DECISION DOCUMENT

Morrisania East
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203183
October 2026

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

DECLARATION STATEMENT - DECISION DOCUMENT

Morrisania East
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203183
October 2026

Statement of Purpose and Basis

This document presents the remedy for the Morrisania East 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 Morrisania East site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. **Remedial Design**

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques, any future on-

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

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise^{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

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

- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

For the Track 2 portion of the site, excavation and off-site disposal of all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet within the proposed building footprint. If a track 2 restricted-residential cleanup is achieved, a Cover System will not be a required element of the remedy.

For the Track 4 portion of the site, all soils in the upper two feet which exceed the restricted-residential SCOs outside the building footprint will be excavated and transported off-site for disposal.

Approximately 4,300 cubic yards of contaminated soil will be removed from the site.

Collection and analysis of confirmation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

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

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d)(1) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Cover System

A site cover will be required in the Track 4 area of the site where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs), to allow for future restricted residential use of the site. 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.

5. Vapor Mitigation

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

6. Monitoring Natural Attenuation

Groundwater contamination will be addressed with monitored natural attenuation (MNA). Groundwater will be monitored for site-related contamination and also for MNA indicators which will provide an understanding of the biological activity breaking down the contamination. It is anticipated that contamination will decrease by an order of magnitude in a reasonable period (5 years). Reports of the attenuation will be provided at 5 years, and active remediation will be proposed if it appears that natural processes alone will not address the contamination. The

contingency remedial action will depend on the information collected but would likely include in-situ treatment such as in-situ chemical oxidation or enhanced bioremediation.

Institutional and Engineering Controls

Imposition of institutional controls in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a combined Track 2/4 restricted-residential cleanup.

7. 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 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 NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

8. 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 7 above.
   - Engineering Controls: The cover system discussed in Remedy Element 4, the vapor mitigation system discussed in Remedy Element 5, and the ground water monitoring wells discussed in Remedy Element 6.

   This plan includes, but may not be limited to:
   - an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
   - descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
   - provisions for the management and inspection of the identified engineering controls;
   - maintaining site access controls and NYSDEC notification; and
   - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to NYSDEC;

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
   - procedures for operating and maintaining the system(s);
   - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting;
   - maintaining site access controls and NYSDEC notification; and
   - providing NYSDEC access to the site and O&M records.

Declaration

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

October 29, 2026
Date

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

DECISION DOCUMENT

Morrisania East
Bronx, Bronx County
Site No. C203183
October 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=C203183

Melrose Branch-New York Public Library
910 Morris Avenue
Bronx, NY 10451
Phone: (718) 588-0110

Bronx Community Board 4
1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
Phone: (718) 299-0800

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

Site Location: The approximately 0.875-acre site is located at 310 East 161st Street in an urban area in the Concourse Village neighborhood of Bronx, NY and is identified on the Bronx County Tax Map as Tax Block 2420, Lot 150. The site is bordered on the west by Concourse Village East apartments followed by Morris Avenue, on the east by apartment buildings followed by Park Avenue, on the south by a park and community facility followed by East 158th Street, and on the north by East 161 Street.

Site Features: The site currently consists of a parking area associated with the adjacent existing eight story multifamily building to the north. The site is generally flat with an elevation of approximately 50 feet NAVD88 (an approximation of sea level).

Current Zoning and Land Use: The site is in a R8 high-density residential zoning district. The proposed development is consistent with the current zoning. Land use within a half-mile radius is urban and includes residential, commercial, and institutional uses.

Past Use of the Site: The site has historically been used as an automobile repair facility, an automobile brake service shop, residential dwellings, and a church by 1951. In 1969 a portion of the site was used as a welding and boiler repair facility, and a gasoline filling station. By 1970, the buildings at the site were demolished and the current parking lot was constructed.

Site Geology and Hydrogeology: The land surface elevation is generally flat across the site, at approximately 48 to 51 ft NAVD88. Fill material, including brick and concrete, was observed across the site to depths ranging from 1 to 7 feet below land surface (ft bls). Beneath the fill layer, the observed lithology is comprised of silt, sand, gravel, and weathered bedrock. The top of weathered bedrock was encountered between 9 and 17 ft bls.

Groundwater was encountered between 25.28 to 27.54 ft bgs and flows to the northeast. The nearest ecological receptor and surface water body is the Harlem River, located approximately

0.76 miles west 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 Applicant under the Brownfield Cleanup Agreement is a Volunteers. 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:

1,2,4-TMB	chrysene
ethylbenzene	indeno(1,2,3-cd) pyrene
benzo(a)anthracene	lead
benzo(a)pyrene	barium
benzo(b)fluoranthene	mercury

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination: Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), 1,4-dioxane, pesticides, and herbicides. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern for the site are petroleum-related VOCs, SVOCs, and metals in soil; petroleum VOCs in groundwater; and both petroleum and chlorinated VOCS in soil vapor.

