samples were collected at various depths to a maximum depth of 24 feet, and the results were compared against the restricted residential soil cleanup objectives (RRSCOs). SVOCs were found primarily in near surface soils (0-2 feet below ground surface) with the highest concentrations in the center of the site. Maximum concentrations of SVOCs encountered at the site included: benzo(a)anthracene at 11 parts per million, or ppm (RRSCO: 1.4 ppm); benzo(a)pyrene at 12 ppm (RRSCO: 1 ppm); benzo(b)fluoranthene at 13 ppm (RRSCO: 1.4 ppm); benzo(g,h,i)perylene at 9.2 ppm (RRSCO: 4.9 ppm); chrysene at 11 ppm (RRSCO: 4.9 ppm); dibenzo(a,h)anthracene at 1.4 ppm (RRSCO: 0.33 ppm); indeno(1,2,3-cd)pyrene at 6.8 ppm (RRSCO: 1.4 ppm); and phenanthrene at 16 ppm (RRSCO: 4.9 ppm)

Metals in exceedance of RRSCOs were found at various locations and depths throughout the site. Maximum concentrations of metals encountered at the site included: arsenic at 20.7 ppm (RRSCO: 16 ppm); barium at 2,340 ppm (RRSCO: 410 ppm); chromium (hexavalent) at 11.8 ppm (RRSCO: 1 ppm); lead at 2,910 ppm (RRSCO: 400 ppm); manganese at 2,610 ppm (RRSCO: 2,000 ppm); and mercury at 37.9 ppm (RRSCO: 0.3 ppm).

No VOCs, PCBs, PFAS, or pesticides were detected above RRSCOs or restricted residential guidance values. Data does not indicate any off-site impacts in soil related to this site.

Groundwater: Groundwater samples were collected from monitoring wells installed throughout the site, and results were compared to Ambient Water-Quality Standards and Guidance Values (AWQSGVs).

The only SVOC in groundwater that exceeded AWQSGVs was phenol at 1.3 parts per billion or ppb (AWQSGV: 1 ppb), detected in the northeastern corner of the site. For metals, the following

constituents were detected in exceedance of AWQSGVs: total iron at 751 ppb (AWQSGV: 300 ppb); total magnesium at 85,700 ppb (AWQSGV: 35,000 ppb); dissolved magnesium at 82,300 ppb (AWQSGV: 300 ppb); total sodium at 116,000 ppb (AWQSGV: 20,000 ppb); and dissolved sodium at 109,000 ppb (AWQSGV: 20,000 ppb). The metals are naturally occurring elements and are not considered to be site-specific contaminants of concern.

For PFAS, perfluorooctane sulfonic acid (PFOS) was detected at a maximum concentration of 25.5 parts per trillion, or ppt (AWQSGV: 2.7 ppt) and perfluorooctanoic acid (PFOA) at 50 ppt (AWQSGV: 6.7 ppt).

There were no exceedances of AWQSGVs for VOCs, pesticides, PCBs, or 1,4-dioxane.

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

Soil Vapor: Petroleum-related VOCs were detected sitewide in soil vapor, with the highest concentrations generally located in the eastern and central portions of the site. Notable detections of petroleum-related VOCs in soil vapor include 2,2,4-trimethylpentane at 38,200 micrograms per meter cubed (ug/m³); cyclohexane at 1,750 ug/m³; ethylbenzene at 3,270 ug/m³; m,p-xylene at 8,170 ug/m³; n-heptane at 4340 ug/m³; n-hexane at 599 ug/m³; o-xylene at 7,690 ug/m³; and toluene at 4,450 ug/m³.

Chlorinated VOC concentrations in soil vapor included tetrachloroethylene at 21.8 ug/m³; and trans-1,2-dichloroethene at 7.73 ug/m³.

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

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*.

People will not come into contact with contaminated soil or groundwater unless they dig below ground surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying 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. The potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion in any future on-site building development and occupancy. 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.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater 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 2: Restricted residential use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation and Vapor Mitigation remedy.

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

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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;
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- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

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- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

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Collection and analysis of confirmation samples at the remedial excavation depth 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 NYSDEC, submit the sample results and, in consultation with NYSDEC, 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.

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3. Backfill

Backfill 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 Mitigation

Any on-site buildings will be required to have an active sub-slab depressurization system (SSDS), or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

Engineering and Institutional Controls

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5. Institutional Control

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- require the remedial party or site owner to complete and submit to NYSDEC 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 NYCDOHMH; and
- require compliance with NYSDEC approved Site Management Plan.

