

Morrisania East

Brownfield Cleanup Program

Site No. C203183

Bronx, Bronx County



Department of
Environmental
Conservation

May 2026

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report for the Morrisania East site ("site") located at 310 East 161st Street, Bronx, Bronx County. Please see the map for the site location.

Remedial Investigation Report

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by TEG Morrisania Development LLC ("applicant").

- Access the RIR 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."

Highlights of the Remedial Investigation Report

Soil at the site is impacted with petroleum-related volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and metals above soil cleanup objectives (SCOs). Impacts of SVOCs and metals are predominantly limited to the shallow soils within 0 - 7 ft bls where fill material is observed. Fill material is likely associated with pre-1970 buildings which were demolished and were likely used as fill material to prepare the site for the parking area. Petroleum VOCs were detected above SCOs in one soil sample in shallow soil and in the groundwater at one location. The limited exceedances of VOCs are likely associated with historical site usage as an automobile repair garage. Petroleum VOCs were also detected in soil vapor.

Next Steps

DEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information"). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan," which includes a cleanup alternatives analysis. This plan evaluates cleanup alternatives, recommends/describes how contamination will be addressed, with DEC and NYSDOH overseeing the work. DEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is 0.875-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 285,000 gross square foot (gsf) mixed use residential building containing 347 units of affordable housing. The proposed project is anticipated to be fully operational by 2030. The planned redevelopment anticipates achieving restricted residential use soil cleanup objectives.

Additional site details, including environmental and health assessment summaries, are available on DEC'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

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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/C203183/>

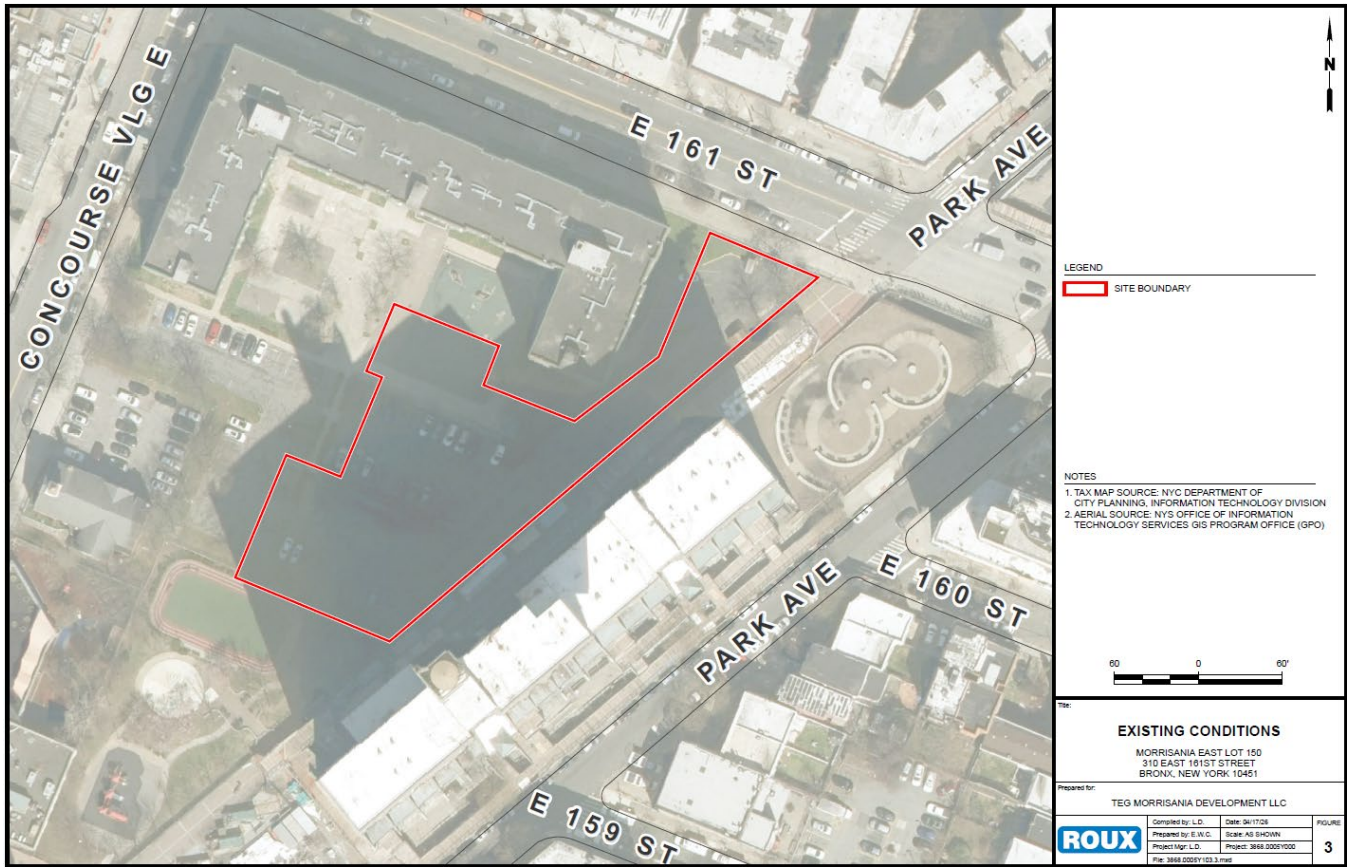
Melrose Branch

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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