

DECISION DOCUMENT

1803 Elmwood Avenue
Brownfield Cleanup Program
Buffalo, Erie County
Site No. C915394
June 2026



**Department of
Environmental
Conservation**

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

DECLARATION STATEMENT - DECISION DOCUMENT

1803 Elmwood Avenue
Brownfield Cleanup Program
Buffalo, Erie County
Site No. C915394
June 2026

Statement of Purpose and Basis

This document presents the remedy for the 1803 Elmwood Avenue 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 1803 Elmwood Avenue site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were approved by NYSDEC to begin at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM to be completed at this site is discussed in Section 6.2.

Based on the results of the investigations at the site, the anticipated results of the approved IRM, and the evaluation presented here, the NYSDEC has selected "No Further Action" as the remedy for the site. This No Further Action remedy includes continued operation of the sub-slab depressurization system (SSDS) and the implementation of other institutional controls/engineering controls (ICs/ECs) including a cover system and a groundwater monitoring and sampling plan as defined in the Site Management Plan (SMP) to assess the effectiveness of the remedy. The NYSDEC believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRMs already completed and the institutional and engineering controls are listed below:

1. Green Remediation:

Green remediation principles and techniques will be implemented to the extent feasible in the 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 when choosing a site remedy;
- Reducing direct and indirect GHG 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
- Designing buildings to meet the 2020 Energy Conservation Construction Code of New York.

2. 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 soil or groundwater.

3. Cover System:

A site cover currently exists in areas not occupied by buildings and will be maintained to allow for commercial or industrial use of the site. Any site redevelopment will maintain the existing site cover. The site cover may include paved surface parking areas, sidewalks or soil where the upper one foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for commercial use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

4. Engineering and 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 commercial use or industrial 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 Erie County Department of Health; and
- require compliance with the NYSDEC-approved Site Management Plan.

5. 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 remedial element 4 above.
- Engineering Controls: The sub-slab depressurizations system discussed in remedial element 2 above and the site cover system as discussed in remedial element 3 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings constructed on site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system will be placed in any areas where the upper one foot of exposed surface soil exceeds the applicable 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;
- 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.

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); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Declaration

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

6/5/26

Date

**Michael
Cruden**

Digitally signed by Michael
Cruden
Date: 2026.06.05 14:21:19
-04'00'

Michael Cruden, Director
Remedial Bureau E

DECISION DOCUMENT

1803 Elmwood Avenue
Buffalo, Erie County
Site No. C915394
March 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 repository:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C915394>

Buffalo and Erie County Public Library
Attn: April Tompkins
1 Lafayette Square
Buffalo, NY 14203
Phone: (716) 858-7129

Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The 0.655-acre 1803 Elmwood Avenue site is a portion of a larger 8.53-acre parcel, located in a highly developed urban area, at 1803 Elmwood Avenue in the City of Buffalo, Erie County. The site is bound to the north, west, and south by an industrial property occupied by MOD-PAC Corp. (MPC) and to the east by the remainder of the larger parcel (also owned by MPC), Nardin Academy sporting facility and various other commercial tenants.

Site Features: The site is developed with an approximately 14,000 square-foot warehouse structure on the northern portion of the site and asphalt or concrete pavement on the southern portion.

Current Zoning and Land Use: The site is zoned for light industrial use and is currently used as a warehouse by MPC. Adjacent areas are zoned for light industrial use and the closest residential area is approximately 200 feet north of the site.

Past Use of the Site: The site and surrounding properties were originally developed in 1912 by American Radiator Co. until its closure in 1959. From 1959 until 2022 numerous commercial and retail entities occupied the site and surrounding buildings. 1803-1807 Elmwood Avenue LLC purchased the site in November 2022 and the site is currently utilized as warehousing space for MPC.