6. Site Management Plan

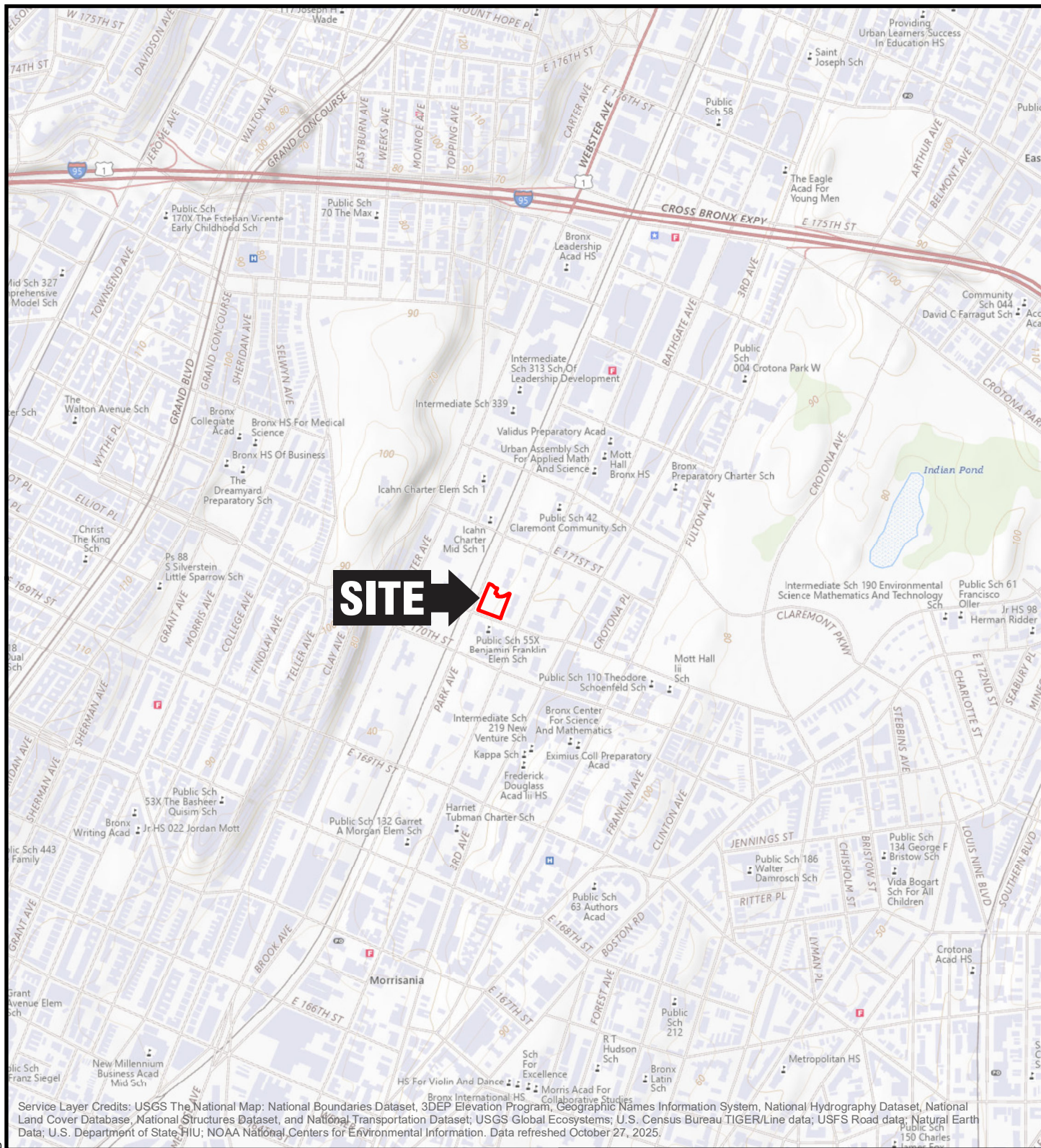
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- d. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 5 above.
 - Engineering Controls: The vapor mitigation system discussed in Remedy Element 4 above.

This plan includes, but may not be limited to:

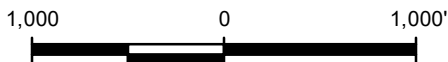
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- e. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
 - a schedule of monitoring and frequency of submittals to NYSDEC; and
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
 - f. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:

- procedures for operating and maintaining the systems;
- compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
- maintaining site access controls and NYSDEC notification; and
- providing the NYSDEC access to the site and O&M records.



Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State/IIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025.

QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

3728 PARK AVENUE
BRONX, NEW YORK

Prepared for:

SOL ON PARK LLC



Compiled by: D.M.H. Date: 02/12/26

Prepared by: M.S.R. Scale: AS SHOWN

Project Mgr: D.M.H. Project: 2908.0011Y000

File: 2908.0011Y142.1.mxd

FIGURE

1



BLOCK 2895
LOT 11

BLOCK 2895
LOT 45

PARK AVE

BLOCK 2902
LOT 30

BLOCK 2902
LOT 1

ST PAULS PL

BLOCK 2902
LOT 36



LEGEND

- BCP SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
2. PARCEL SOURCE: MAPPLUTO DEPARTMENT OF CITY PLANNING (DCP)



Title:

SITE PLAN

3728 PARK AVENUE
BRONX, NEW YORK

Prepared for:

SOL ON PARK LLC

ROUX

Compiled by: D.M.H.

Prepared by: M.S.R.

Project Mgr: D.M.H.

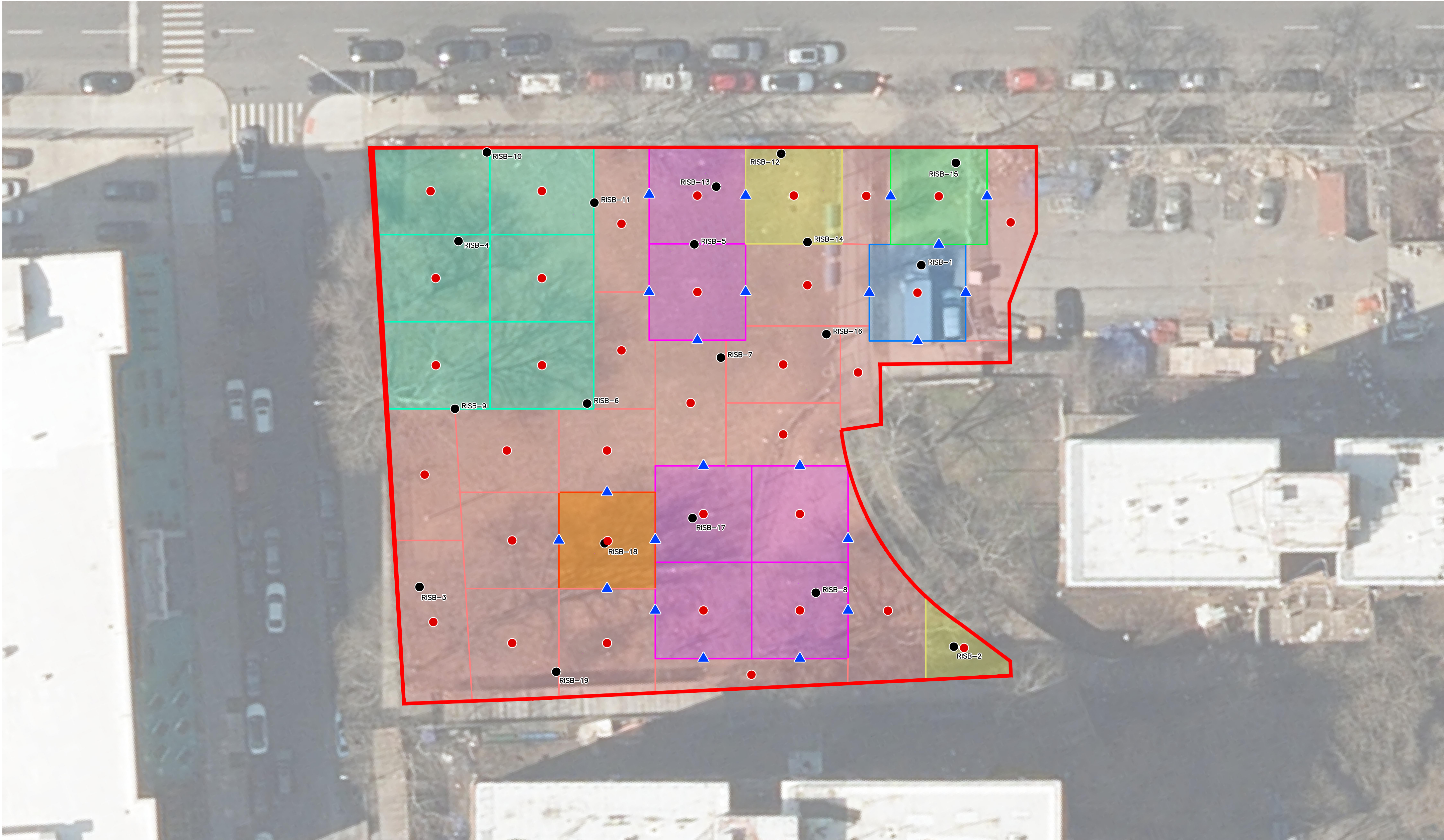
