

# DECISION DOCUMENT

---

Saint Joseph Apartments  
Brownfield Cleanup Program  
Bronx, Bronx County  
Site No. C203182  
May 2026



**Department of  
Environmental  
Conservation**

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

# DECLARATION STATEMENT - DECISION DOCUMENT

---

Saint Joseph Apartments  
Brownfield Cleanup Program  
Bronx, Bronx County  
Site No. C203182  
May 2026

## **Statement of Purpose and Basis**

This document presents the remedy for the Saint Joseph Apartments 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 Saint Joseph Apartments site and the public's input on 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 SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 2-14 feet. Approximately 6,050 cubic yards of contaminated soil will be removed from the site at various planned depths. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be performed 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.

Backfill 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 cleanup at a minimum.

#### **3. 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 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 NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

#### **4. Site Management Plan**

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

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 engineering controls remain in place and effective:

a. Institutional Controls: The Environmental Easement as described in Remedy Element 3, above.

This plan includes, but may not be limited to:

- Descriptions of the provisions of the environmental easement including any land use and/or groundwater and/or surface water use restrictions;
- A provision for evaluation of the potential for soil vapor intrusion via sub-slab soil vapor and indoor air sampling for any occupied buildings on the site, including provisions 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. 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 groundwater to assess the performance and effectiveness of the remedy;
- 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.

**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.

May 6, 2026



---

Date

---

Scott Deyette, Director  
Remedial Bureau B

# DECISION DOCUMENT

Saint Joseph Apartments  
Bronx, Bronx County  
Site No. C203182  
May 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=C203182>

Bronx Community Board 6  
1932 Arthur Avenue, Room 403-A  
Bronx, NY 10457  
Phone: (718) 579-6990

New York Public Library-Tremont Branch  
1866 Washington Avenue  
Bronx, NY 10457  
Phone: (718) 299-5177

### **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 located at 484 East 178th Street in the Tremont neighborhood of the Bronx, NY and consists of a single tax parcel (Block 3043, Lot 10). The site is bounded by East 178th Street to the north, Bathgate Avenue to the east, Washington Avenue to the west, and commercial and industrial buildings to the south followed by East Tremont Avenue. Adjoining and surrounding properties include single- and multi-story buildings with residential and commercial occupants as well as mixed-use buildings and public facilities and institutions. The Metro-North Tremont Station is located about 0.2 miles southwest of the site above Park Avenue.

#### Site Features:

The site is approximately 0.92 acres (40,102 square feet) in area. The site is vacant and previous structures on the site were demolished in 2019 in preparation for redevelopment. Remaining on-site structures include retaining walls around the northeastern part of the site. The site is surrounded by construction fencing.

#### Current Zoning and Land Use:

According to the New York City Planning Commission Zoning Map 3d, the site is located in an R7D residential district. The site has been zoned R7D since June 17, 2021. An R7D district is characterized by medium-density apartments that consist of lower buildings on smaller lots and taller buildings with less lot coverage on larger lots.

#### Past Use of the Site:

A review of historical data revealed that the site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1896. Historical records indicate that

the site was improved with an early iteration of “St. Joseph’s Academy” on the southern part of the site, a mixed-use building on the northwestern part of the site, and two dwellings on the northeastern part of the site. By 1901, a church structure with a basement for an auditorium, meeting hall, cafeteria, gym, and school counseling was constructed along with another rendition of the academy/convent. By 1950, a rectory was constructed in addition to the church. By 1981, the mixed-use commercial and residential buildings were demolished. The dwellings were demolished by 2012, and the church and remaining buildings were demolished in 2019 for redevelopment of the site.

There was one 3,000-gallon fuel oil aboveground storage tank (AST). This AST was removed during demolition of the former church in 2019. There are municipal records that refer to several underground storage tanks, including two 275-gallon USTs and one 1,000-gallon UST, which was removed in 2018. Although a job filing to remove the 275-gallon USTs was filed in 2012, it is unknown if these remain on-site or have been removed.

