DECISION DOCUMENT

3083 Webster Ave BCP Site
Brownfield Cleanup Program
Bronx, Bronx County
Site No. C203184
September 2026

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

DECLARATION STATEMENT - DECISION DOCUMENT

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Statement of Purpose and Basis

This document presents the remedy for the 3083 Webster Ave BCP 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 3083 Webster Ave BCP 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

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for disposal in order to implement the remedy.

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- non-aqueous phase liquids;
- soil with visual waste material or non-aqueous phase liquid;
- 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
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

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, including one hotspot in the north corner of the site to a depth of 7 feet below ground surface (bgs). A deeper excavation to approximately

18 feet will be conducted to remove additional source material in the southern portion of the site. 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 confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify 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. Approximately 5,600 cubic yards of contaminated soil will be removed from the site for remedial purposes.

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. In-Situ Enhanced Bioremediation

In-situ enhanced biodegradation will be employed to treat petroleum-related VOCs in groundwater in the area within and downgradient of the former underground storage tanks on the eastern portion of the site. The biological breakdown of contaminants through aerobic respiration will be enhanced by the placement of an oxygen release compound (ORC) into the subsurface via 11 injection wells screened from 12 to 35 feet.

Monitoring will be required down-gradient of and within the treatment zone. Monitoring will be conducted for volatile organic compounds (VOCs) and dissolved oxygen and oxidation/reduction potential.

4. Vapor Mitigation

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

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 4 restricted residential 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 Control

Imposition of an institutional control in the form of 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.

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 sub-slab depressurization system discussed in Remedy Element 4 above and 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 or surface water use restrictions;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Contingent Remedy Element 7 below will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
- 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; and
- a schedule of monitoring and frequency of submittals to the NYSDEC.

c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. This plan includes, but is not limited to:

- procedures for operating and maintaining the remedy;

- compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
- maintaining site access controls and NYSDEC notification; and
- providing NYSDEC access to the site and O&M records.

Contingent Track 4 Remedy
In the event that a Track 2 restricted residential use 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 that applicable SCOs. Where a soil cover is to be used, it will be a minimum for 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.

September 28, 2026

Date

Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

3083 Webster Ave BCP Site
Bronx, Bronx County
Site No. C203184
September 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=C203184

New York Public Library - Mosholu Branch
285 E. 250th Street
Bronx, NY 10467
Phone: (718) 882-8239

Bronx Community Board 7
229-A East 204th Street
Bronx, NY 10458
Phone: (718) 933-5650

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 3083 Webster Avenue in the Norwood neighborhood of Bronx, NY, and consists of a single tax parcel (Block 3331, Lot 57). The site is bounded by Webster Avenue to the east. and by multiple residential buildings to the north, west, and south. Adjoining and surrounding properties include multi-family residential and commercial buildings.

Site Features:

The 0.340 acre (14,810 square foot) site is currently improved with two one-story garages on the northwestern and central portions of the site and a gasoline dispenser canopy on the southern portion of the site. The site is currently vacant.

Current Zoning and Land Use:

The site is located in a R7D residential district with a C2-4 commercial overlay. A R7D district is characterized by medium-density housing consistent with existing residential buildings. The C2-4 commercial overlay permits commercial uses on the lower floors of mixed-use buildings. The site is located within a disadvantaged community.

Past Use of the Site:

A review of historical data revealed that the site was developed with a three-story building between 1896 and 1900. The site was occupied by an auto supplies facility in 1927 and an auto repair and/or service station from 1940 until 2021. The site has remained vacant since 2021.

Site Geology and Hydrogeology:

The site elevation ranges from 90.47 feet to 85.39 feet (NAVD 88, an approximation of mean sea level). The site and surrounding area slope gently towards the south-southeast.

Site soils consist of urban fill in the top 4 feet, underlain by coarse grained silty sand with fine to coarse gravel and cobbles and weathered bedrock. Bedrock is present at the site at depths ranging between 10-20 feet below ground surface, sloping towards the southeast. The bedrock beneath the site is identified as the Fordham Gneiss, a hornblende-biotite rich gneiss with moderate banding.

Groundwater is present beneath the site at depths ranging between 13.44 and 26.71 ft bgs. Groundwater in overburden material was determined to flow towards the west, and bedrock groundwater was determined to flow towards the northwest.