File: 2908.0011Y142.02.mxd

Date: 08/05/26

Scale: AS SHOWN

Project: 2908.0011Y000

FIGURE
2



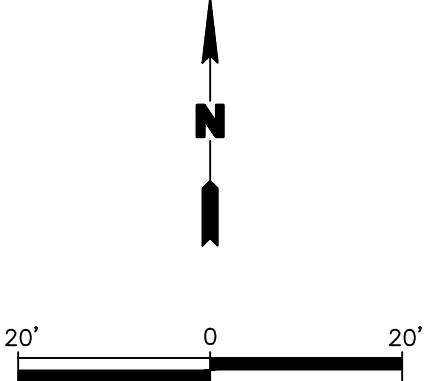
LEGEND

- RISB-1

●

LOCATION OF RI/SRI SOIL BORING
- ▲

PROPOSED SIDEWALL ENDPOINT SAMPLE
- PROPOSED BOTTOM ENDPOINT SAMPLE
- BCP SITE BOUNDARY
- PARCEL BOUNDARY
- EXCAVATION TO 2 FEET BELOW GRADE
- EXCAVATION TO 3 FEET BELOW GRADE
- EXCAVATION TO 4 FEET BELOW GRADE
- EXCAVATION TO 6 FEET BELOW GRADE
- EXCAVATION TO 7 FEET BELOW GRADE
- EXCAVATION TO 8 FEET BELOW GRADE
- EXCAVATION TO 11 FEET BELOW GRADE



Title:

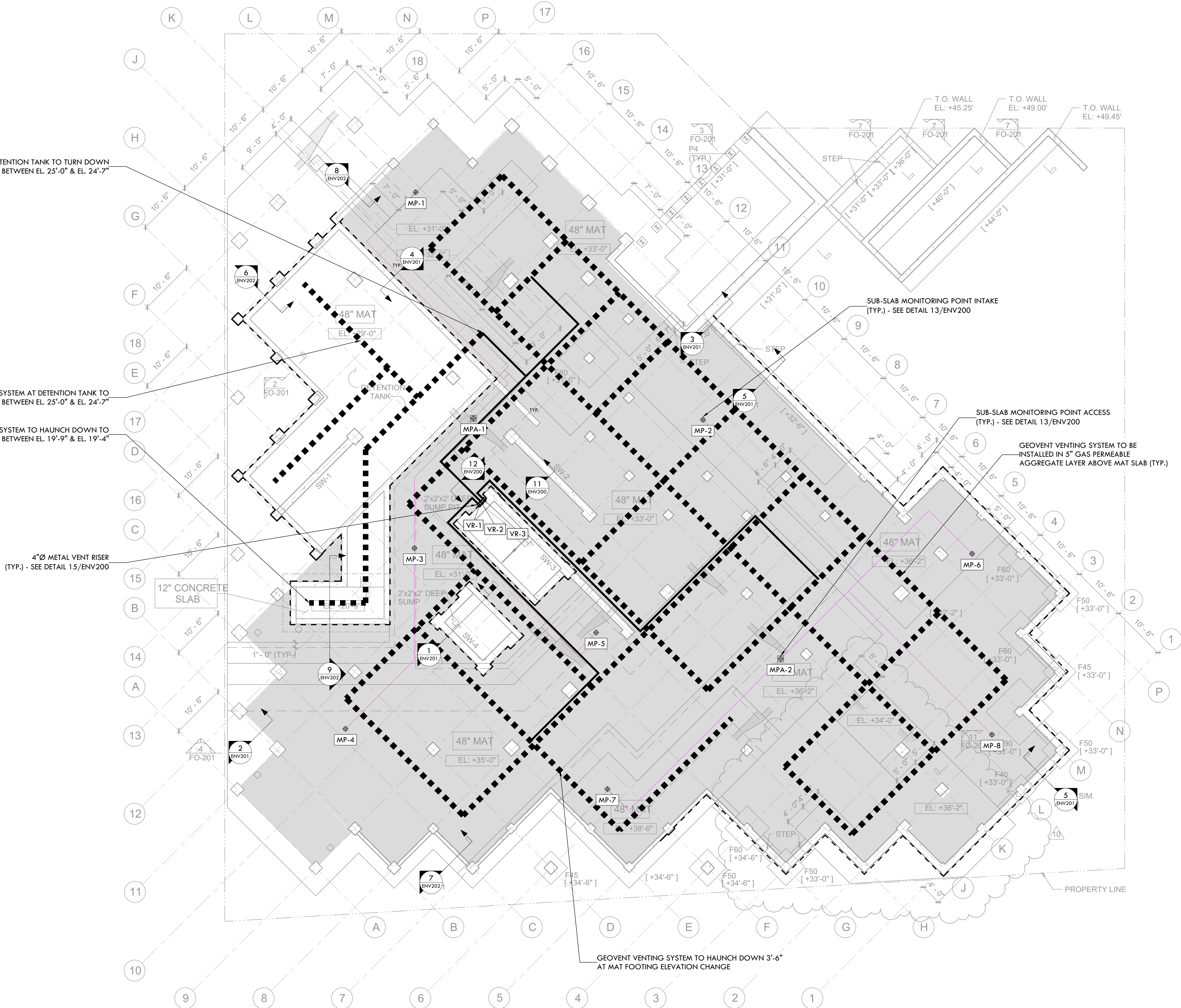
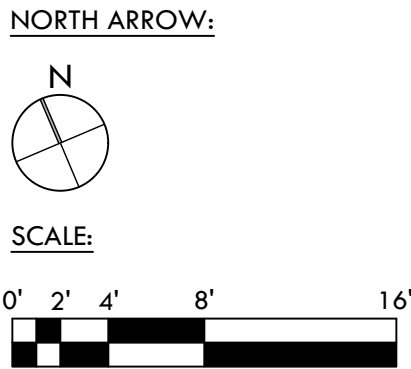
REMEDIAL ALTERNATIVE 2
RESTRICTED RESIDENTIAL USE
CLEANUP
3728 PARK AVENUE
BRONX, NEW YORK 10456