Site Geology and Hydrogeology: Based on the soil borings completed to date, fill materials generally extend to depths ranging from 0.5-feet to 7.0-feet below grade. The fill material appears to be sub-base gravel and/or historic fill material (HFM), consisting mostly of foundry sand and/or sand intermixed with varying amounts of silt, and trace cinders, brick fragments, gravel, metal, wood fiber, plastics, and slag debris. Naturally deposited, cohesive, silty-clay with trace amounts of sand and gravel is generally encountered below the HFM to boring completion. Groundwater is perched above the native silty-clay within the HFM, and flows to the northeast with areas of variability likely due to the presence of buried utilities, foundations, and other subsurface features. The surface elevation for the site is approximately 600 feet above mean sea level.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/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

One or more of the Applicants under the Brownfield Cleanup Agreement is a Participant. The Participant(s) has/have an obligation to address on-site and 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
- sub-slab vapor
- indoor air

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:

arsenic	benzo(a)pyrene
cadmium	trichloroethene (TCE)
mercury	cis-1,2-dichloroethene (cis-1,2-DCE)

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media are anticipated to be addressed by the IRM described in Section 6.2 and selected remedy described in Section 7. More complete information can be found in the Remedial Investigation Alternatives Analysis Report (RIAAR) and the approved IRM Work Plan.

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

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

The following IRM(s) was approved in March 2026 and construction began in May 2026. The IRM is anticipated to be completed by July 2026.

Sub-slab Depressurization System (SSDS)

The IRM work plan describes upcoming cleanup activities that include:

- Removing and disposing of the approximately 14,000 ft² concrete floor of the site structure;
- Installation of a SSDS consisting of horizontal vapor extraction wells and vacuum monitoring points;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and
- Implementing an Interim Site Management Plan (ISMP) at the completion of the IRM;

The completed IRM work will be documented in a Construction Completion Report or as part of the Final Engineering Report, depending on timing of site work.

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.

The RI was conducted between May 2024 and October 2025 and included sampling of subsurface soil, groundwater, sub-slab vapor, and indoor air. There is no surface soil present at the site.

During the remedial investigation soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), pesticides/herbicides, and cyanide. Sub-slab soil vapor and indoor air samples were analyzed for VOCs. Based upon the investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, chlorinated VOCs in groundwater, and chlorinated VOCs in soil vapor. Surface soils were not investigated as the entire site is covered by buildings or pavement.

Subsurface Soils:

A total of 30 soil borings were advanced to depths of up to 25 feet below ground surface (bgs) and 60 subsurface soil samples were collected and analyzed. No exceedances of commercial soil cleanup objectives (CSCOs) for VOCs, herbicides/pesticides, and PCBs were identified. No PFAS were detected above their respective soil guidance value for commercial use. Data does not indicate off-site impacts from site-related soil contamination.

The data collected during the RI identified metals and SVOCs above CSCOs as follows:

- benzo(a)pyrene: up to 8.9 part per million (ppm) (CSCO 3.7 ppm);
- arsenic: up to 21.4 ppm (CSCO 16 ppm);

- cadmium up to 5.18 ppm (CSCO 3.7 ppm); and
- mercury up to 28.2 ppm (CSCO 1.1 ppm).

TCE was detected at two soil boring locations exceeding its protection of groundwater soil cleanup objective (PGWSCO), however the exceedances were marginal (up to 12 ppm, PGWSCO 2 ppm) and it is not expected that the on-site soil is serving as the source of TCE in groundwater.

Groundwater:

Five groundwater monitoring wells were installed in May 2024, to target depths between 10 and 35 ft bgs, which were subsequently decommissioned and re-installed in October 2025, to target depths between 5 and 15 ft bgs. Samples were evaluated against the NYS Groundwater Quality Standards (GWQS). No exceedances of GWQS for metals, herbicides/pesticides, PCBs, or cyanide were identified.

