

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

# 1095 Southern Blvd

## Brownfield Cleanup Program

Site No. C203055

Bronx, NY, 10459



Department of  
Environmental  
Conservation

July 2025

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 1095 Southern Blvd site ("site") located at 1095 Southern Blvd, Bronx, NY, 10459 under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Urban Health Plan, Inc, 1095 Southern Boulevard Urban, LLC, 1095 Southern OpCo LLC (collectively the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the proposed FER and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203055/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

## Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and removal of all on-site soil/fill and hazardous soil down to bedrock across the entire site as deep as 30 feet below grade.
- Installation of a concrete secant pile wall around the site perimeter and into bedrock to prevent groundwater from entering the site, in addition to providing support of excavation.
- Off-site disposal of 2,171 tons of listed hazardous soil and 12,039 tons of non-hazardous soil/fill at permitted disposal facilities.
- Removal of all on-site groundwater above and partially within bedrock using a dewatering system. Removed groundwater was treated through an on-site treatment system before discharge to the New York City sewer system in accordance with a New York City Department of Environmental Protection (NYCDEP) sewer discharge permit.
- After removal of all on-site soil, two pairs of monitoring wells were installed on the Southern Boulevard sidewalk to monitor groundwater. Each pair included one shallow well and one deep well.
- Four rounds of groundwater sampling were completed from the sidewalk wells after the cleanup, showing a significant enough reduction in contaminants to allow for the discontinuation of groundwater monitoring.

## Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The Volunteer would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

## Site Description

The site is located at 1095 Southern Boulevard in the City of New York, Bronx County and is identified as Block 2727, Lot 41 on the Bronx Tax Map. The site is about 10,000 square feet and is located on the city block bordered by East 167<sup>th</sup> Street to the north, Southern Boulevard to the east, Westchester Avenue to the south, and Simpson Street to the west. Historical site use included a dry cleaner (1993 to 2008).

Construction of the development is near completion. After construction, the site will be used as a five-story medical facility and office for the surrounding community.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203055) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## Brownfield Cleanup Program

New York's Brownfield Cleanup Program encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Stay Informed with DEC Delivers

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### **Project-Related Questions**

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### **Project-Related Health Questions**

Megan Rivera  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY, 12237  
(518) 402-7877  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C203055/>

### **Hunt's Point Library**

877 Southern Boulevard  
Bronx, NY, 10459  
(718) 617-0338  
[huntspoint@nypl.org](mailto:huntspoint@nypl.org)

### **Bronx Community Board #2**

1029 E. 163rd St.  
Room 202  
Bronx, NY, 10459  
(718) 328-9125  
[brxcb2@optonline.net](mailto:brxcb2@optonline.net)



## Site Location





## Translation Available. Don't see your language? Ask!

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<b>Español</b> Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字</b> Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
<b>Русский</b> Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
<b>אידיש</b> Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
<b>বাঙালি</b> Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
<b>한국어</b> Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
<b>Kreyòl Ayisyen</b> Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<b>Italiano</b> Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
<b>العربية</b> Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
<b>Polski</b> Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
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<b>اردو</b> Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