

# 1095 Southern Blvd

## Brownfield Cleanup Program

Site No. C203055

Bronx, Bronx County



Department of  
Environmental  
Conservation

December 2025

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 1095 Southern Blvd site ("site") located at 1095 Southern Boulevard, Bronx, NY, 10459 under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Urban Health Plan, Inc, 1095 Southern Boulevard Urban, LLC, 1095 Southern OpCo LLC (collectively the "applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC 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."

## Completion of the Project

The following activities have been completed to achieve the Track 1 Unrestricted Use Soil Cleanup 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 about 2,171 tons of listed hazardous soil and about 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.

## Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- None

The following engineering controls have been put in place on the site:

- None

## Next Steps

With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

## Site Description

The site is located at 1095 Southern Boulevard in the Bronx, New York and is identified as Block 2727, Lot 41 on the Bronx County Tax Map. The site is about 10,000 square feet and is located on the city block bordered by E 167th Street to the north, Southern Boulevard to the east, Westchester Avenue to the south, and Simpson Street to the west. Historical site use as a dry cleaner (1993 to 2008) resulted in contamination of the subsurface with chlorinated solvents, including tetrachloroethene ("PCE"), trichloroethene ("TCE"), and breakdown products of these compounds, which have been cleaned up under the Brownfield Cleanup Program.

Construction of the development structure is near completion. After construction, the site will be used as a five-story medical facility and office for the surrounding community. The NYSDEC approved a Track 1 unrestricted use cleanup for the site.

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 (BCP) 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**

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## **WHERE TO FIND INFORMATION**

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

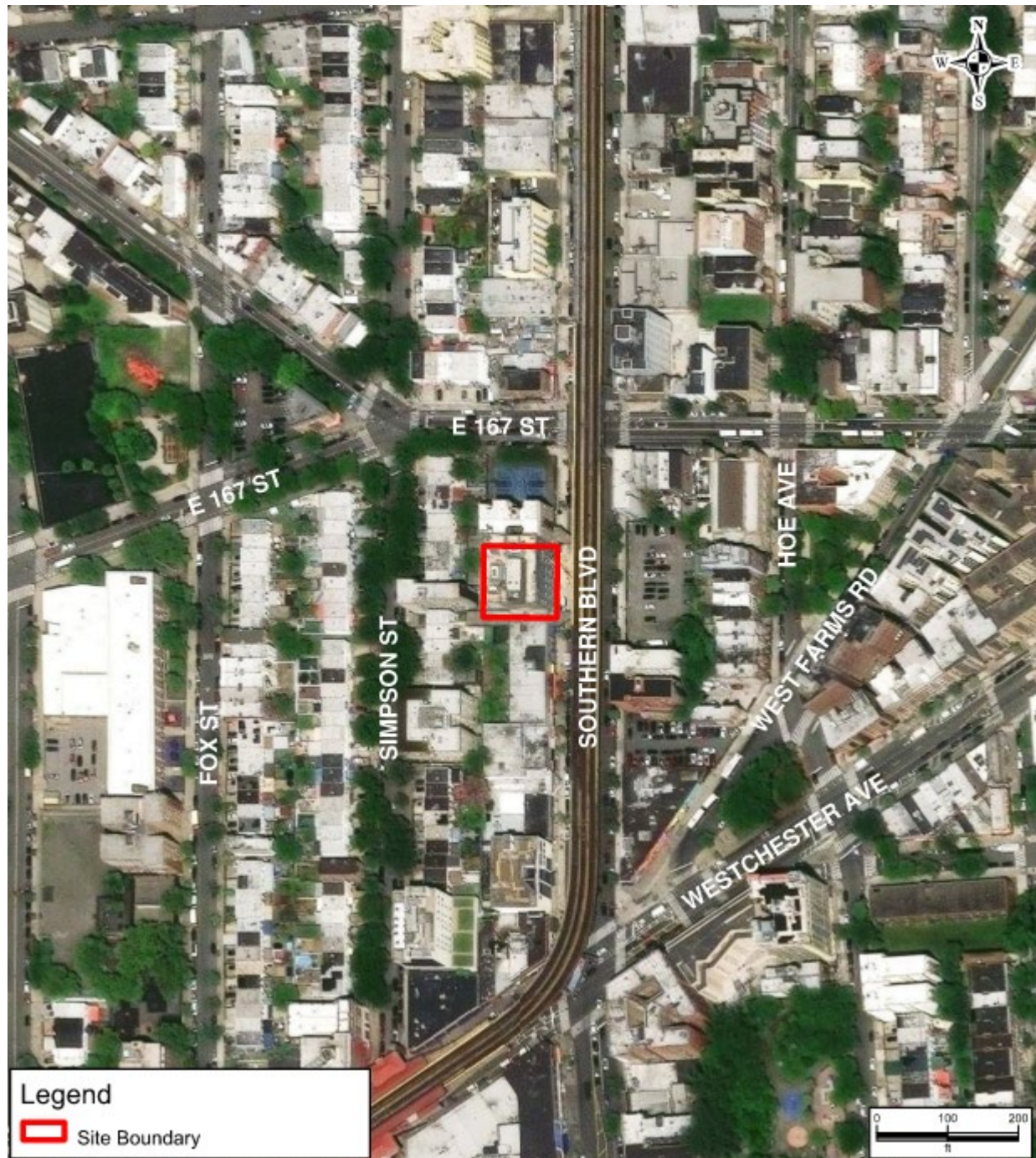
### **Hunt's Point Library**

877 Southern Boulevard  
Bronx, NY 10459  
(718) 617-0338

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

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

## Site Location







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