

DECISION DOCUMENT

Lafayette Site A
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203178
April 2026



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

Lafayette Site A
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203178
April 2026

Statement of Purpose and Basis

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

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Lafayette Site A 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

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (RR 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. Collection and analysis of documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. Further excavation for development will proceed after documentation samples demonstrate that SCOs for the site have been achieved.

Approximately 6,500 cubic yards of contaminated soil will be removed from the site.

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. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the remedial excavation. Contaminated groundwater

from dewatering operations will either be containerized for off-site disposal or will be treated and discharged to the local sewer system in compliance with all municipal requirements, including permits from NYCDEP and pre-treatment, if warranted.

4. Backfill

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

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 use cleanup at a minimum and will include imposition of a site cover as a contingency if soil greater than 2 feet, but less than 15 feet deep does not meet the restricted residential SCOs.

5. Institutional Controls

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

- require the remedial party or site owner to complete and submit to the 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 NYCDOH; 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 Remedy Element 5 above.
 - Engineering Controls: The Cover System discussed in Contingent Remedy Element 7 below.

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;
- 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;

- 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. 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 the 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.

Contingent Remedial Elements

In the event that Track 2 restricted residential cleanup is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

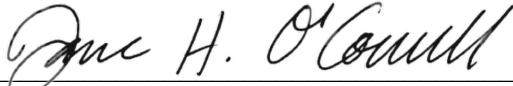
A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Declaration

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

4/30/26

Date



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

DECISION DOCUMENT

Lafayette Site A
Bronx, Bronx County
Site No. C203178
April 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 comments 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=C203178>

Soundview Branch Library
660 Soundview Avenue
Bronx, NY 10473
Phone: (718) 589-0880

Bronx Community Board 9
1967 Turnbull Avenue #7
Bronx, NY 10473
Phone: (718) 823-3034

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 0.266-acre site is located at 1920 Turnbull Avenue, within an urban, mixed-use area of the Bronx, NY 10473 and is identified on the Bronx County Tax Map as Block 3672, Lot 40. The site is bounded by Turnbull Avenue to the north, a 14-story mixed-use apartment building to the east, a Brownfield Cleanup Site (Lafayette Site B, site no. C203179) to the south, and White Plains Road to the west. The area surrounding the site consists of residential, commercial, and some industrial properties.

The site is also located within a disadvantaged community and an Environmental Justice Area.

Site Features: The site currently is an asphalt-paved parking lot associated with an adjacent apartment building.

Current Zoning and Land Use: The site is zoned for R8 with C2-4 which allows for medium density residential buildings with a commercial overlay.

Past Use of the Site: Prior to the 1950s, the site was historically part of an area-wide tidal river wetland system that was filled during the mid-1950s to create the Soundview neighborhood of the Bronx. Since then, the site has been utilized as a parking lot. The site was historically a part of a single lot associated with the Park Lane Apartment complex, which was subdivided into three separate lots as part of a prior Uniform Land Use Review Procedure (ULURP) that was approved by New York City Department of City Planning in October 2017.

Site Geology and Hydrogeology: The site is generally flat with an elevation of approximately 17 feet North American Vertical Datum of 1988 (ft NAVD88), which is an approximation of sea level. Fill material, including brick, concrete, asphalt, glass, and wood was observed across the site to 15 feet below land surface (ft bls). Beneath the fill material layer, the observed lithology

of the site is comprised of native grey meadow mat deposits of clays and organic materials. Bedrock was encountered at depths ranging from 40 to 55.5 ft bls.

Groundwater was encountered at approximately 11 ft bls and flows generally to the south-southwest.

A site location map is attached as Figure 1.

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, alternatives that restrict 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) were 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 contaminant(s) of concern identified at this site is/are:

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

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.

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 samples were analyzed for VOCs. Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil.

Soil - SVOCs were found at concentrations exceeding the applicable restricted residential soil cleanup objectives (RRSCOs), including maximum concentrations of benzo(a)anthracene at 8.2 parts per million, or ppm (RRSCO is 1.4 ppm), benzo(a)pyrene at 8.2 ppm (RRSCO is 1 ppm), benzo(b)fluoranthene at 6.8 ppm (RRSCO is 1.4 ppm), chrysene at 8.0 ppm (RRSCO is 4.9 ppm), dibenz(a,h)anthracene at 0.89 ppm (RRSCO is 0.33 ppm), and indeno(1,2,3-cd)pyrene at 3.9 ppm (RRSCO is 1.4 ppm). These contaminants were detected in soil borings throughout the site ranging from depths of 0 to 15 feet.

