DECISION DOCUMENT

431-441 Concord Avenue Development Project
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203177
January 2026

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

DECLARATION STATEMENT - DECISION DOCUMENT

431-441 Concord Avenue Development Project
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203177
January 2026

Statement of Purpose and Basis

This document presents the remedy for the 431-441 Concord Avenue Development Project 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 431-441 Concord Avenue Development Project 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), 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

The existing on-site building will be demolished and materials which cannot 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 all on-site soils which exceed Unrestricted Use SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 unrestricted use cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 2,000 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, 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. Soil Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation, including sub-slab and indoor air sampling, 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 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 NYCDOHMH code which prohibits potable use of groundwater without prior approval.

Contingent Track 2 Remedy Elements

The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no EE or SMP is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a SMP and EE will be required to address the SVI evaluation and implement actions as needed. In the event that Track 1 unrestricted use is not achieved, including achievement of soil and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve Track 2 restricted residential cleanup.

6. 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 SMP.

7. 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 controls remain in place and effective:
   - Institutional Controls: The Environmental Easement discussed in Remedy Element 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, and groundwater water 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 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 and indoor air to assess the performance and effectiveness of the remedy;
   - a schedule of monitoring and frequency of submittals to the NYSDEC;
   - 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 system. The plan includes, but is not limited to:
   - procedures for operating and maintaining the system; and
   - 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.

January 27, 2026

Date

Jane H. O'Connell, P.G.
Regional Remediation Engineer, Region 2

DECISION DOCUMENT

431-441 Concord Avenue Development Project
Bronx, Bronx County
Site No. C203177
January 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=C203177

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

Mott Haven Library
321 E. 140th Street
Bronx, NY 10454
Phone: 718-665-4878

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 431-441 Concord Avenue Development Project consists of one tax lot (Block 2578, Lot 15) and is located in an urban area of the Mott Haven section of the Bronx, NY. The site is located on the western side of Concord Avenue, between East 145th Street to the north and East 144th Street to the south.

Site Features:
The site comprises approximately 16,750 square feet (0.35 acres) and is currently vacant. There is one single-story former auto repair building on the north portion of the Site, with the balance of the lot currently undeveloped and covered with vegetation.

Current Zoning and Land Use:
The site is located within a R7D residential district. The surrounding properties to the east and west are occupied by residential buildings, with a school located to the north and commercial properties to the south. The site is also located within a NYS Environmental (EN) Zone (Census Tract 35).

Past Use of the Site:
The subject building was constructed in 1953, for unspecified manufacturing purposes. By 1956, the building was occupied by an auto body repair shop and remained an auto body repair shop until at least 1979. From 1980 to 2024, the operations in the building have consisted of general automotive repair and maintenance. From at least 1891 to 2002, there was a two-story dwelling located on the west side of the site. In addition to the typical residential uses associated with this dwelling, the Elevator Service and Appliance Company occupied part of this structure in the 1940s. The dwelling was demolished in 2002 and the west side of the site remains unoccupied since that time. The identified former uses of the site include the Elevator Service and Appliance Company, auto body repair shops, and general automotive repair shops.

Site Geology and Hydrogeology:
Urban fill consists of fine to coarse sand and gravel intermixed with brick, concrete, coal slag and stone fragments throughout the property to an average depth of 2.5 to 12 feet. Below this layer is weathered and consolidated bedrock. Bedrock was found to outcrop along the western half of the property, above the street elevation. Along the eastern half of the site, bedrock is found at a depth ranging from 4-12 feet below surface grade. No groundwater was found resting or perched on top of the bedrock. Groundwater is present at a depth of 18 to 20 feet below surface grade within bedrock and flows northwest. The closest body of water is the East River which is approximately 2,000 feet southeast of the site.

A site location map is attached as Figure 1 and a site layout 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 Applicants under the Brownfield Cleanup Agreement are Volunteers. The Applicants do 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:

benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
barium
copper
lead
tetrachloroethane (PCE)
trichloroethene (TCE)
ethylbenzene
toluene
m-xylene
o-xylene
1,2,4-trimethylbenzene
p-xylene
mercury

The contaminants of concern exceed the applicable SCGs for:

- soil
- soil vapor intrusion

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), 1,4-dioxane, and pesticides. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern for the site are SVOCs and metals in soil; and petroleum-related VOCs and chlorinated VOCs in soil vapor.

Soil - Sample results were compared against the unrestricted use soil cleanup objectives (UUSCO). SVOCs were detected including maximum concentrations of benzo(a)anthracene at 7.6 parts per million, or ppm (UUSCO of 1 ppm); benzo(a)pyrene at 11 ppm (UUSCO of 1 ppm); and benzo(b)fluoranthene at 19 ppm (UUSCO of 1 ppm). Metals were detected including maximum concentration of barium at 1,650 ppm (UUSCO of 410 ppm), copper at 450 ppm (UUSCO of 50 ppm), lead at 5,100 ppm (UUSCO of 63 ppm), and mercury at 11.2 ppm (UUSCO of 0.18 ppm). Perfluorooctane sulfonic acid (PFOS) was detected at 25.8 ppb (UUSCO of 0.88 ppb) and perfluorooctanoic acid (PFOA) at 0.87 ppb (UUSCO of 0.87 ppb). VOCs, pesticides, PCBs, and 1,4-dioxane were either not detected or were detected at concentrations below UUSCOs.