Soil: Soil sample results were compared against the restricted residential soil cleanup objectives (RRSCOs) and the protection of groundwater soil cleanup objectives (PGSCOs) for those contaminants found in groundwater above applicable standards. Petroleum VOCs were detected at a depth ranging between 8 and 10 ft bgs) in one soil sample on the southeastern portion of the site, including maximum concentrations of 1,2,4-trimethylbenzene (1,2,4-TMB) at 420 parts per million (ppm), which exceeds the RRSCO of 100 ppm and PGSCO of 5.9 ppm; and ethylbenzene at 37 ppm (PGSCO of 1 ppm).

The highest concentrations of SVOCs on-site were detected in the northeast part of the site at 2 to 4 ft bgs, including maximum concentrations of benzo(a)anthracene at 31 ppm (RRSCO of 1.4 ppm); benzo(a)pyrene at 24 ppm (RRSCO of 1 ppm); benzo(b)fluoranthene at 33 ppm (RRSCO of 1.4 ppm); chrysene at 30 ppm (RRSCO of 4.9 ppm); and indeno(1,2,3-cd) pyrene at 17 ppm (RRSCO of 1.4 ppm).

The highest concentration of metals was identified in shallow non-native material between 10 and 12 ft bgs in the northeastern portions of the site, including lead at a maximum concentration of 665 ppm (RRSCO of 400 ppm); barium at 443 ppm (RRSCO of 410 ppm); and mercury at 2.5 ppm (RRSCO of 0.81 ppm).

No pesticides, herbicides, PCBs, or PFAS were detected at concentrations exceeding RRSCOs.

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

Groundwater: Petroleum VOCs were detected exceeding the NYSDEC Ambient Water Quality Standards and Guidance Value (AWQSGVs) in one monitoring well on the southeastern portion of the site, including maximum concentrations of 1,2,4-TMB at 180 parts per billion (ppb), which exceeds the AWQSGV of 5 ppb; and ethylbenzene at 5.5 ppb (AWQSGV of 5 ppb).

Perfluorooctanesulfonic acid was detected at a maximum concentration of 12.4 parts per trillion (ppt), which exceeds the AWQSGV of 2.7 ppt. Perfluorooctanioic acid was detected at a maximum concentration of 11.1 ppt (AWQSGV of 6.7 ppt).

No SVOCs, pesticides, herbicides, or PCBs were detected above AWQSGVs in any groundwater samples.

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

Soil Vapor: The highest concentrations of petroleum VOCs onsite were detected in the west portion of the site, including maximum concentrations of 1,2,4- TMB at 13 micrograms per cubic meter (ug/m3); toluene at 1400 ug/m3; ethylbenzene at 11 ug/m3; and benzene at 5.6 ug/m3.

The highest concentrations of chlorinated VOCs were detected in the west portion of the site, including maximum concentrations of tetrachloroethene at 96 ug/m3; and trichloroethene at 5.2 ug/m3.

Data does not indicate any off-site impacts to 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.*

Most of the site is paved or covered but people who enter the site may come into contact with site-related soil and groundwater contamination if they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) 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. 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 groundwater contamination.
- Restore ground water aquifer to pre-disposal/pre-release conditions to the extent practicable.

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 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 Multiple Cleanup Tracks remedy.

The selected remedy is referred to as the Soil Excavation, Site Cover, SSDS, and MNA remedy.

The elements of the selected remedy, as shown in Figures 3 through 6, 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:

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- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

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   - Engineering Controls: The cover system discussed in Remedy Element 4, the vapor