The data collected during the RI identified the following VOCs, SVOCs, and PFAS above GWQS:

- TCE up to 19 parts per billion (ppb) (GWQS 5 ppb);
- cis-1,2-DCE up to 9.3 ppb (GWQS 5 ppb);
- benzo(a)anthracene up to 0.04 ppb (GWQS 0.002 ppb);
- benzo(b)fluoranthene up to 0.05 ppb (GWQS 0.002 ppb);
- benzo(k)fluoranthene up to 0.04 ppb (GWQS 0.002 ppb);
- ideno(1,2,3-cd)pyrene up to 0.06 ppb (GWQS 0.002 ppb);
- phenol up to 3.4 ppb (GWQS 1 ppb);
- perfluorooctanoic acid (PFOA) up to 0.0148 ppb (GWQS 0.0069 ppb); and
- perfluorooctane sulfonic acid (PFOS) up to 0.0077 ppb (GWQS 0.0027 ppb).

TCE and cis-1,2-DCE were detected together or individually at four monitoring well locations exceeding their respective GWQS, however, it is not expected that the on-site soil is serving as the source of TCE in groundwater. Groundwater on the upgradient MOD-PAC CORP. (Site No.:C915314) is impacted with TCE and is likely migrating onto the site. Additional remedial actions at the MOD-PAC CORP. site will be completed to address this groundwater contamination.

SVOCs were detected together or individually at two monitoring well locations exceeding their respective GWQS, and not expected to be migrating off-site. Polycyclic aromatic hydrocarbons (PAHs) are generally not soluble and it is likely that the detections are related to suspended sediments in the groundwater samples.

Metal analytes sodium and manganese also exceeded GWQS across site monitoring well locations, however these analytes are naturally occurring and are commonly found in local groundwater and therefore are not considered contaminants of concern.

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

Sub-Slab Soil Vapor and Indoor Air:

TCE was detected in two of three indoor air samples collected from the on-site warehouse ranging from 0.21 to 0.59 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). TCE was detected in one of three sub-slab soil vapor samples at a concentration of 270 $\mu\text{g}/\text{m}^3$. Co-located samples SSV-01 and IA-01 detected concentrations of TCE warranting mitigation consistent with the Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006 with updates (SVI guidance).

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*.

Direct contact with contaminants in soil is unlikely because the site is covered with a building and/or pavement. 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 the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into nearby 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 the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. Sub-slab depressurization systems (systems that ventilate/remove the air beneath the building) will be installed to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the buildings. Sampling indicates soil vapor intrusion is not a concern for off-site buildings. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy.

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.

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

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were approved by NYSDEC to begin at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM to be completed at this site is discussed in Section 6.2.

Based on the results of the investigations at the site, the anticipated results of the approved IRM, and the evaluation presented here, the NYSDEC has selected “No Further Action” as the remedy for the site. This No Further Action remedy includes continued operation of the sub-slab depressurization system (SSDS) and the implementation of other institutional controls/engineering controls (ICs/ECs) including a cover system and a groundwater monitoring and sampling plan as defined in the Site Management Plan (SMP) to assess the effectiveness of the remedy. The NYSDEC believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRMs already completed and the institutional and engineering controls are listed below:

1. Green Remediation:

Green remediation principles and techniques will be implemented to the extent feasible in the 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 when choosing a site remedy;
- Reducing direct and indirect GHG 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
- Designing buildings to meet the 2020 Energy Conservation Construction Code of New York.

2. 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 soil or groundwater.

3. Cover System:

A site cover currently exists in areas not occupied by buildings and will be maintained to allow for commercial or industrial use of the site. Any site redevelopment will maintain the existing site cover. The site cover may include paved surface parking areas, sidewalks or soil where the upper one foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for commercial use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

4. Engineering and 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 commercial use or industrial 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 Erie County Department of Health; and
- require compliance with the NYSDEC-approved Site Management Plan.

5. 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 remedial element 4 above.
- Engineering Controls: The sub-slab depressurizations system discussed in remedial element 2 above and the site cover system as discussed in remedial element 3 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings constructed on site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system will be placed in any areas where the upper one foot of exposed surface soil exceeds the applicable 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;
- 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.