Prepared for:

SOL ON PARK LLC

ROUX

Compiled by: D.H.	Date: 2/11/2026	FIGURE 3A
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr: D.H.	Project: 2908.0011Y000	
File: 2908.0011Y142.01.DWG		



1 1ST (GROUND) FLOOR FRAMING PLAN
REF: 1/S-101.00 1/8" = 1'-0"

LEGEND:

- HORIZONTAL EXTENT OF VAPOR BARRIER BELOW FINISH FLOOR TOPPING SLAB
- VERTICAL EXTENT OF GCP BITUTHENE 8000 WATERPROOFING MEMBRANE (TO BE DESIGNED BY OTHERS)
- GEOVENT VENTING SYSTEM
- 4"Ø SCH. 40 PVC HEADER PIPE
- 4"Ø METAL VENT RISER
- SUB-SLAB MONITORING POINT INTAKE
- SUB-SLAB MONITORING POINT ACCESS
- SUB-SLAB MONITORING TUBING & CONDUIT

- NOTES:**
- DRAWING NOT TO BE USED FOR ARCHITECTURAL STRUCTURAL, OR ANY PURPOSE OTHER THAN VAPOR INTRUSION MITIGATION SYSTEM.
 - MONITORING POINTS AND VENT RISERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY.
 - VERIFY FINAL MONITORING POINT AND VENT RISER LOCATIONS IN THE FIELD WITH ARCHITECT/OWNER.
 - OFFSET OF RISERS SHALL BE MINIMIZED. IF NECESSARY, HORIZONTAL OFFSET PIPING SHALL BE SLOPED 1% TOWARDS LOW POINT.
 - ALL GEOVENT VENTING SYSTEM & 4"Ø SCH. 40 PVC HEADER PIPE INTERSECTIONS TO BE CONNECTED WITH A 4"Ø SCH. 40 CROSS/TEE.
 - DETENTION TANK, ELEVATOR PITS, AND FOUNDATION WALLS SHALL BE LINED WITH GCP PREPREFE 300R PLUS OR BITUTHENE 8000 OR APPROVED EQUIVALENT PRODUCT PROVIDING VAPOR/RADON INTRUSION PROTECTION.

ISSUED FOR CONSTRUCTION

EAI INC
ENVIRONMENTAL MANAGEMENT SERVICES
SPECIALTY CONTRACTING

50 PRESCOTT STREET
JERSEY CITY, NJ 07304
TEL: (201) 395-0010

5 07/06/2026 ISSUED FOR CONSTRUCTION		
4 07/03/2026 BULLETIN 2		
3 05/01/2026 REVISION		
2 04/14/2026 REVISION		
1 01/14/2026 GWP CD		
No.	Date	Description
Scale: 1/8" = 1'-0"		Date: 01/14/2026
Designers: TC	Drawn by: TC	Checked by: ZT
Project: SOL ON PARK		
Address: 3728 PARK AVENUE BRONX, NY 10456		
Drawing Title: VAPOR INTRUSION MITIGATION SYSTEM 1ST FLOOR FRAMING PLAN		
FIGURE 3B		