#### Site Geology and Hydrogeology:

The site elevation ranges from 58 feet to 85 feet (NAVD 88, an approximation of mean sea level). The surrounding area slopes down to the west toward the Harlem River, which is located about 1.3 miles from the site.

Site soil consists of urban fill in the top 2-14 feet, underlain by sand and gravel and weathered bedrock to a depth of approximately 9 to 20 feet below ground surface (ft bgs). Bedrock is present at depths ranging from 9 to 20 ft bgs, sloping northeast to southwest.

Groundwater is present in bedrock, only, at approximately 11 to 18 ft bgs and flows southwest towards the Harlem River.

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, 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, in consultation

with NYSDOH, has determined that the 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 is/are:

benzo(a)anthracene	barium
benzo(a)pyrene	arsenic
benzo(b)fluoranthene	mercury
chrysene	tetrachloroethene (PCE)
dibenz[a,h]anthracene	

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor

## **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 samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, SVOCs, metals, PCBs, and pesticides in groundwater, and VOCs in soil vapor.

Soil - Sample results were compared to the restricted-residential use soil cleanup objectives (RRSCOs). SVOCs were detected including maximum concentrations of benzo(a)anthracene at 12 parts per million (ppm) compared to the RRSCO of 1.4 ppm, benzo(a)pyrene at a 9.4 ppm (RRSCO of 1 ppm), benzo(b)fluoranthene at 11 ppm (RRSCO of 1.4 ppm), chrysene at 11 ppm (RRSCO of 4.9 ppm), and dibenz[a,h]anthracene at 1.1 ppm (RRSCO of 0.33 ppm). Metals were

detected including maximum concentrations of arsenic at 93.8 ppm (RRSCO of 16 ppm), barium at 522 ppm (RRSCO of 410 ppm), mercury at 0.631 ppm (RRSCO of 0.3 ppm), and lead at 1,370 ppm (RRSCO of 400 ppm). Pesticides were detected including alpha chlordane at 3.47 ppm (RRSCO of 0.65 ppm) and heptachlor at 0.699 ppm (RRSCO of 0.53 ppm). No VOCs, PCBs, or PFAS were detected above RRSCOs or restricted residential guidance values. Data does not indicate any off-site impacts in soil related to this site.

Groundwater - Bedrock groundwater samples were compared to the NYS Ambient Water Quality Standards and Guidance Values (AWQSGVs). The VOC chloroform was detected at a maximum concentration of 44 parts per billion, or ppb, (AWQGSV is 7 ppb), but it is not considered a site-specific contaminant of concern. SVOCs were detected including maximum concentrations of benzo(a)anthracene at 0.07 ppb (AWQSGV is 0.002 ppb), benzo(b)fluoranthene at 0.05 ppb (AWQSGV is 0.002 ppb), chrysene at 0.09 ppb (AWQSGV is 0.002 ppb), and phenol at 9.2 ppb (AWQSGV is 1 ppb). Metals were detected including maximum concentrations of antimony at 6.13 ppb (AWQSGV is 3 ppb), arsenic at 124.2 ppb (AWQSGV is 25 ppb), chromium at 143.9 ppb (AWQSGV is 50 ppb), and lead at 82.51 ppb (AWQSGV is 25 ppb). Pesticides were detected including maximum concentrations of chlordane at 18.7 ppb (AWQSGV is 0.05 ppb) and heptachlor at 0.149 ppb (AWQSGV is 0.04 ppb). Total PCBs were detected at a maximum concentration of 7 ppb (AWQSGV is 0.09 ppb). PFAS were detected including maximum concentrations of perfluorooctane sulfonic acid (PFOS) at 0.152 ppb (AWQSGV is 0.0027 ppb) and perfluorooctanoic acid (PFOA) at 0.163 ppb (AWQSGV is 0.0067 ppb). Data does not indicate any impacts in groundwater related to this site.