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

Groundwater - Groundwater sample results exceeding the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGV) include maximum concentrations of chloroform at 30 parts per billion, or ppb (AWQSGV of 7 ppb), Perfluorooctane sulfonic acid (PFOS) at 158 parts per trillion, or ppt (AWQSGV of 2.7 ppt) and Perfluorooctanoic acid (PFOA) at 52.1 ppt (AWQSGV of 6.7 ppt). Metals detected in unfiltered groundwater samples include maximum concentrations of chromium at 560 ppb (SGV of 50 ppb), copper at 472 ppb (AWQSGV of 200 ppb), nickel at 479 ppb (SGV of 100 ppb), silver at 77.8 ppb (AWQSGV of 50 ppb). However, in filtered groundwater samples, which are more representative of dissolved metals concentrations, only naturally occurring elements such as iron, sodium, and manganese were detected. SVOCs, pesticides, 1,4-dioxane, and PCBs were not detected above the AWQSGV in any groundwater samples.

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

Soil Vapor - Both petroleum and chlorinated solvent VOCs were identified in soil vapor samples, with the highest concentrations of VOCs in the northeast part of the site. Detections of petroleum-related VOCs include maximum concentrations of m,p-xylene at 2,190 micrograms per cubic meter (ug/m3), toluene at 2,690 ug/m3, o-xylene at 986 ug/m3, ethylbenzene at 339 ug/m3, 1,2,4-trimethylbenzene at 115 ug/m3, and methyl ethyl ketone at 2,970 ug/m3. Detections of chlorinated-related VOCs include maximum concentrations of tetrachloroethylene (PCE) at 1,340 ug/m3, trichloroethene (TCE) at 26.7 ug/m3, and trichlorofluoromethane at 256 ug/m3.

Data does not indicate any off-site impacts in soil vapor related to the 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 who enter the site could come into contact with site contaminants in the soil by digging or otherwise disturbing the soil. 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 the soil may move into the soil vapor (air spaces within the soil), which in turn 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. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion resulting from this site 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.
- 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 Soil Excavation remedy.

The elements of the selected remedy, as shown in Figure 3 and 4, 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), SiteWise^{TM} (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

The existing on-site building will be demolished and materials which cannot 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 all on-site soils which exceed Unrestricted Use SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 unrestricted use cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 2,000 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, 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. Soil Vapor Intrusion Evaluation

As part of the Track 1 remedy, a soil vapor intrusion evaluation, including sub-slab and indoor air sampling, 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 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 NYCDOHMH code which prohibits potable use of groundwater without prior approval.

Contingent Track 2 Remedy Elements

The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no EE or SMP is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a SMP and EE will be required to address the SVI evaluation and implement actions as needed. In the event that Track 1 unrestricted use is not achieved, including achievement of soil and soil vapor remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve Track 2 restricted residential cleanup.

6. 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 SMP.

7. 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 controls remain in place and effective:
   - Institutional Controls: The Environmental Easement discussed in Remedy Element 6 above.

This plan includes, but may not be limited to:

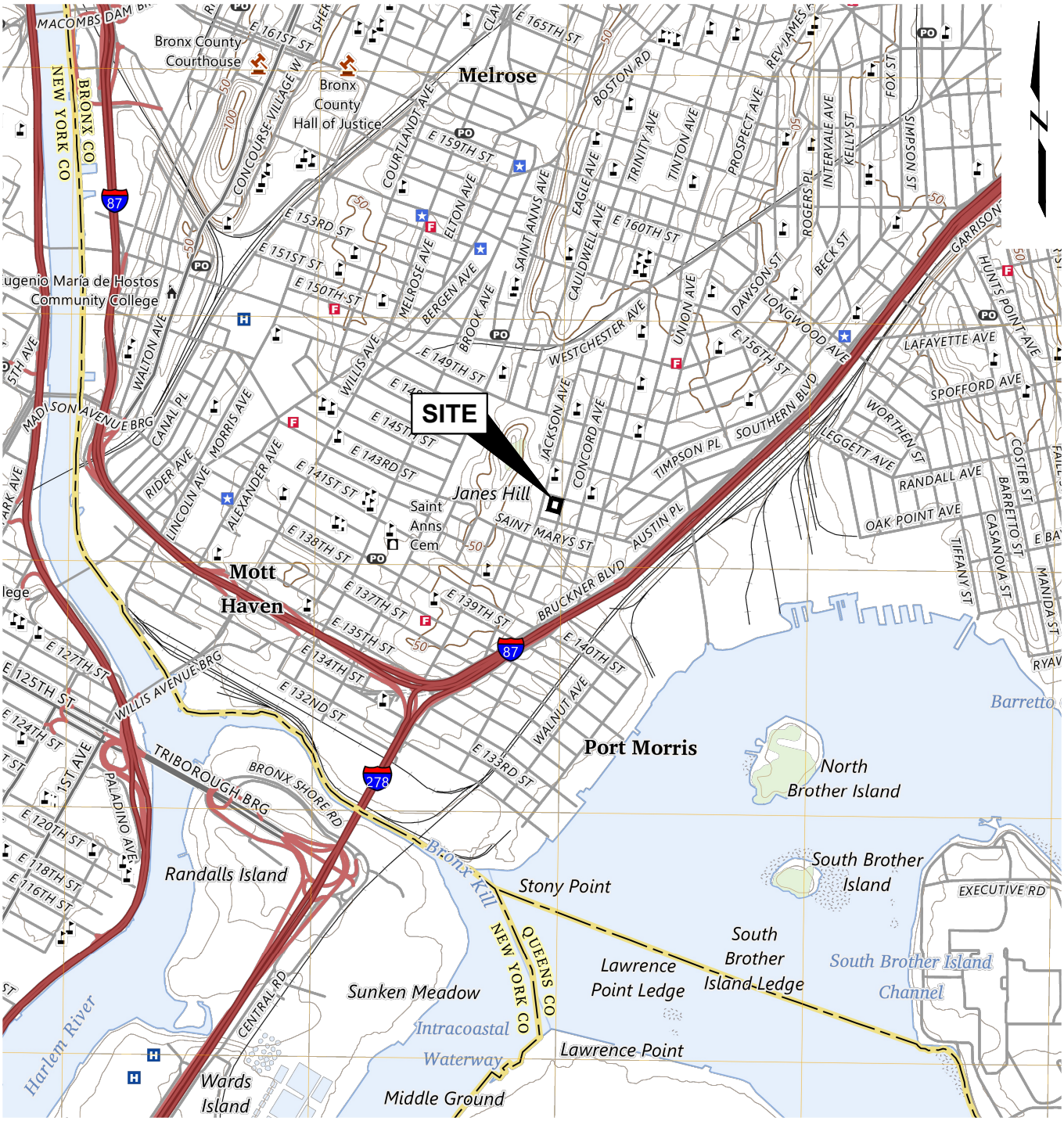
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater water use restrictions;
- a provision for evaluation of the potential for 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 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 and indoor air to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the NYSDEC;
- 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 system. The plan includes, but is not limited to:

- procedures for operating and maintaining the system; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.



SOURCE:

USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: CENTRAL PARK, NY-NJ, 2023
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
10-FOOT CONTOUR INTERVAL

Remedial Action Work Plan 431-441 Concord Avenue Bronx, New York	GEI Consultants	SITE LOCATION MAP
Concord 145 L.P. New York, New York	Project 2405391	September 2025 Fig. 1

EDDY, DEREK B:\Working\CONCORD DEVELOPMENTS HOUSING DEVELOPMENT\2405391 431 Concord Ave Bronx NY NYSDEC BCP\00_CAD\Figures\RAWP\1 2405391 RAWP SLM.dwg - 9/23/2025

SOURCE:
1. PLAN BASED ON GOOGLE MAP IMAGERY.

0 80 160
SCALE, FEET

Remedial Action Work Plan 431-441 Concord Avenue Bronx, New York	GEI Consultants	SITE BOUNDARY
Concord 145 L.P. New York, New York	Project 2405391	September 2025 Fig. 2

EDDY, DEREK B:\Working\CONCORD DEVELOPMENTS HOUSING DEVELOPMENT\2405391 431 Concord Ave Bronx NY NYSDEC BCP\00_CAD\Figures\RAWP\2 2405391 RAWP Site Map.dwg - 9/23/2025

LEGEND:	
	SOIL BORING LOCATION
	NO EXCAVATION REQUIRED FOR REMEDIATION. EXCAVATION CONDUCTED IN THIS AREA TO 3-6 FEET BGS FOR REDEVELOPMENT PURPOSES
	REMEDIAL EXCAVATION TO 2-7 FEET BGS DEPENDING ON BEDROCK DEPTH

0 40 80

SCALE, FEET

SOURCE:

1. PLAN BASED ON GOOGLE MAP IMAGERY.

Remedial Action Work Plan
431-441 Concord Avenue
Bronx, New York

Concord 145 L.P.
New York, New York

GEI Consultants

Project 2405391

PROPOSED
EXCAVATION AND SOIL
SAMPLE EXCEEDANCES

September 2025 Fig. 3

LEGEND

EP-1 ● PROPOSED BOTTOM SOIL ENDPOINT SAMPLE LOCATION

0 40 80

SCALE, FEET

SOURCE:

1. PLAN BASED ON GOOGLE MAP IMAGERY.

Remedial Action Work Plan 431-441 Concord Avenue Bronx, New York	GEI Consultants	PROPOSED ENDPOINT SAMPLE LOCATIONS
Concord 145 L.P. New York, New York	Project 2405391	September 2025 Fig. 4

EDDY, DEREK B:\Working\CONCORD DEVELOPMENTS HOUSING DEVELOPMENT\2405391 431 Concord Ave Bronx NY NYSDEC BCP\00_CAD\Figures\RAWP\11 2405391 RAWP EP SW Samples.dwg - 9/23/2025