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); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Site Location

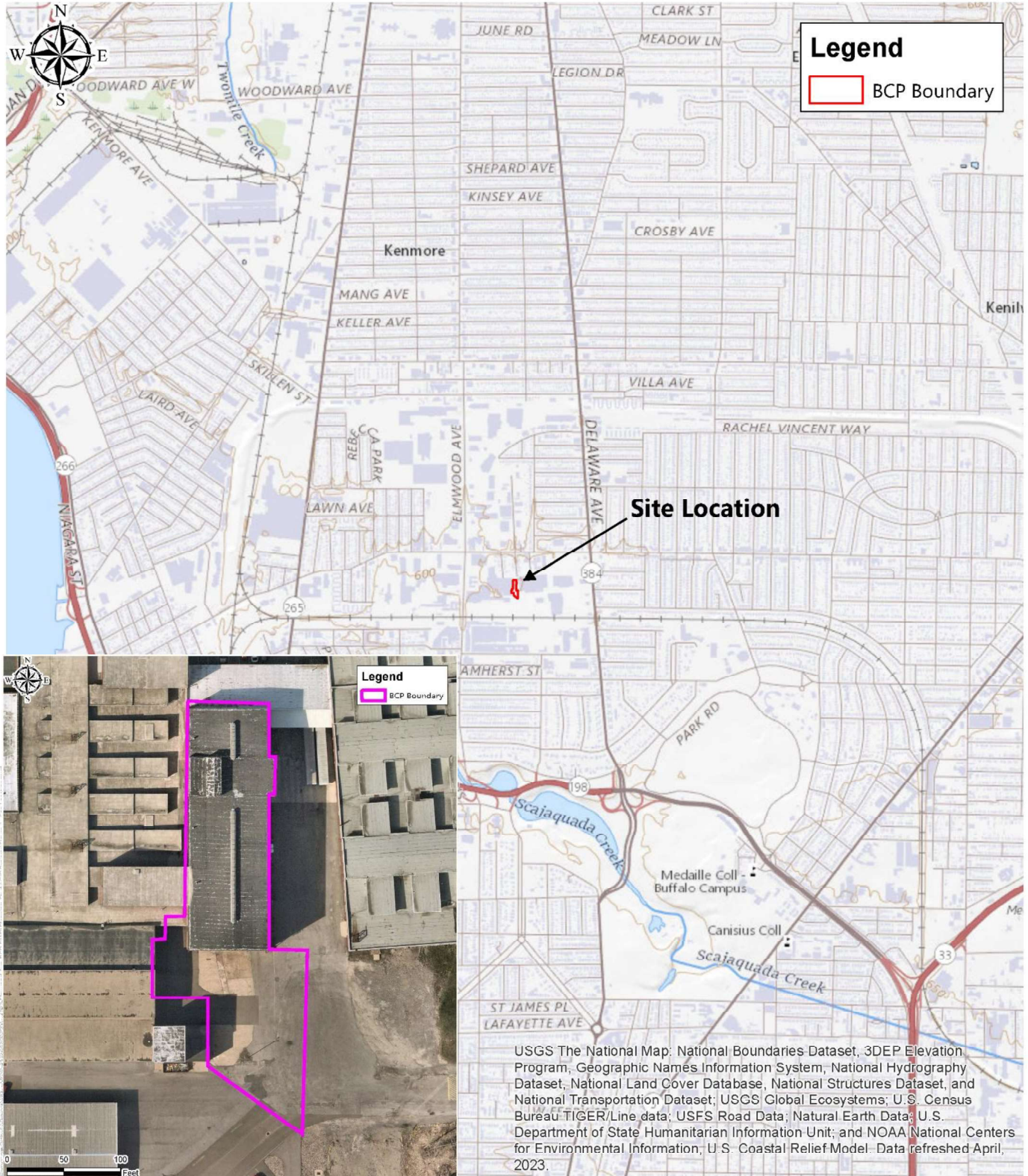


Figure 1 | Site Location

1803 Elmwood Avenue BCP

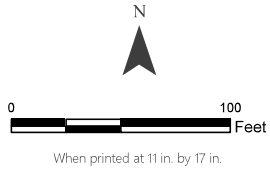