A site location map is attached as Figure 1. A site layout map 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, 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 contaminants of concern identified at this site are:

1,2,4-Trimethylbenzene (TMB)
xylene (mixed)
chromium
barium
1,3,5-TMB
ethylbenzene
isopropylbenzene
tetrachloroethene (PCE)
trichloroethene (TCE)
cis-1,2-dichloroethene
2,2,4-trimethylpentane

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 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 are petroleum VOCs, SVOCs, barium and trivalent chromium in soil. Petroleum-related VOCs and chlorinated VOCs are identified as contaminants of concern in groundwater and soil vapor.

Soil - Sample results were compared against the restricted residential soil cleanup objectives (RRSCOs) and the protection of groundwater soil cleanup objectives (PGWSCOs) for those contaminants found in groundwater above applicable cleanup standards. VOCs were detected including 1,2,4-trimethylbenzene (TMB) at a maximum concentration of 28 parts per million (ppm) compared to the PGWSCO of 5.9 ppm and total xylenes at 3.17 ppm (PGWSCO of 1.2 ppm). SVOCs were detected including maximum concentrations of benzo(a)pyrene at 6.45 ppm (RRSCO of 1.0 ppm), dibenz[a,h]anthracene at 0.93 ppm (RRSCO of 0.33 ppm), and indeno(1,2,3-cd)pyrene at 4.13 ppm (RRSCO of 1.4 ppm). Metals were detected including maximum concentrations of barium at 542 ppm (RRSCO of 410 ppm) and trivalent chromium at 214 ppm (RRSCO of 110 ppm). No PCBs, PFAS, or pesticides were detected above RRSCOs or guidance values. Data does not indicate any off-site impacts in soil related to this site.

Groundwater - Groundwater sample results were compared to the NYS Ambient Water Quality Standards and Guidance Values (AWQSGVs). Petroleum-related VOCs were found in groundwater across the site exceeding the AWQSGVs, including 1,2,4-TMB at a maximum concentration of 246 parts per billion (ppb) (AWQSGV is 5 ppb), 1,3,5-TMB at 66.8 ppb (AWQSGV is 5 ppb), ethylbenzene at 68.4 ppb (AWQSGV is 5 ppb), isopropylbenzene at 66.5

ppb (AWQSGV is 5 ppb), n-butylbenzene at 34.8 ppb (AWQSGV is 5 ppb), toluene at 5.85 ppb (AWQSGV is 5 ppb), and total xylenes at 97.9 ppb (AWQSGV is 5 ppb). Chlorinated VOCs were also found in groundwater across the site exceeding AWQSGVs, including tetrachloroethene (PCE) at a maximum concentration of 70.6 ppb (AWQSGV is 5 ppb), trichloroethene at 46.5 ppb (AWQSGV is 5 ppb), and cis-1,2-dichloroethene at 19.4 ppb (AWQSGV is 5 ppb). SVOCs were detected in groundwater across the site including naphthalene at a maximum concentration of 13.3 ppb (AWQSGV is 10 ppb) and 1,4-dioxane at a maximum concentration of 0.61 ppb (AWQSGV is 0.35 ppb). PFAS were detected in groundwater including maximum concentrations of perflurorooctane sulfonic acid (PFOS) at 40.1 parts per trillion (ppt) (AWQSGV is 2.7 ppt) and perfluorooctanoic acid (PFOA) at 34 ppt (AWQSGV is 6.7 ppt). Naturally occurring metals including manganese and sodium were detected at concentrations exceeding AWQSGVs. No PCBs or pesticides were detected above AWQSGVs. Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor - VOCs were found in soil vapor across the site, including maximum concentrations of PCE at 880 micrograms per cubic meter (ug/m3), 2,2,4-trimethylpentane (isooctane) at 5,100 ug/m3, o-xylene at 1,200 ug/m3 and m-, p-xylenes at 2,400 ug/m3. Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

The site is currently vacant, and access is restricted by a fence. However, 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 serviced by a public water supply that is not affected by this condition. 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. Environmental sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

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

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

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

RAOs for Environmental Protection

- 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 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 use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, Enhanced Bioremediation, and Sub-Slab Depressurization remedy.

The elements of the selected remedy, as shown in Figures 3 and 4, are as follows:

1. Remedial Design

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

remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
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- 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.

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acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

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Engineering Controls: The sub-slab depressurization system discussed in Remedy Element 4 above and the cover system discussed in Contingent Remedy Element 7 below.