Soil Vapor - Tetrachloroethene (PCE) was detected in soil vapor at a maximum concentration of 658 micrograms per cubic meter (ug/m<sup>3</sup>). PCE was detected in all soil vapor samples at concentrations ranging from 59.7 ug/m<sup>3</sup> to 658 ug/m<sup>3</sup>. Soil vapor intrusion sampling will take place following the construction of the building to evaluate the potential for soil vapor intrusion in any future buildings constructed on the site. 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 fenced, which restricts public access. However, persons who enter the site could contact contaminants in the soil by walking on the site, 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 groundwater 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. Because there is no on-site building, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the

inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion is not a concern for off-site buildings.

## **6.5: Summary of the Remediation Objectives**

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

The remedial action objectives for this site are:

### **Groundwater**

#### **RAOs for Public Health Protection**

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

#### **RAOs for Environmental Protection**

- Remove the source of ground or surface water contamination.

### **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 Track 2: 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 SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 2-14 feet. Approximately 6,050 cubic yards of contaminated soil will be removed from the site at various planned depths. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be performed 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.

Backfill 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 cleanup at a minimum.

## **3. 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 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 NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

## **4. Site Management Plan**

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

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 engineering controls remain in place and effective:

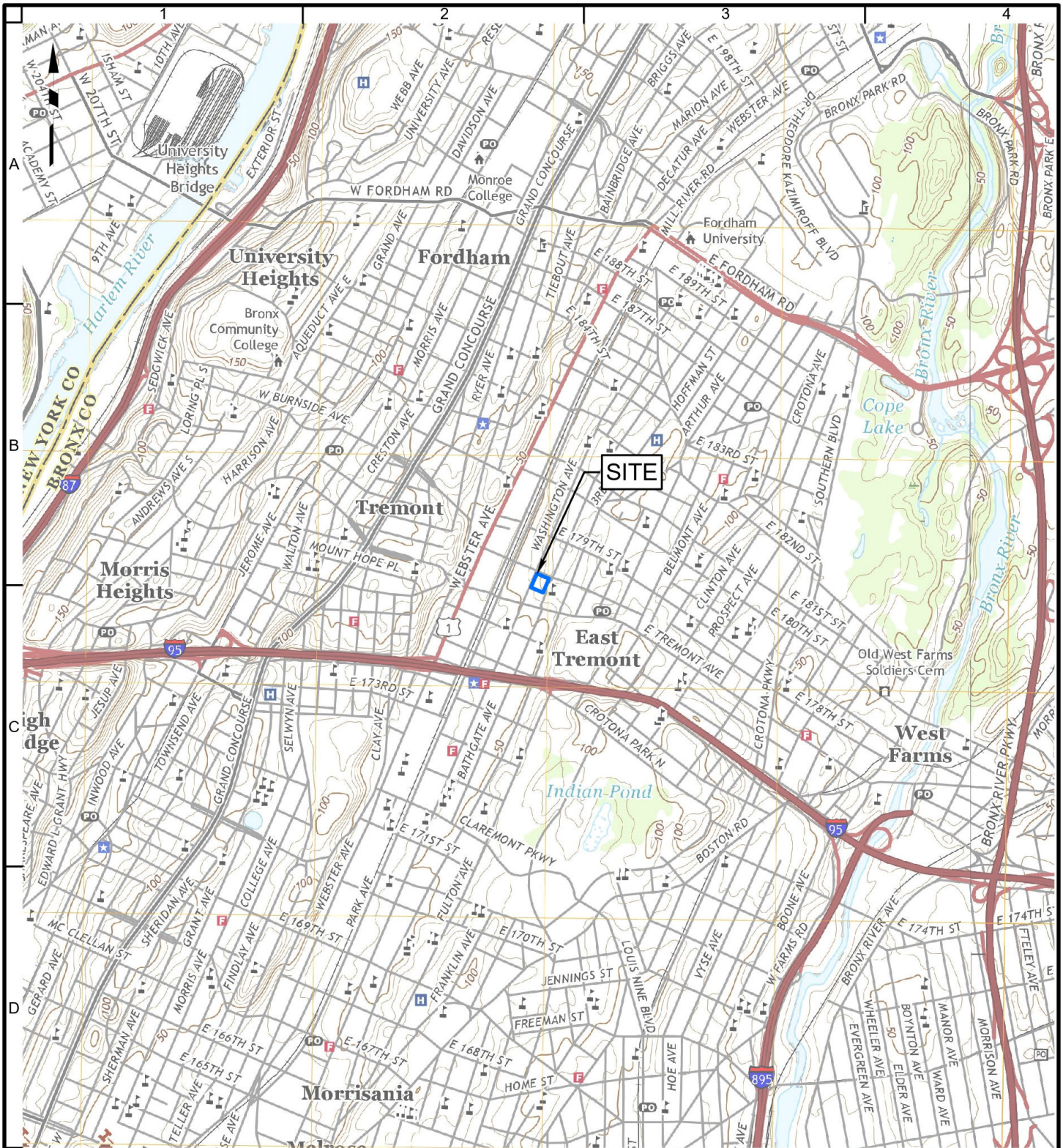
a. Institutional Controls: The Environmental Easement as described in Remedy Element 3, above.

