

DECISION DOCUMENT

383 Morris Avenue
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203172
July 2025



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

383 Morris Avenue
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203172
July 2025

Statement of Purpose and Basis

This document presents the remedy for the 383 Morris Avenue 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 383 Morris Avenue 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 to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) 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 Department 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 all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet. If a Track 2 restricted-residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 600 cubic yards of material will be removed from the site. If found on the site, any underground storage tanks (USTs), fuel dispensers, underground piping or other structures will be excavated and properly disposed off-site. Collection and analysis of confirmation at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify the Department, submit the sample results, and in consultation with the Department, 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

On-site soil which does not exceed the above excavation criteria for any constituent may be used to backfill the excavation or re-grade the site. 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 Mitigation

Any on-site buildings will be required to have a Sub-Slab Depressurization System (SSDS), or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

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 the 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 remedial element 5 above.
 - Engineering Controls: The SSDS discussed in remedial 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/or 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:
- monitoring of soil vapor to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.
- 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 system. The plan includes, but is not limited to:
- procedures for operating and maintaining the system;
 - compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.

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.

July 7, 2025

Date

R. Scott Deyette

Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

383 Morris Avenue
Bronx, Bronx County
Site No. C203172
July 2025

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=C203172>

New York Public Library - 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 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 is in an urban area characterized by commercial, industrial, and residential uses within the Bronx, NY and previously consisted of three lots identified as Bronx Tax Block 2334, Lots 62, 63, and 66, all of which are now merged into a single tax lot known as 383 Morris Avenue, Block 2334, Lot 62. The site is approximately 5,700 square feet (0.13 acres) in area. The site is bound to the north by a one-story commercial deli followed by a seven-story mixed use commercial and residential building that wraps around to the western border of the site, followed by Rider Avenue; to the east by 143rd Street; to south by Morris Avenue followed by a NYC public housing complex; and to west by a seven-story commercial/residential building followed by 142nd Street.

Site Features:

The site is improved with a concrete-paved lot containing a shipping container and two sheds that are used for storage and another temporary structure that is used as an office and workshop for the J&F Used Tire Shop. The office is still in use but will be vacated once the remedial action begins.

Current Zoning and Land Use:

According to the New York City Zoning Map, the site is located in an M1-4/R7A and MX-13 zoning district, which is a special mixed-use light manufacturing and medium-heavy residential zoning district. Land use within a half-mile radius includes commercial, residential, industrial, institutional, and public parks.

Past Use of the Site:

The site is depicted as being in a densely developed area in the earliest available topographic and Sanborn fire insurance maps dated circa the late 1890s, with three dwellings shown on the Sanborn maps. By 1935, the eastern part of the building at 383 Morris Avenue is shown as a plaster-clad dwelling, while the western part of the building was labeled as a farrier. The

building at 383 Morris Avenue was labeled as a plumber from 1944 through 1977. The site appears unchanged through the most recent Sanborn Map in 2007. According to city directory listings, B & G Welding Service operated at 383 Morris Avenue in 1940. The buildings at 375 Morris Avenue and 268 143rd Street remained residences from the late 1800s until the 2010s. One city directory listing in 1927 lists a stationary business at 375 Morris Avenue. The buildings were demolished in 2012, and the land was repurposed to support the current use by J&F Used Tire Shop, which provides basic auto repair services and oil changes.

A 2023 Phase I Environmental Site Assessment (ESA) documented one 275-gallon used oil container that was used for on-site oil changes. On-site petroleum storage, historical auto repair and other manufacturing operations may have contributed to the presence of subsurface contaminants at the site.

Site Geology and Hydrogeology:

The site is relatively flat and in an area of shallow bedrock. The local topography is relatively flat and appears to slope to the southwest toward the Harlem River, which is about 2,000 feet west of the site. The site is underlain by a layer of historic urban fill consisting of dark brown to tan, fine-to-medium-grained sand with varying amounts of silt, gravel, brick, concrete, and construction debris extending from surface grade to about 8 to 9 feet below grade surface (bgs). Native soil underlies the historic urban fill layer up to the deepest boring termination depth of 16 feet bgs. Bedrock was encountered at depths of 12 to 16 feet bgs. Groundwater flow can be influenced by several factors such as surface water bodies, wetlands, hydrogeologic and anthropogenic variables. Based on topographic gradient and proximity to surrounding water bodies, groundwater flows to the southwest towards the Harlem River. According to the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM) dated January 30, 2015, the site is located in Zone X, outside the 0.2% annual chance of flood and 100-year flood plain.