This plan includes, but may not be limited to:

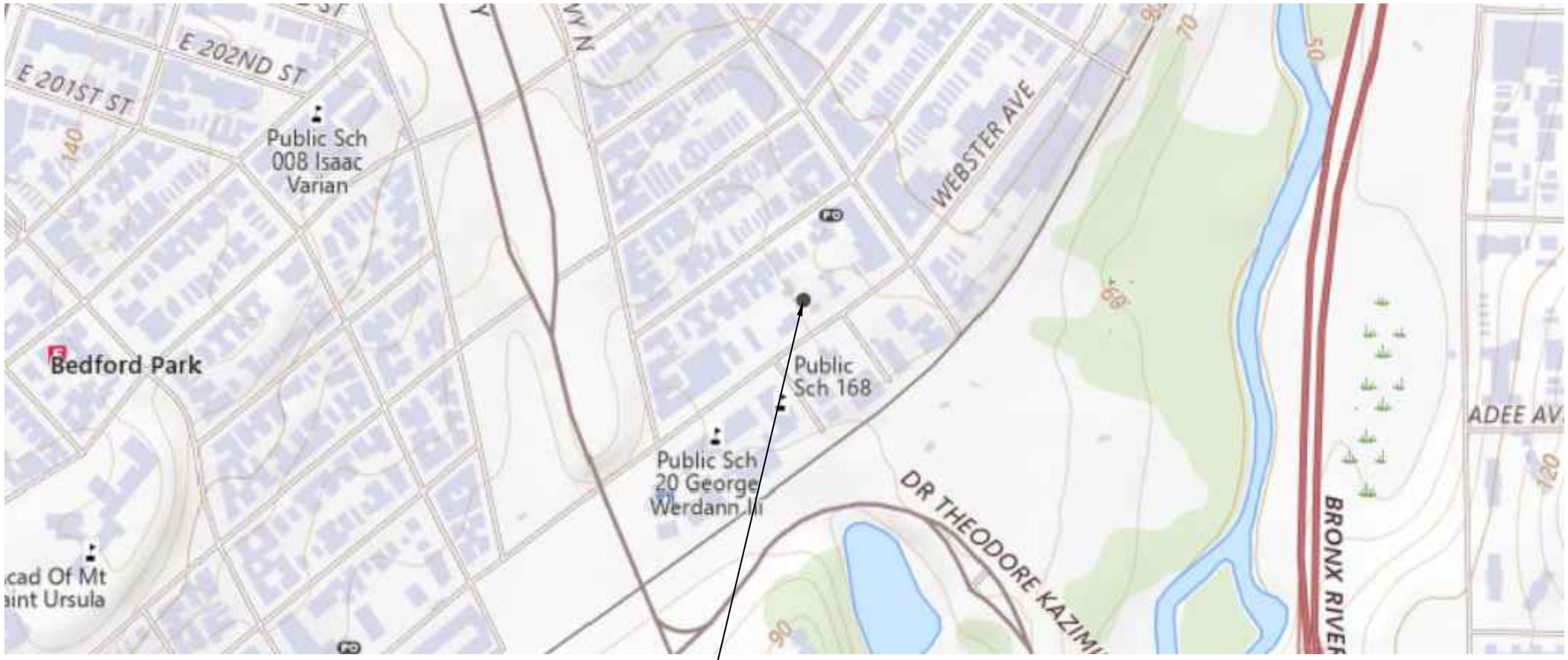
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater or surface water use restrictions;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Contingent Remedy Element 7 below will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);

- 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; and
- a schedule of monitoring and frequency of submittals to the NYSDEC.
- c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. This plan includes, but is not limited to:
- procedures for operating and maintaining the remedy;
- compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
- maintaining site access controls and NYSDEC notification; and
- providing NYSDEC access to the site and O&M records.

Contingent Track 4 Remedy
In the event that a Track 2 restricted residential use 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 that applicable SCOs. Where a soil cover is to be used, it will be a minimum for 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.