This plan includes, but may not be limited to:

- Descriptions of the provisions of the environmental easement including any land use and/or groundwater and/or surface water use restrictions;
- A provision for evaluation of the potential for soil vapor intrusion via sub-slab soil vapor and indoor air sampling for any occupied buildings on the site, including provisions 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. 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 groundwater to assess the performance and effectiveness of the remedy;
- 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.



**Legend**

 Approximate Site Boundary



**Notes:**

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

**ST. JOSEPH  
APARTMENTS**

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

170852601

Date

10/1/2024

Scale

1"=2,000'

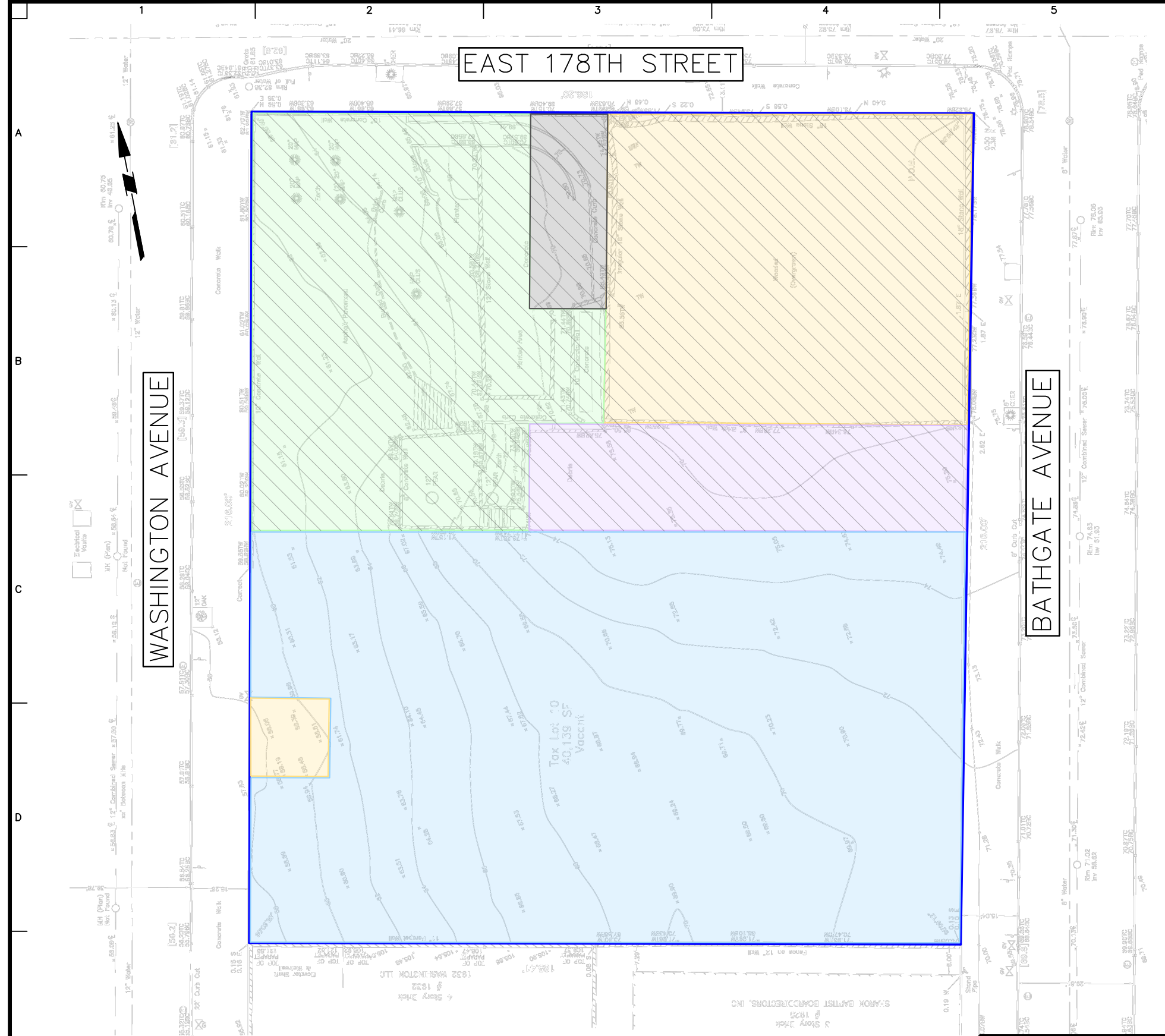
Drawn By


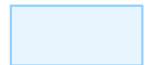


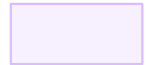


MG

Submission Date

Figure No.

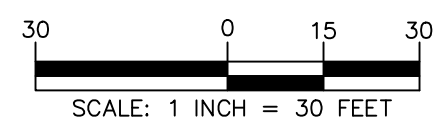
1



- LEGEND:**
-  APPROXIMATE SITE BOUNDARY
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 2 FEET BGS
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 3 FEET BGS