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 Participant. The Applicant has an obligation to address on-site and 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:

benzo(a)anthracene	carbon tetrachloride
benzo(a)pyrene	tetrachloroethene (PCE)
benzo(b)fluoranthene	trichloroethene (TCE)
benzo(k)fluoranthene	cis-1,2-dichloroethene
chrysene	ethylbenzene
dibenz(a,h)anthracene	toluene
indeno(1,2,3-cd)pyrene	cyclohexane
arsenic	heptane
cadmium	m-xylene
mercury	p-xylene
o-xylene	

The contaminants of concern exceed the applicable SCGs for:

- 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. The primary contaminants of concern include SVOCs in soil and VOCs in soil vapor.

Soil:

Exceedances of the restricted residential use soil cleanup objectives (RRSCOs) were identified sitewide at depths of 2 - 4 ft bgs and at an individual 100 sq-ft hotspot in the southwestern

portion of the property to a depth of 6 ft bgs. Fill material varied in depth, with the majority of site-wide fill located in the upper 9 ft bgs.

SVOCs detected exceeding their respective RRSCOs include maximum concentrations of benzo(a)anthracene at 11 parts per million (ppm) (RRSCO of 1 ppm), benzo(a)pyrene at 9.68 ppm (RRSCO of 1 ppm), benzo(b)fluoranthene at 13.2 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene up to 5.01 ppm (RRSCO of 3.9 ppm), chrysene at 10.6 ppm (RRSCO of 3.9 ppm), dibenz(a,h)anthracene at 1.95 ppm (RRSCO of 0.33 ppm), and indeno-(1,2,3-c,d)pyrene at 0.74 ppm (RRSCO of 0.5 ppm).

Metals detected exceeding their respective RRSCOs include maximum concentrations of arsenic at 17.5 ppm (RRSCO of 16 ppm), cadmium at 4.52 ppm (RRSCO of 4.3 ppm), and mercury at 1.3 ppm (RRSCO of 0.81 ppm).

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

Groundwater:

The only dissolved metals detected at concentrations exceeding their respective Ambient Water Quality Standards and Guidance Values (AWQSGVs) were naturally occurring minerals such as iron, magnesium, and sodium and are not considered site related. Perfluorooctanesulfonic acid (PFOS) was detected at a maximum concentration of 60.8 parts per trillion (ppt) and perfluorooctanoic acid (PFOA) was detected at a maximum concentration of 52.5 ppt, which exceed the AWQSGV of 2.7 ppt and 6.7 ppt, respectively.

No VOCs, SVOCs, pesticides, or PCBs were detected above their respective AWQSGV in groundwater samples. Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor:

Various chlorinated VOCs were detected in soil vapor including PCE at a maximum concentration of 180 micrograms per cubic meter (ug/m³), TCE at a maximum concentration of 37 ug/m³, chloroform at a maximum concentration of 6.8 ug/m³, cis-1,2- dichloroethene at a maximum concentration of 10 ug/m³, and carbon tetrachloride at a maximum concentration of 25 ug/m³. Petroleum-related VOCs were also detected in soil vapor, most notably toluene at a maximum concentration of 380 ug/m³, ethylbenzene at a maximum concentration of 230 ug/m³, cyclohexane at a maximum concentration of 140 ug/m³, heptane at a maximum concentration of 600 ug/m³, o-xylene at a maximum concentration of 380 ug/m³, and m & p - xylene at a maximum concentration of 590 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*.

The site is completely fenced which restricts public access. However, people who enter may come into contact with contaminants in soil by walking on the site, digging or otherwise disturbing the soil. People are not coming into contact with 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 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 for any current and future on-site building development 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.

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 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 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 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;
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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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- 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 the NYSDEC approved Site Management Plan.

