



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C203144/>

NY Public Library – Hunts Point

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

Borough Community Board 2

1029 East 163rd Street
Bronx, NY 10459
(718) 328-9125

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

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Project-Related Health Questions

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Bureau of Environmental Exposure Investigation
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Albany, NY 12237
(518) 473-4671
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

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

FACT SHEET

Brownfield Cleanup Program

North American/Pulse Plastics
1156 East 165th Street
Bronx, New York
Bronx County

SITE No. C203144

NYSDEC REGION 2

January 2025

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the North American/Pulse Plastics site ("site") located at 1156 165th Street, Bronx, Bronx County. Please see the map for the site location. The cleanup activities will be performed by Whitlock Point LLC and Whitlock Point II LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C203144/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2025 and last approximately four months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of underground storage tanks;
- Excavation and off-site disposal of approximately 6,500 cubic yards of contaminated soil at depths ranging from 2 to 20 feet below existing grade;
- Treating contaminated groundwater through injection of chemical oxidants into the subsurface;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Performance of a soil vapor intrusion evaluation within the new building;
- Construction and operation of a soil vapor extraction system along the western boundary of the site;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

BROWNFIELD CLEANUP PROGRAM

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to the NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When the NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. The NYSDEC will then issue a Certificate of Completion to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

The NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The 0.626-acre site is located at 1156 East 165th Street in the Longwood neighborhood of the Bronx. The site is bounded to the north by East 165th Street, to the to the east by Whitlock Avenue, to the south by ongoing construction of a residential apartment building with an affordable housing component (completed BCP Site C203148, Sonero Metro City Auto) and to the west by residential buildings. It is in a mixed-use neighborhood with light industrial, commercial, and residential uses. The site is currently vacant and was formerly utilized by auto-repair facilities prior to 2000 and by a plastics manufacturing building that operated from approximately 2000 to 2017.

The proposed redevelopment is a residential apartment building with an affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on the NYSDEC Environmental Site Remediation Database (by entering the site ID, C203144) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

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 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 the 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>

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.

Stay Informed With DEC Delivers

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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

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