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 6.5 FEET BGS
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 10 FEET BGS
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION TO ABOUT 14 FEET BGS
  -  APPROXIMATE EXTENT OF REMEDIAL EXCAVATION ANTICIPATED TO BEDROCK

- NOTES:**
1. BASE MAP TAKEN FROM SEPTEMBER 2022 TOPOGRAPHIC SURVEY PREPARED BY ROGERS SURVEYING, PLLC
  2. DEPTH OF EXCAVATION REQUIRED TO MEET A TRACK 1 REMEDY DERIVED FROM PREVIOUS INVESTIGATIONS INCLUDING THE FEBRUARY 2024 PHASE II ENVIRONMENTAL SITE INVESTIGATION, PREPARED BY VHB CONSULTANTS, THE SEPTEMBER 2025 DRAFT REMEDIAL INVESTIGATION REPORT, PREPARED BY LANGAN, AND THE JULY 2025 PRELIMINARY WASTE CHARACTERIZATION REPORT.
  3. BGS = BELOW GRADE SURFACE
  4. BEDROCK IS EXPECTED TO RANGE FROM 2 TO 19 FEET BGS ACROSS THE SITE.

VERSION 3.0



<p><b>LANGAN</b> Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	<p>Project <b>ST. JOSEPH APARTMENTS</b> BLOCK No. 3043, LOT No. 10 BRONX NEW YORK</p>	<p>Drawing Title <b>ALTERNATIVE II: TRACK 2 CLEANUP PLAN</b></p>	<p>Project No. 170852601</p>	<p>Figure <b>2</b></p>
	<p>Project <b>ST. JOSEPH APARTMENTS</b> BLOCK No. 3043, LOT No. 10 BRONX NEW YORK</p>	<p>Date 8/28/2025</p>	<p>Drawn By GD</p>	

© 2025 Langan