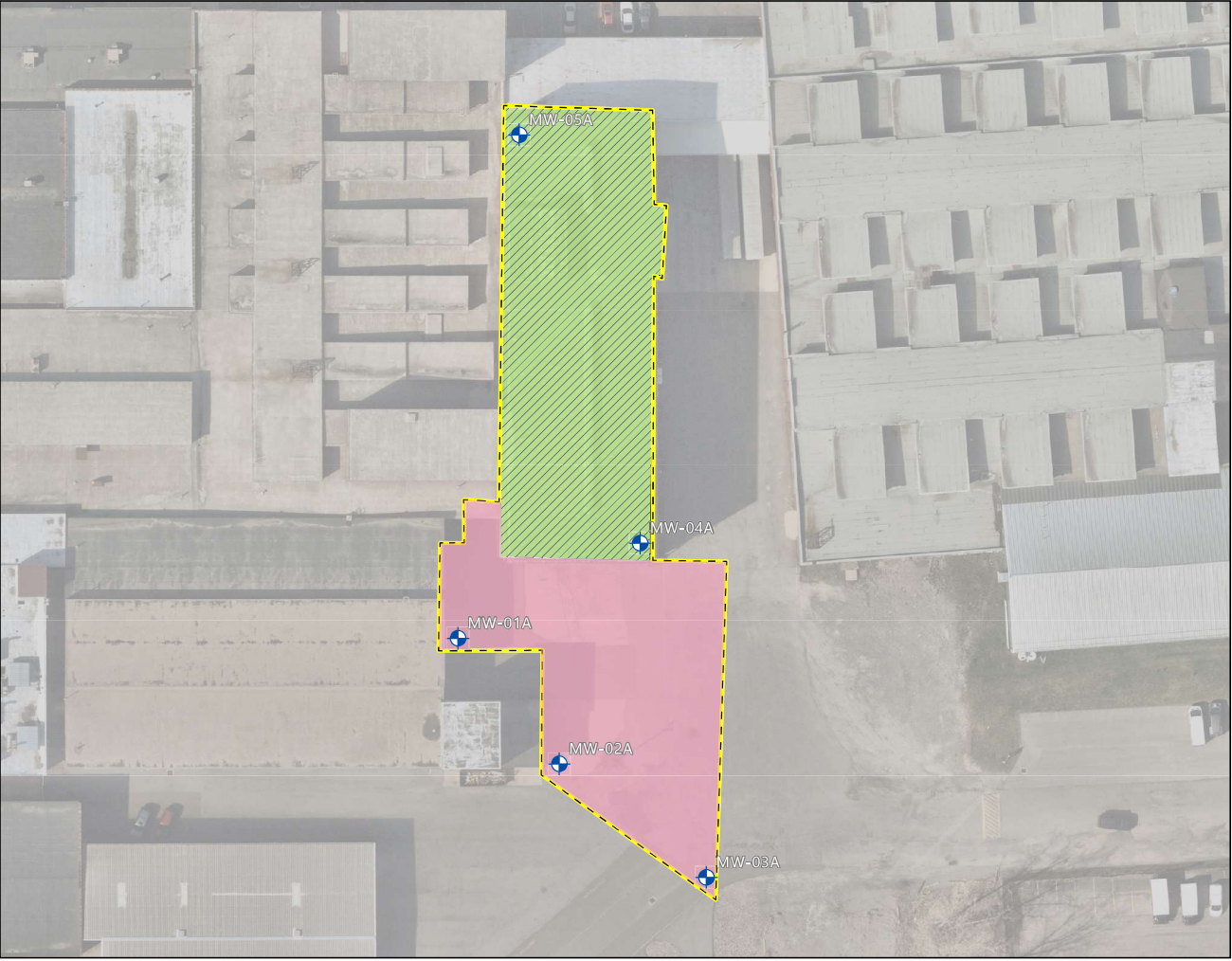




Figure 16 **FIGURE 2**

Track 4 Remedy

- Legend**
- BCP Boundary
 - Concrete Slab Removal & SSDS
 - Existing Hardscape
 - Monitoring Wells to Remain



1803 Elmwood Avenue BCP
Sources: Created by C&S Engineers, Inc.