

(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.

Morrisania East

Brownfield Cleanup Program

Site No. C203183

310 East 161st Street

Bronx, NY



Department of
Environmental
Conservation

September 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Morrisania East site ("site") located at 310 East 161st Street, Bronx, Bronx County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by TEG Morrisania Development LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **September 11 through October 11, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203183/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations at the site have detected semi-volatile organic compounds (SVOCs), and metals in soil; metals in groundwater; petroleum VOCs and chlorinated VOCs in soil vapor.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible onsite sources of contamination;
- Collecting soil vapor; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern onsite.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Action Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is 0.9-acres and is bordered on the west by Concourse Village East, on the east by Park Avenue, and on the north by E 161 Street. It is currently consists of a parking area associated with an adjacent existing eight story multifamily building to the north. Previously, the site had been used as an automobile repair facility, an automobile brake service shop, residential dwellings, and a church by 1951. In 1969 a portion of the Site was used as a welding and boiler repair facility, and a gasoline filling station. By 1970, the buildings at the Site were demolished and the current parking lot was constructed at the Site..The proposed development will include a 26-story, approximately 277,206 gross square foot (gsf) mixed use residential building containing 328 units of affordable housing and community facility space at the Site. The proposed project is anticipated to be fully operational by 2028.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203183) 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 DEC 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

Yildiz Palumbo, Project Manager
NYSDEC, Division of Environmental Remediation
47-40 21st Street, Long Island City, NY 11101
p: (718) 482-4891
Yildiz.palumbo@dec.ny.gov

Project-Related Health Questions

Ryan Minzloff
Public Health Specialist
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower, 17th Floor, Albany, NY 12237
p: (518) 408-5146
bee@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/C203183/>

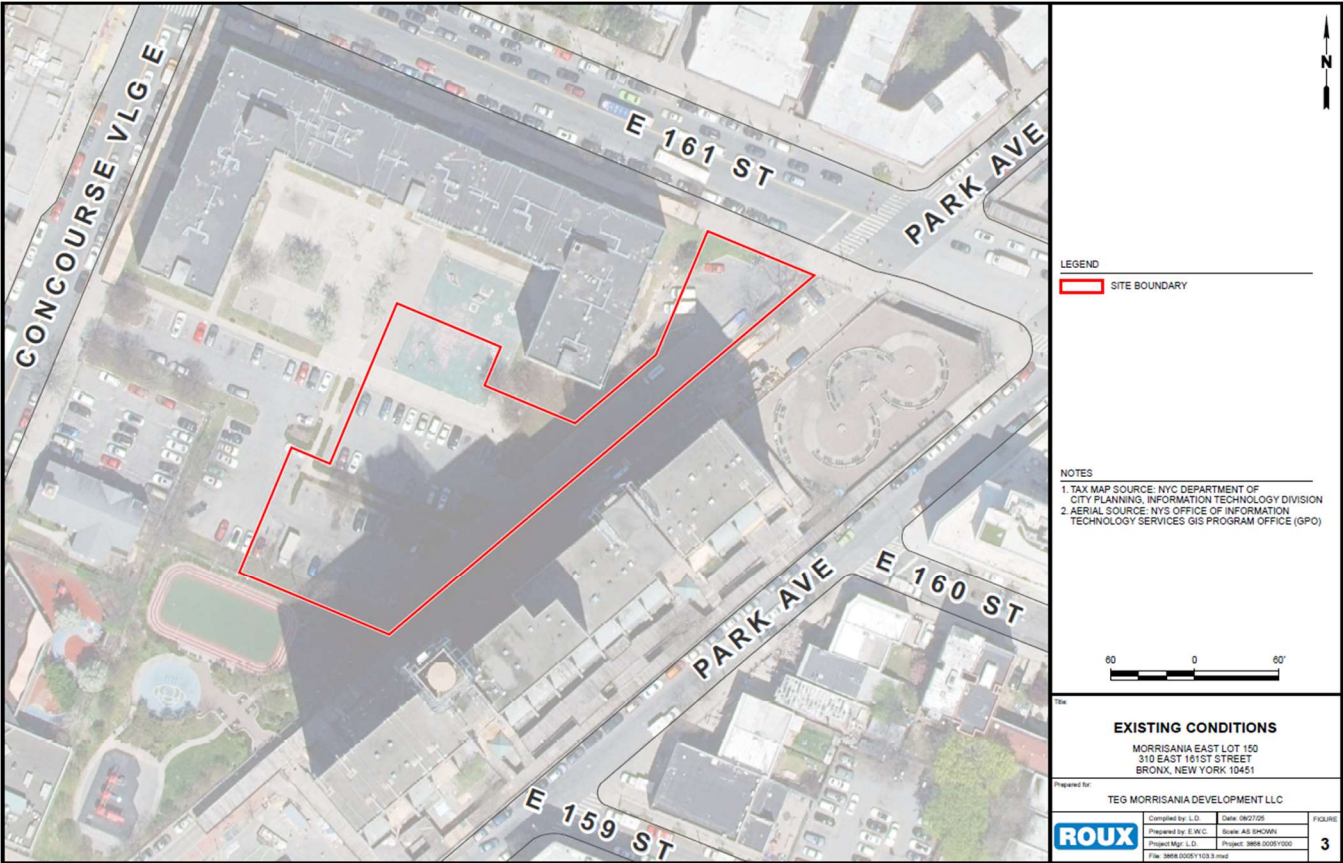
Melrose Branch

New York Public Library
910 Morris Avenue
Bronx, NY 10451
(718) 588-0110
melrose@nypl.org

Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
(718) 299-0800
bx04@cb.nyc.gov
Office Hours: 9:00 AM to 5:00 PM

Site Location





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简体字 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。
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