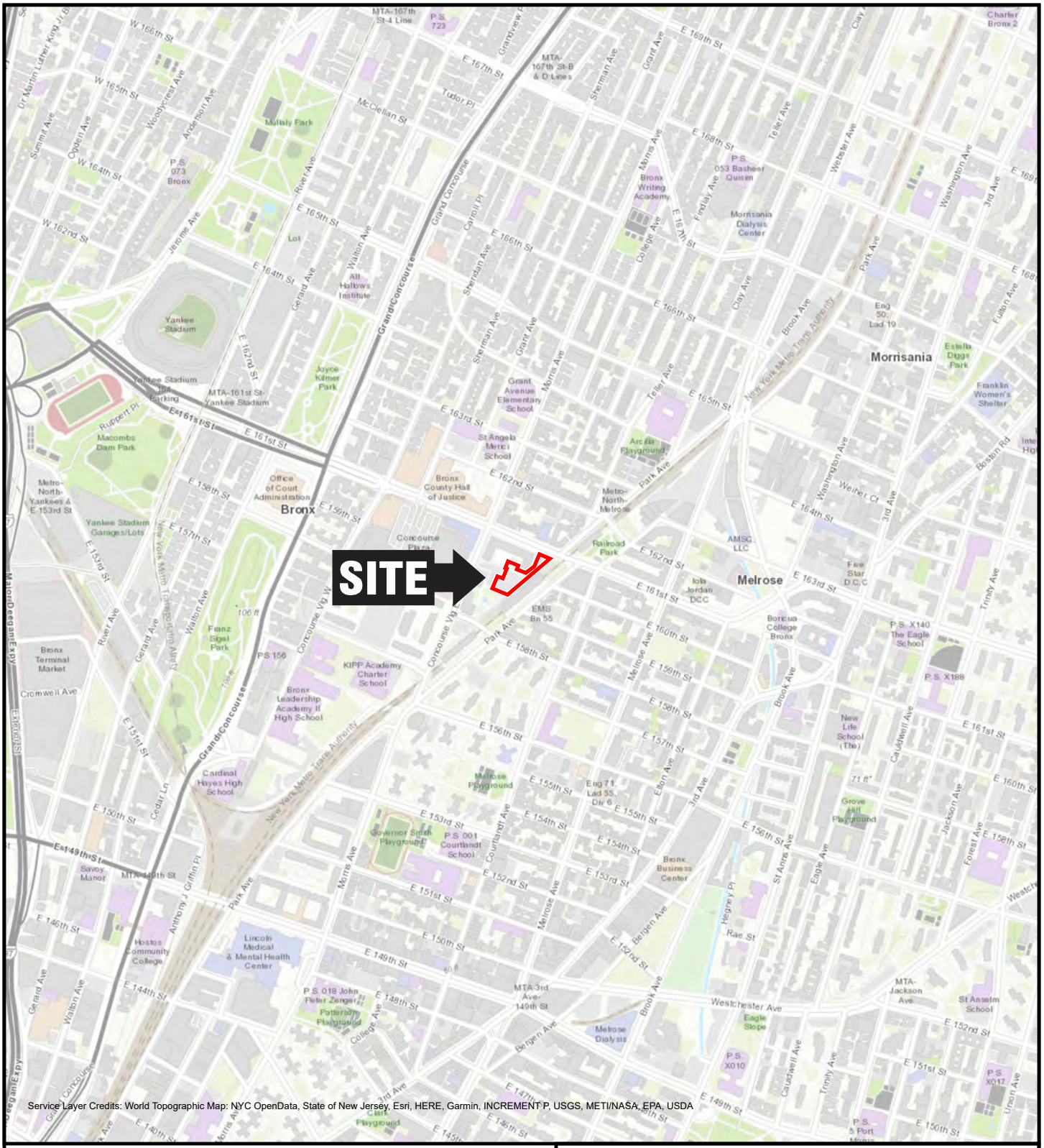
mitigation system discussed in Remedy Element 5, and the ground water monitoring wells discussed in Remedy Element 6.

This plan includes, but may not be limited to:

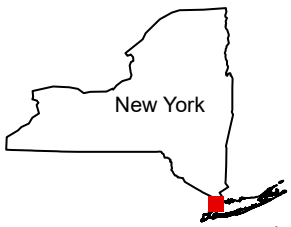
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and NYSDEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
   - monitoring of groundwater to assess the performance and effectiveness of the remedy;
   - a schedule of monitoring and frequency of submittals to the NYSDEC;

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
   - procedures for operating and maintaining the system(s);
   - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting;
   - maintaining site access controls and NYSDEC notification; and
   - providing the NYSDEC access to the site and O&M records.



QUADRANGLE LOCATION



LEGEND

SITE BOUNDARY

N

1,000 0 1,000'

Title:

SITE LOCATION MAP

310 EAST 161ST STREET
BRONX, NEW YORK 10451

Prepared for:

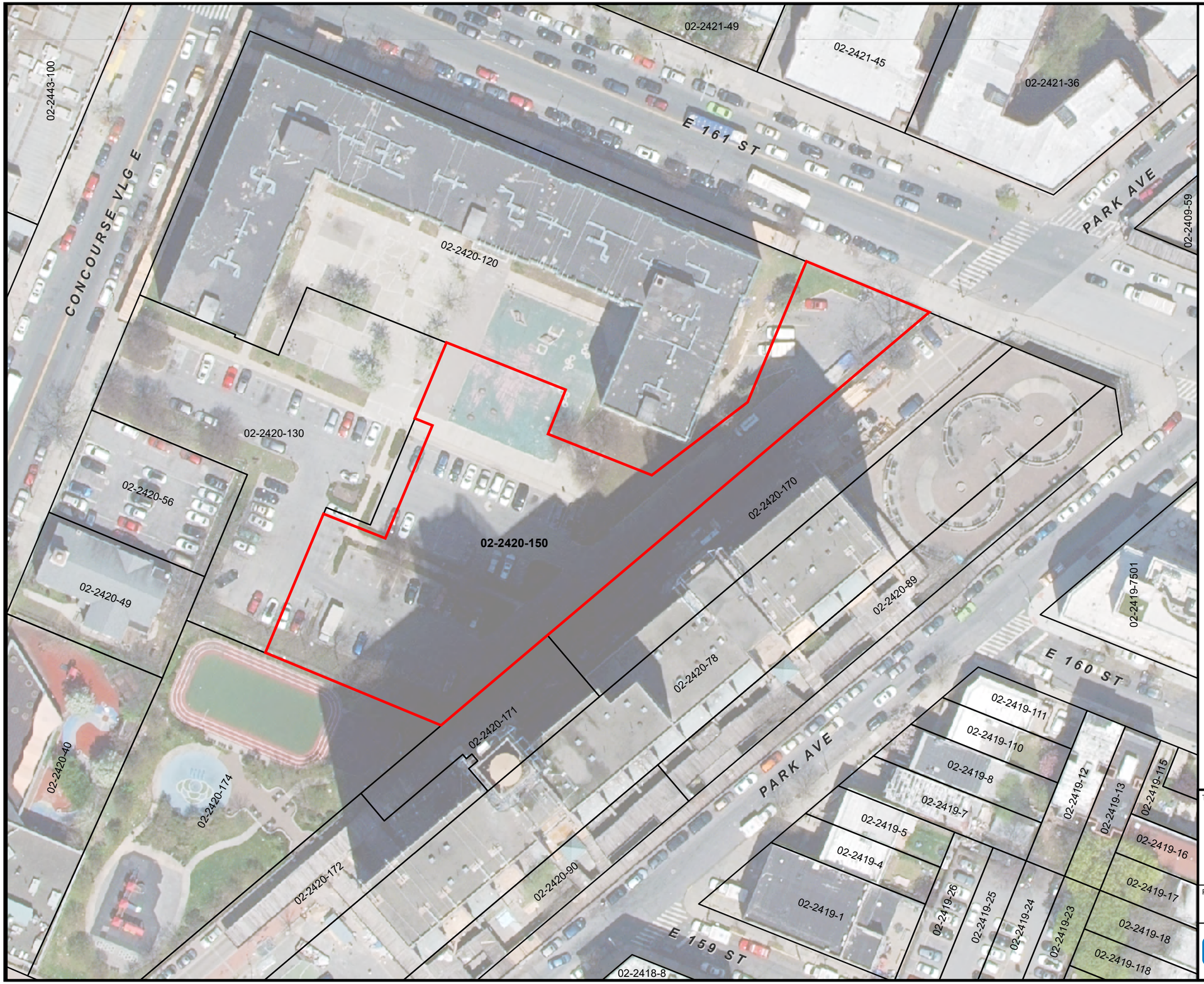
TEG MORRISANIA DEVELOPMENT LLC

ROUX

Compiled by: P.P.	Date: 04/07/26
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: L.D.	Project: 3868.0005Y000
File: 3868.0005Y106.1.APRX	

FIGURE 1

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N

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. TAX MAP SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
2. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)

PARCEL NUMBER
02-2420-150
BOROUGH BLOCK LOT

60 0 60'

Title:

SITE PLAN

310 EAST 161ST STREET
BRONX, NEW YORK 10451

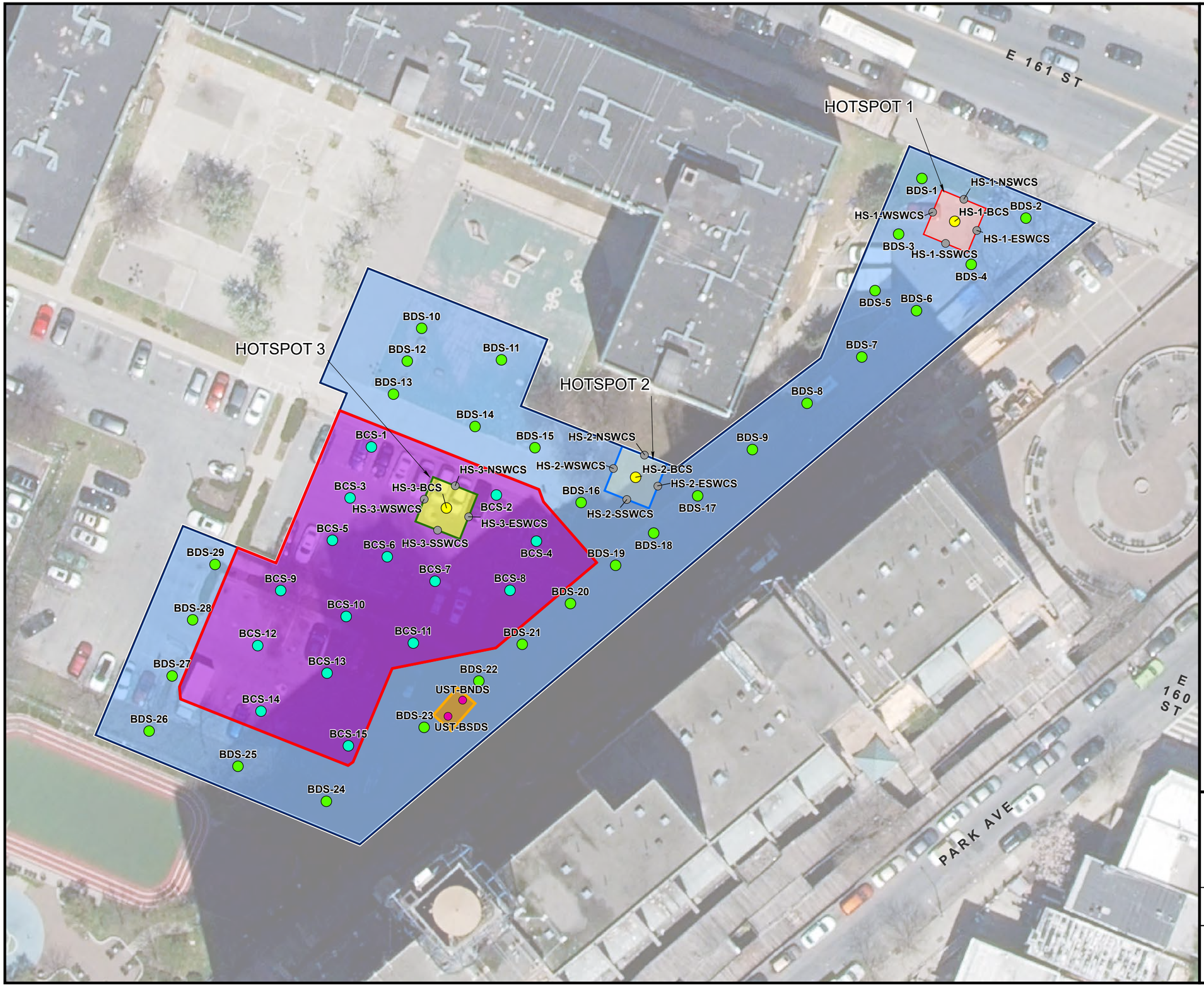
Prepared for:

TEG MORRISANIA DEVELOPMENT LLC

ROUX

Compiled by: P.P.	Date: 05/12/26	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	2
Project Mgr: L.D.	Project: 3868.0005Y000	
File: 3868.0005Y106.02.APRX		

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LEGEND

- CONFIRMATION ENDPOINT SAMPLE
- DOCUMENTARY ENDPOINT SAMPLE
- HOT SPOT BOTTOM CONFIRMATION ENDPOINT SAMPLE
- HOT SPOT SIDEWALL CONFIRMATION ENDPOINT SAMPLE
- UNDERGROUND STORAGE TANK DOCUMENTARY ENDPOINT SAMPLE
- SUPPORT OF EXCAVATION BOUNDARY
- SITE BOUNDARY

EXCAVATION AREAS

- EXCAVATE 4 FT BLS - TRACK 2 CLEANUP
- EXCAVATE 2 FT BLS - TRACK 4 CLEANUP
- EXCAVATE 6 FT BLS - UNDERGROUND STORAGE TANK REMOVAL
- EXCAVATE TO 5 FT BLS - HOTSPOT 1
- EXCAVATE TO 8 FT BLS - HOTSPOT 2
- EXCAVATE TO 14 FT BLS - HOTSPOT 3

N

NOTES
1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
2. FT BLS - FEET BELOW LAND SURFACE

40 0 40'

Title:

REMEDIAL ALTERNATIVE 2: TRACK 2 & TRACK 4 CLEANUP

310 EAST 161ST STREET
BRONX, NEW YORK 10451

Prepared for:

TEG MORRISANIA DEVELOPMENT LLC

ROUX

Compiled by: P.P.	Date: 06/11/26	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	3
Project Mgr: L.D.	Project: 3868.0005Y000	
File: 3868.0005Y111.12		

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LEGEND

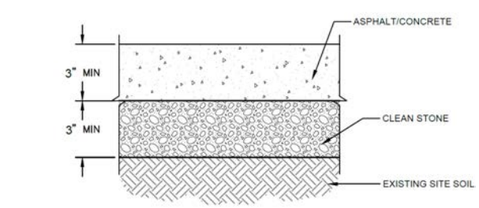
- SITE COVER SYSTEM COMPRISED OF CLEAN STONE AND ASPHALT OR CONCRETE PAVING (SEE DETAIL 1) OR CLEAN STONE OF FILL (SEE DETAIL 3)
- SITE COVER SYSTEM COMPRISED OF CLEAN STONE OR FILL AND TOPSOIL (SEE DETAIL 2) OR CLEAN STONE OR FILL (SEE DETAIL 3)
- TRACK 2 AREA (NO COVER SYSTEM)
- TRACK 2/TRACK 4 REMEDIATION AREA BOUNDARY
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

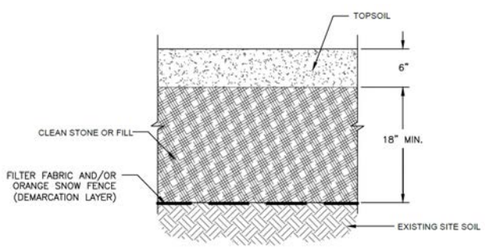
1. TAX MAP SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
2. BACKFILL FOR ALL PORTIONS OF THE SITE WILL MEET THE LOWER OF PART 375 RRSCOS OR PGWSCOS (WITH THE EXCEPTION OF GRANULAR FILL MATERIALS WITH LESS THAN 10% PASSING THE NUMBER 80 SIEVE). MATERIALS WITH LESS THAN 10% PASSING THE NUMBER 80 SIEVE (I.E., STONE, RCA, GRAVEL, ETC.) DO NOT REQUIRE SAMPLING
3. COVER SYSTEM LOCATIONS BASED ON DRAWINGS Z-002-00 - ZONING PLOT PLAN, DATED JULY 7,2022 AND C-300-DRAINAGE PLAN, DATED NOVEMBER 14,2025.