3083 WEBSTER AVE BCP SITE:
3083 WEBSTER AVENUE, BRONX, NY

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APPROXIMATE SCALE IN FEET

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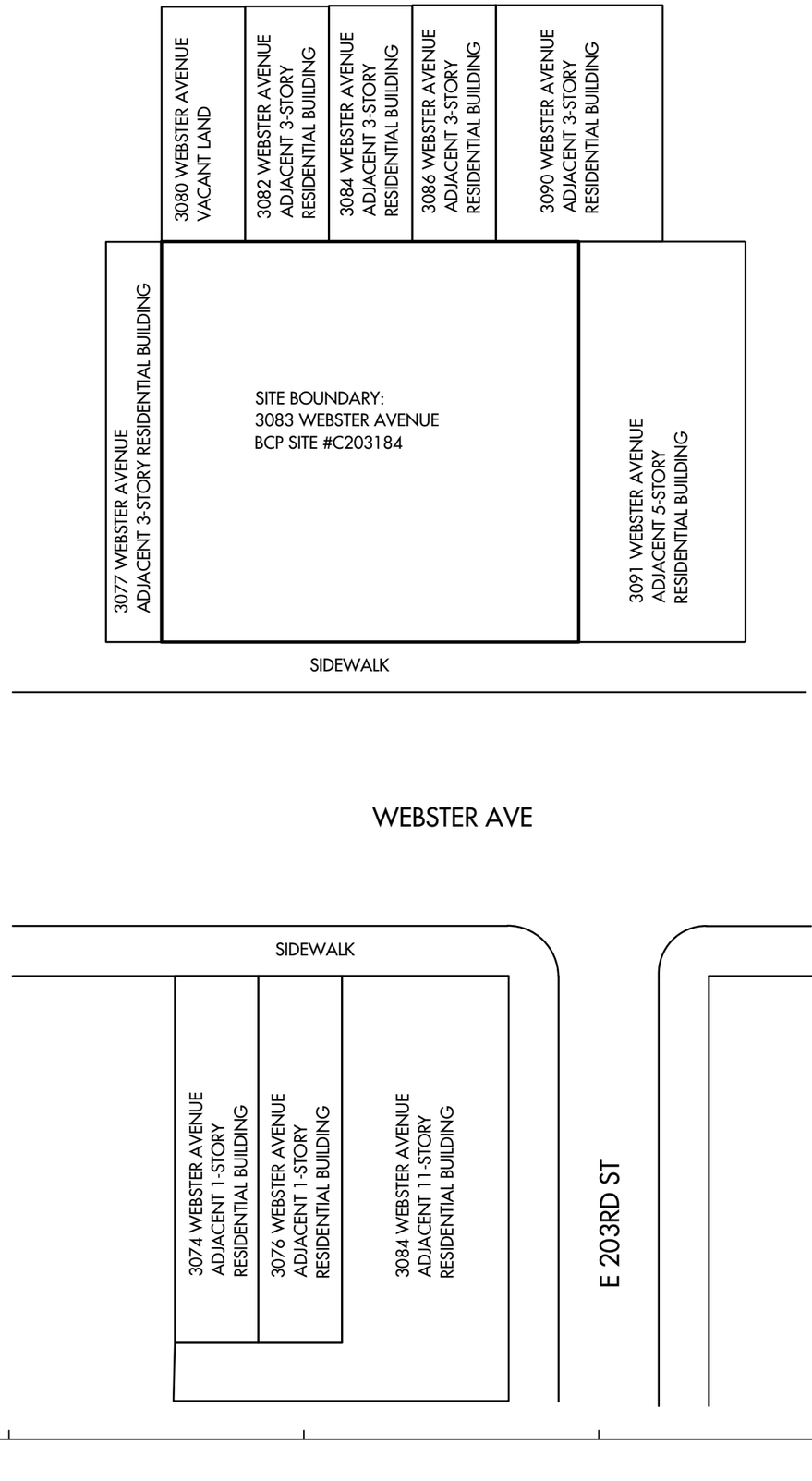
PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY

PROJECT FIGURE

FIGURE 1- SITE LOCATION MAP

PROJECT NO.	DATE
250033	08/28/25
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