6. Site Management Plan

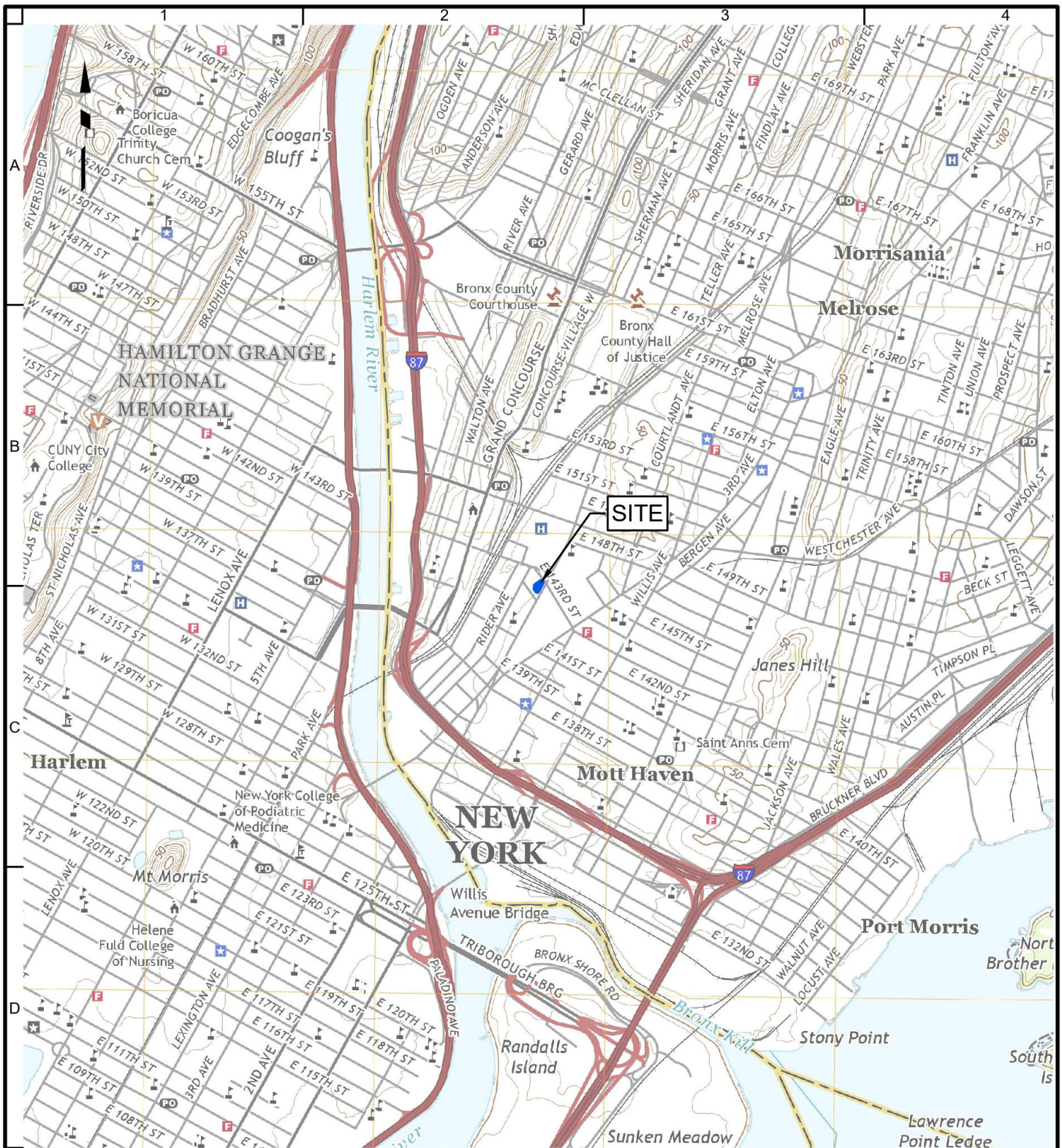
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 - Engineering Controls: The SSDS discussed in remedial element 4 above.

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/or groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
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- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
 - monitoring of soil vapor to assess the performance and effectiveness of the

- remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.
- 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 system. The plan includes, but is not limited to:
- procedures for operating and maintaining the system;
 - compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.



Legend

Approximate Site Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Central Park, New York, 2019 Quadrangle.

LANGAN

368 Ninth Avenue, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC

Collectively known as Langan

Project

383 MORRIS AVENUE

BLOCK No. 2334,
LOT No. 62

BRONX

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170790501

Date

11/14/2024

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

1



Legend

Approximate Site Boundary

Notes:
1. Imagery provided through Langan's subscription to Nearmap.com, flown on 03/08/2024.
2. Tax parcel data provided by the New York City Department of City Planning, MapPLUTO 24v3.1



LANGAN

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Project

**383 MORRIS
AVENUE**

BLOCK No. 2334,
LOT No. 62

BRONX

NEW YORK

Figure Title

SITE PLAN

Project No.
170790501

Date
11/14/2024

Scale
1"=30'

Drawn By
MG

Figure No.

2



Legend

- Approximate Site Boundary
- Excavation to 2 feet bgs
- Excavation to 4 feet bgs
- Hot Spot Excavation to 6 feet bgs

Notes:
1. Imagery provided through Langan's subscription to Nearmap.com, flown on 03/08/2024.
2. Tax parcel data provided by the New York City Department of City Planning, MapPLUTO 24v3.1
3. bgs = below grade surface



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Project

**383 MORRIS
AVENUE**

BLOCK No. 2334,
LOT No. 62

BRONX

NEW YORK

Figure Title

**ALTERNATIVE II
- TRACK 2 CLEANUP**

Project No.

170790501

Date

12/12/2024

Scale

1"=20'

Drawn By

MG

Figure No.

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