PARCEL NUMBER
02-2420-150
BOROUGH BLOCK LOT

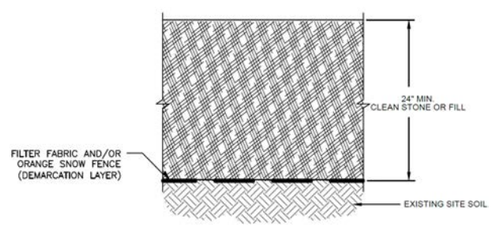
45 0 45'



1 PROPOSED SITE COVER SYSTEM: ASPHALT/CONCRETE PAVING
SCALE: NOT TO SCALE



2 PROPOSED SITE COVER SYSTEM: LANDSCAPED AREAS
SCALE: NOT TO SCALE



3 PROPOSED SITE COVER SYSTEM:
SCALE: NOT TO SCALE

Title:

PROPOSED SITE COVER SYSTEM

310 EAST 161ST STREET
BRONX, NEW YORK 10451

Prepared for:
TEG MORRISANIA DEVELOPMENT LLC

ROUX

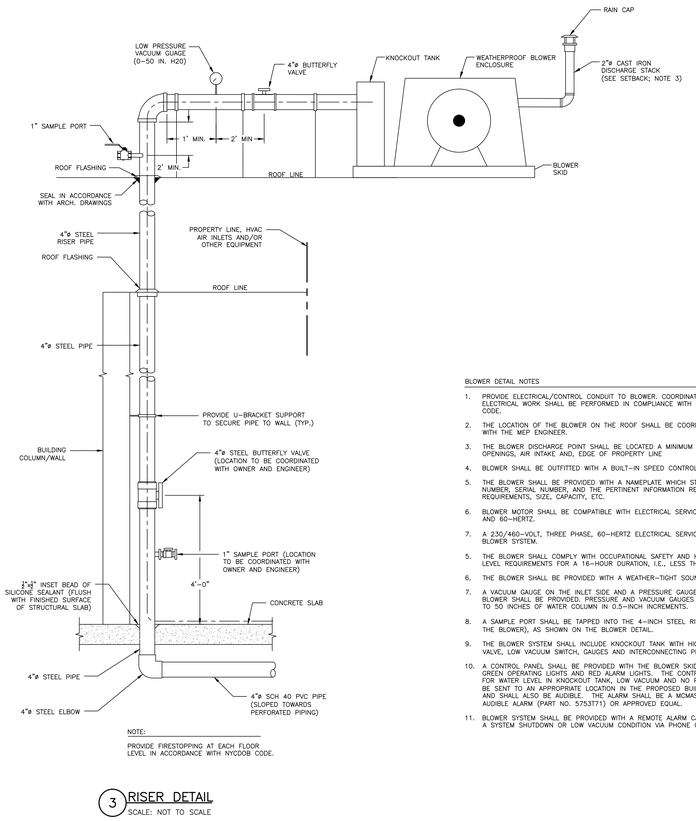
Compiled by: P.P.	Date: 08/03/26
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: L.D.	Project: 3868.0005Y000
File: 3868.0005Y111.13	

FIGURE 4

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PLAN VIEW
SCALE: 1" = 10'



NOTE:

PROVIDE FIRESTOPPING AT EACH FLOOR LEVEL IN ACCORDANCE WITH NYCDOB CODE.

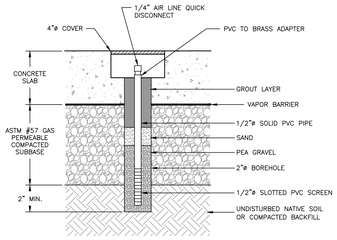
3 RISER DETAIL
SCALE: NOT TO SCALE

BLOWER DETAIL NOTES

1. PROVIDE ELECTRICAL/CONTROL CONDUIT TO BLOWER. COORDINATE WITH ELECTRICAL CONTRACTOR. THE ELECTRICAL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LATEST VERSION OF APPLICABLE NYC CODE.
2. THE LOCATION OF THE BLOWER ON THE ROOF SHALL BE COORDINATED WITH THE ARCHITECT AND WITH THE MEP ENGINEER.
3. THE BLOWER DISCHARGE POINT SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY OPERABLE OPENINGS, AIR INTAKE AND, EDGE OF PROPERTY LINE
4. BLOWER SHALL BE OUTFITTED WITH A BUILT–IN SPEED CONTROLLER.
5. THE BLOWER SHALL BE PROVIDED WITH A NAMEPLATE WHICH STATES THE MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, AND THE PERTINENT INFORMATION REGARDING THE ELECTRICAL REQUIREMENTS, SIZE, CAPACITY, ETC.
6. BLOWER MOTOR SHALL BE COMPATIBLE WITH ELECTRICAL SERVICE OF 230/460–VOLT, THREE PHASE, AND 60–HERTZ.
7. A 230/460–VOLT, THREE PHASE, 60–HERTZ ELECTRICAL SERVICE SHALL BE PROVIDED FOR THE BLOWER SYSTEM.
5. THE BLOWER SHALL COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) NOISE LEVEL REQUIREMENTS FOR A 16–HOUR DURATION, I.E., LESS THAN 85 DBA
6. THE BLOWER SHALL BE PROVIDED WITH A WEATHER–TIGHT SOUND–REDUCING ENCLOSURE.
7. A VACUUM GAUGE ON THE INLET SIDE AND A PRESSURE GAUGE ON THE OUTLET SIDE OF THE BLOWER SHALL BE PROVIDED. PRESSURE AND VACUUM GAUGES SHALL BE CAPABLE OF MEASURING 0 TO 50 INCHES OF WATER COLUMN IN 0.5–INCH INCREMENTS.
8. A SAMPLE PORT SHALL BE TAPPED INTO THE 4–INCH STEEL RISER PIPE (ON THE VACUUM SIDE OF THE BLOWER), AS SHOWN ON THE BLOWER DETAIL.
9. THE BLOWER SYSTEM SHALL INCLUDE KNOCKOUT TANK WITH HIGH LEVEL ALARM, VACUUM RELIEF VALVE, LOW VACUUM SWITCH, GAUGES AND INTERCONNECTING PIPING/FITTINGS.
10. A CONTROL PANEL SHALL BE PROVIDED WITH THE BLOWER SKID. THE CONTROL PANEL SHALL HAVE GREEN OPERATING LIGHTS AND RED ALARM LIGHTS. THE CONTROL PANEL SHALL HAVE AN ALARM FOR WATER LEVEL IN KNOCKOUT TANK, LOW VACUUM AND NO POWER. THE ALARM SIGNAL SHALL BE SENT TO AN APPROPRIATE LOCATION IN THE PROPOSED BUILDING (I.E. SUPERINTENDENT'S OFFICE) AND SHALL ALSO BE AUDIBLE. THE ALARM SHALL BE A MCMASTER–CARR SIGNAL LIGHT WITH AUDIBLE ALARM (PART NO. 5753T71) OR APPROVED EQUAL.
11. BLOWER SYSTEM SHALL BE PROVIDED WITH A REMOTE ALARM CAPABLE OF ALERTING THE OWNER OF A SYSTEM SHUTDOWN OR LOW VACUUM CONDITION VIA PHONE OR TEXT MESSAGE.