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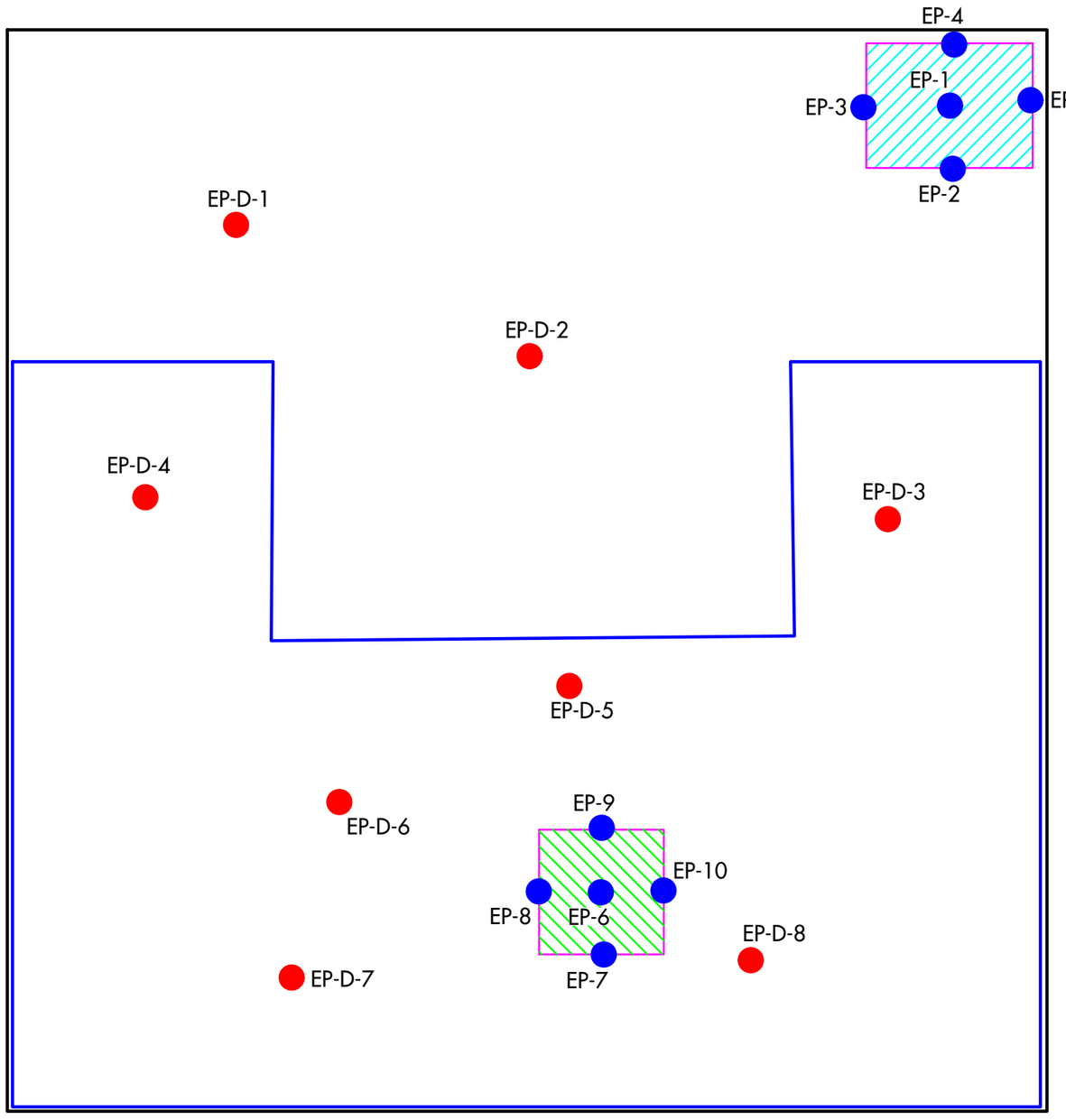
PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY

PROJECT FIGURE

FIGURE 2- SITE LAYOUT MAP

PROJECT NO.	DATE
250033	08/28/25
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



WEBSTER AVENUE

LEGEND:
- PROPERTY BOUNDARY
- SSDS AREA WITHIN THE NEW BUILDING
- HOTSPOT EXCAVATION TO AT LEAST 18 FT BGS FOR THE REMOVAL OF VOCs EXCEEDING RRSCOs AND PGWSCOs
- HOTSPOT EXCAVATION TO AT LEAST 7 FT BGS FOR THE REMOVAL OF SVOCs AND METAL EXCEEDING RRSCOs
- END-POINT SAMPLE (EP-)
- DOCUMENTATION SAMPLE (EP-D-)

RRSCO - NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES- RESTRICTED RESIDENTIAL
PGWSCO - NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES- PROTECTION OF GROUNDWATER
BGS - BELOW GRADE SURFACE
SSDS - SUB-SLAB DEPRESSURIZATION SYSTEM