Metal exceedances include maximum concentrations of arsenic at 17.1 ppm (RRSCO is 16 ppm), barium at 3,550 ppm (RRSCO is 410 ppm), cadmium at 4.9 ppm (RRSCO of 2.5 ppm), copper at 8,350 ppm (RRSCO of 280 ppm), lead at 7,690 ppm (RRSCO is 400 ppm), and mercury at 18.2 ppm (RRSCO is 0.3 ppm). These contaminants were detected in soil borings throughout the middle portion of the site ranging from depths of 0 to 15 feet.

No VOCs, pesticides, or PCBs were found at concentrations exceeding the RRSCOs. No PFAS compounds were found at concentration exceeding the restricted residential guidance values.

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

Groundwater - Exceedances of the NYSDEC Ambient Groundwater Quality Standards and Guidance Values (AWQSGVs) for PFAS included perfluorooctanesulfonic acid (PFOS) at 5.12 parts per trillion, or ppt (AWQSGV is 2.7 ppt). No VOCs, SVOCs, metals, pesticides, or PCBs were found exceeding AWQSGVs.

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

Soil Vapor - Multiple VOCs were detected at low concentrations, including tetrachloroethylene up to 27 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and trichloroethylene up to 8.3 $\mu\text{g}/\text{m}^3$, in the soil vapor.

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*.

Access to the site is unrestricted. However, contact with contaminated soil or groundwater is unlikely unless people dig below the ground surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality via soil vapor intrusion. The site is currently vacant; however, the potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion within future on-site buildings. Environmental sampling indicates soil vapor intrusion from site contamination 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 Soil Excavation remedy.

The elements of the selected remedy, as shown in Figure 2, 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

Excavation and off-site disposal of all on-site soils which exceed restricted residential soil cleanup objectives (RR 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. Collection and analysis of documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. Further excavation for development will proceed after documentation samples demonstrate that SCOs for the site have been achieved.

Approximately 6,500 cubic yards of contaminated soil will be removed from the site.

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. Groundwater Dewatering and Treatment

Dewatering will be performed to facilitate the remedial excavation. Contaminated groundwater from dewatering operations will either be containerized for off-site disposal or will be treated and discharged to the local sewer system in compliance with all municipal requirements, including permits from NYCDEP and pre-treatment, if warranted.

4. Backfill

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

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 use cleanup at a minimum and will include imposition of a site cover as a contingency if soil greater than 2 feet, but less than 15 feet deep does not meet the restricted residential SCOs.

5. Institutional Controls

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

- require the remedial party or site owner to complete and submit to the 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 NYCDOH; 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 Remedy Element 5 above.
 - Engineering Controls: The Cover System discussed in Contingent Remedy Element 7 below.

This plan includes, but may not be limited to:

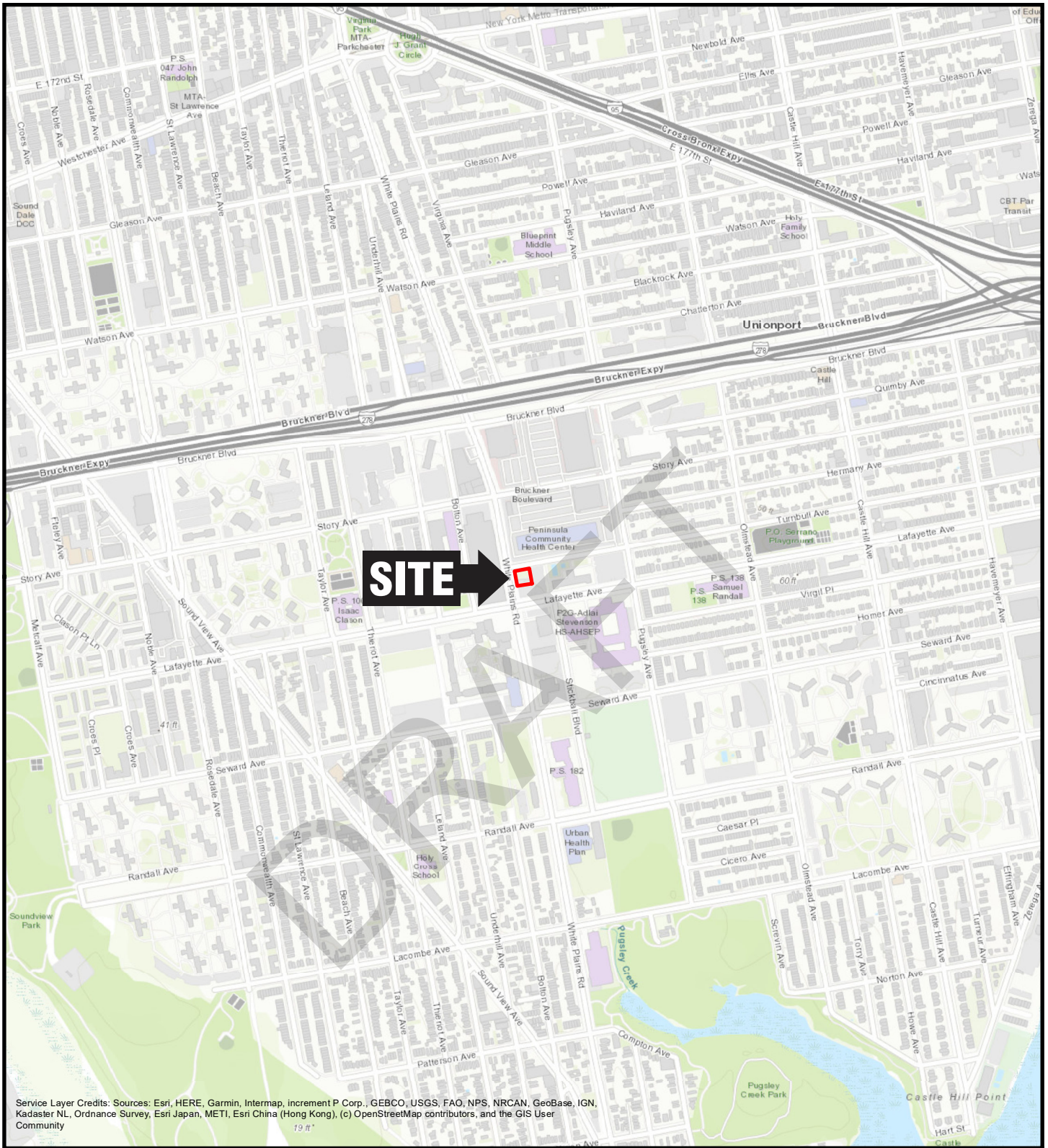
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
 - a provision for evaluation of the potential for soil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

Contingent Remedial Elements

In the event that Track 2 restricted residential cleanup is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

LAFAYETTE SITE A
1920 TURNBULL AVENUE
BRONX, NEW YORK 10473

Prepared for:

GDC STRADA CASTLE HILL JV I LLC



Compiled by: P.P.	Date: 12/12/2025
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: L.D.	Project: 3868.0004Y002
File: 3868.0004Y126.1.mxd	

FIGURE

1

V:\GIS\PROJECTS\3868\0004Y126\3868.0004Y126.1.MXD



TURNBULL AVE

WHITE PLAINS RD

- EP-A1
- EP-A2
- EP-A3
- EP-A4
- EP-B1
- EP-B2
- EP-B3
- EP-B4
- EP-C1
- EP-C2
- EP-C3
- EP-C4
- EP-C5

SITE A

- LEGEND**
- DOCUMENTATION ENDPOINT SAMPLE LOCATION
 - EXCAVATE AND REMOVE SOIL EXCEEDANCE OF RRSCOs TO A MAXIMUM DEPTH OF 15 FEET BELOW EXISTING GRADE
 - SITE BOUNDARY

NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)



Title: **REMEDIAL ALTERNATIVE 2: TRACK 2
RESTRICTED RESIDENTIAL USE
CLEANUP**
LAFAYETTE SITE A
1920 TURNBULL AVENUE
BRONX, NEW YORK 10473

Prepared for:
GDC STRADA CASTLE HILL JV I LLC

ROUX	Compiled by: P.P.	Date: 12/22/25	2
	Prepared by: T.M.L.	Scale: AS SHOWN	
	Project Mgr: L.D.	Project: 3868.0004Y002	
	File: 3868.0004Y126.10_Remedial Alternative.mxd		

I:\SRV\NY\F6\6\DRRAFTING\GIS\PROJECTS\3868\0004Y126\10_REMEDIAL ALTERNATIVE.MXD