SUB–SLAB DEPRESSURIZATION SYSTEM NOTES

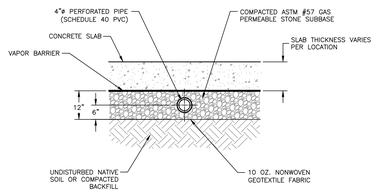
1. CONTRACTOR SHALL COORDINATE WITH PLUMBING, MECHANICAL, CIVIL AND ELECTRICAL CONTRACTORS FOR ALL UTILITY CROSSINGS.
2. THE HEADER/PERFORATED PIPE MAY BE ROUTED AROUND OR UNDERNEATH ANY UTILITY LINES (SEWER, WATER, GAS), AS REQUIRED AND AS APPROVED BY THE ENGINEER.
3. ALL PENETRATIONS THROUGH THE SLAB ON GRADE (SOG) SHALL BE SEALED USING SILICONE BASED WATERPROOF SEALANT OR APPROVED EQUAL.
4. REFER TO ARCHITECT DETAILS FOR SPECIFICATIONS REGARDING VAPOR BARRIER OR APPROVED EQUAL.
5. THIS SUB–SLAB DEPRESSURIZATION SYSTEM WAS DESIGNED TO MINIMIZE FOUNDATION CROSSINGS. FIELD VERIFICATION OF LOCATIONS SHOULD BE MADE TO ENSURE CROSSINGS ARE MINIMIZED.
6. VAPOR BARRIER SYSTEM SHALL CONSIST OF 20–MIL CLASS A VAPOR BARRIER, AS APPROVED BY THE ENGINEER, BELOW THE SLAB THROUGHOUT THE FULL BUILDING AREA. ALL SEAMS WILL BE TAPED. VAPOR BARRIER WILL BE SEALED ALONG BUILDING PERIMETER AS PER MANUFACTURER RECOMMENDATIONS.
7. CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" COVER OVER TOP OF PVC PIPING TO PROTECT FROM DAMAGE.



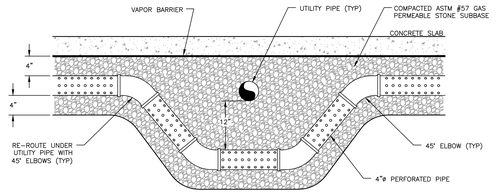
NOTE

DEPICTED LOCATIONS OF SOIL VAPOR MONITORING POINTS ARE APPROXIMATE AND SHALL BE COORDINATED AND CONFIRMED WITH THE CONTRACTOR AND ROUX PRIOR TO CONSTRUCTION.

1 SOIL VAPOR MONITORING POINT DETAIL
SCALE: NOT TO SCALE



2 SUB–SLAB DEPRESSURIZATION SYSTEM PIPE DETAIL
SCALE: NOT TO SCALE



4 TYPICAL UTILITY PIPE CROSSING
SCALE: NOT TO SCALE

NO.	DATE	REVISION DESCRIPTION	INT.