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APPROXIMATE SCALE IN FEET

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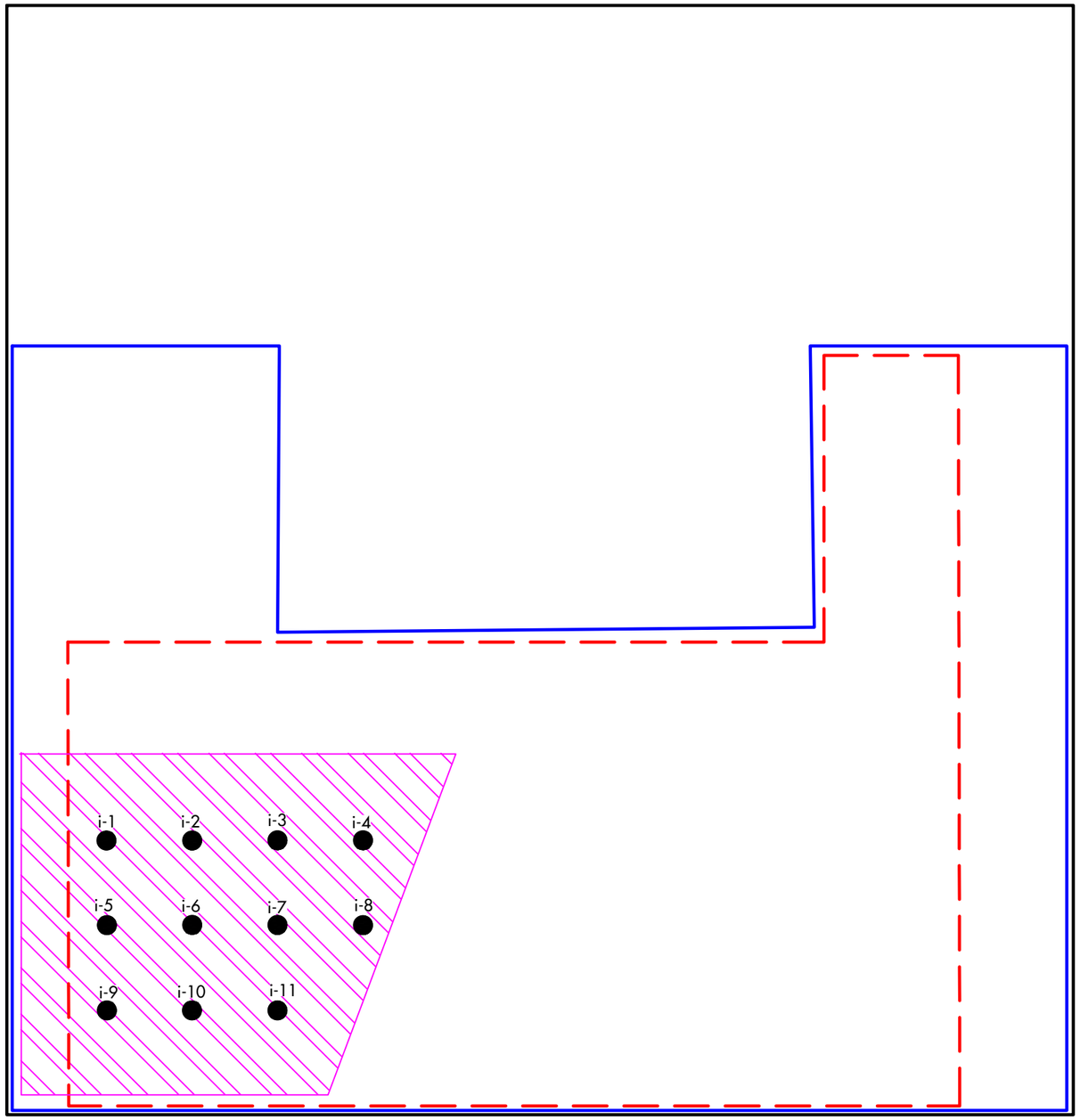
PROJECT NAME AND ADDRESS

3038 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

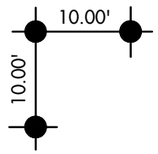
FIGURE 3: EXCAVATION AND ENDPOINT SAMPLING LOCATIONS

PROJECT NO.	DATE
240040	09/02/26
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



LOCATIONS MAP

WEBSTER AVENUE



LEGEND:

- PROPERTY BOUNDARY
- BUILDING OUTLINE
- PARTIAL BASEMENT LAYOUT
- INJECTION POINT (i-)
- APPROXIMATE AREA OF BIOREMEDIAL INJECTIONS FOR GROUNDWATER REMEDIATION

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APPROXIMATE SCALE IN FEET

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BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

3038 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

FIGURE 4: BIOREMEDIAL INJECTIONS

PROJECT NO.	DATE
240040	05/29/26
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SCALE (11X17) AS SHOWN	APPROVED BY P.M.