STATE OF NEW YORK · EDWARD J. MCCORMICK · 069509 · LICENSED PROFESSIONAL ENGINEER

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PROJ. ENGINEER:		DRAWN BY:	G.M.
DESIGNED BY:	R.F.	CHECKED BY:	R.F.
DRAWING SCALE:	AS SHOWN	PLOT SCALE:	1:1
DRAWING DATE:	6/12/2026	PRINT TYPE:	B&W
OFFICE:	NY	PAPER SIZE:	ARCH D
PROJECT NO.:	3868.0005Y000		
DRAWING FILE:	3868.0005Y111.02.DWG		

ROUX
Roux Environmental Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232–2600

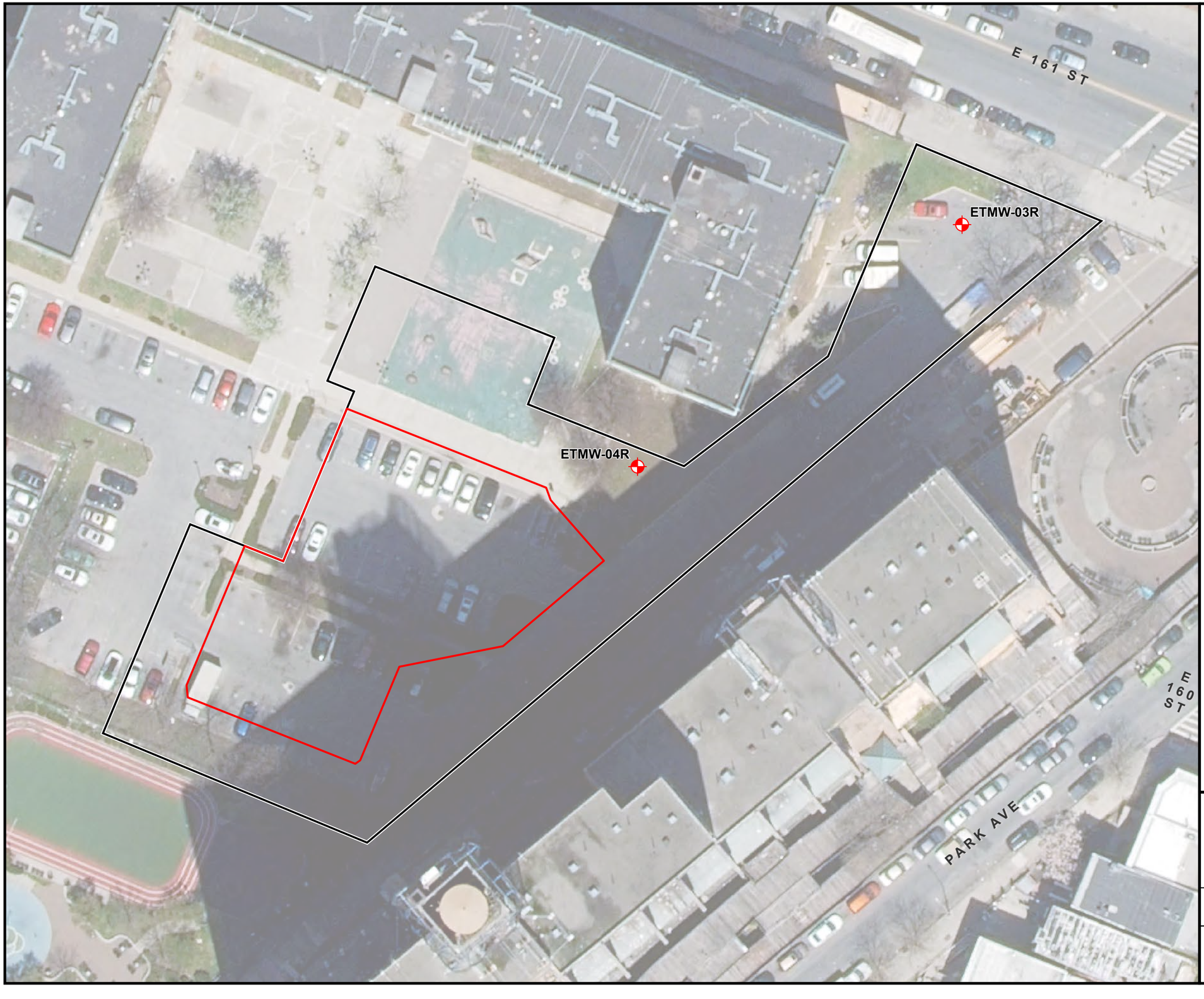
PROJECT NAME:
310 EAST 161ST STREET
BRONX, NY 10451

PROJECT FOR:
TEG MORRISANIA DEVELOPMENT LLC
411 BROADWAY, 28TH FLOOR, NEW YORK, NY 10018

TITLE:
SUB-SLAB DEPRESSURIZATION SYSTEM PLAN AND DETAILS

DRAWING NO.
5
DRAWING

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N

LEGEND

- POST REMEDIATION MONITORING WELL LOCATION
- SUPPORT OF EXCAVATION BOUNDARY
- SITE BOUNDARY

NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
2. BCP - BROWNFIELD CLEANUP PROGRAM
3. POST REMEDIATION GROUNDWATER SAMPLING TO BE COMPLETED UNDER THE SMP

40 0 40'

Title:

POST REMEDIATION MONITORING WELL LOCATIONS

310 EAST 161ST STREET
BRONX, NEW YORK 10451

Prepared for:

TEG MORRISANIA DEVELOPMENT LLC

ROUX

Compiled by: P.P.	Date: 08/05/26	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	6
Project Mgr: L.D.	Project: 3868.0005Y000	
File: 3868.0005Y111.17		

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