

Morrisania East

Brownfield Cleanup Program

Site No. C203183

310 East 161st Street

Bronx, Bronx County



Department of
Environmental
Conservation

August 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Morrisania East site ("site") located at 310 East 161st Street, Bronx, Bronx County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **August 20 through October 3, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, 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 DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Work Plan with Alternatives Analysis

The proposed combined Track 2 and Track 4 Restricted Residential remedy:

- Preparation and implementation of a Pre-Design Investigation work plan in order to refine excavation depths;
- Installation of support of excavation and excavation to depths ranging from 4 to 14 feet below land surface (ft bls) in the Track 2 remediation area, and to depth ranging from 2 to 8 ft bls in the Track 4 remediation area;
- Excavation and proper offsite disposal of approximately 4,300 cubic yards of soil site-wide;
- Removal of two underground storage tanks;
- Installation of an active sub-slab depressurization system to prevent potential soil vapor intrusion;
- Dewatering in compliance with city, state, and federal laws and regulations;
- Collection and analysis of post-excavation soil samples to document and evaluate the effectiveness of the remedy;
- Importation of clean soil or fill that meet the established soil cleanup objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) long term maintenance of the remedial systems; and,

- Recording of an Environmental Easement to ensure compliance with the SMP.

The proposed cleanup plan was developed by TEG Morrisania Development LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and NYSDOH.

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 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 293,491 gross square foot mixed use residential building containing 347 units of affordable housing 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>

Summary of the Investigation

The primary contaminants of concern at petroleum-related volatile organic compounds (VOCs), semivolatile 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.

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/>

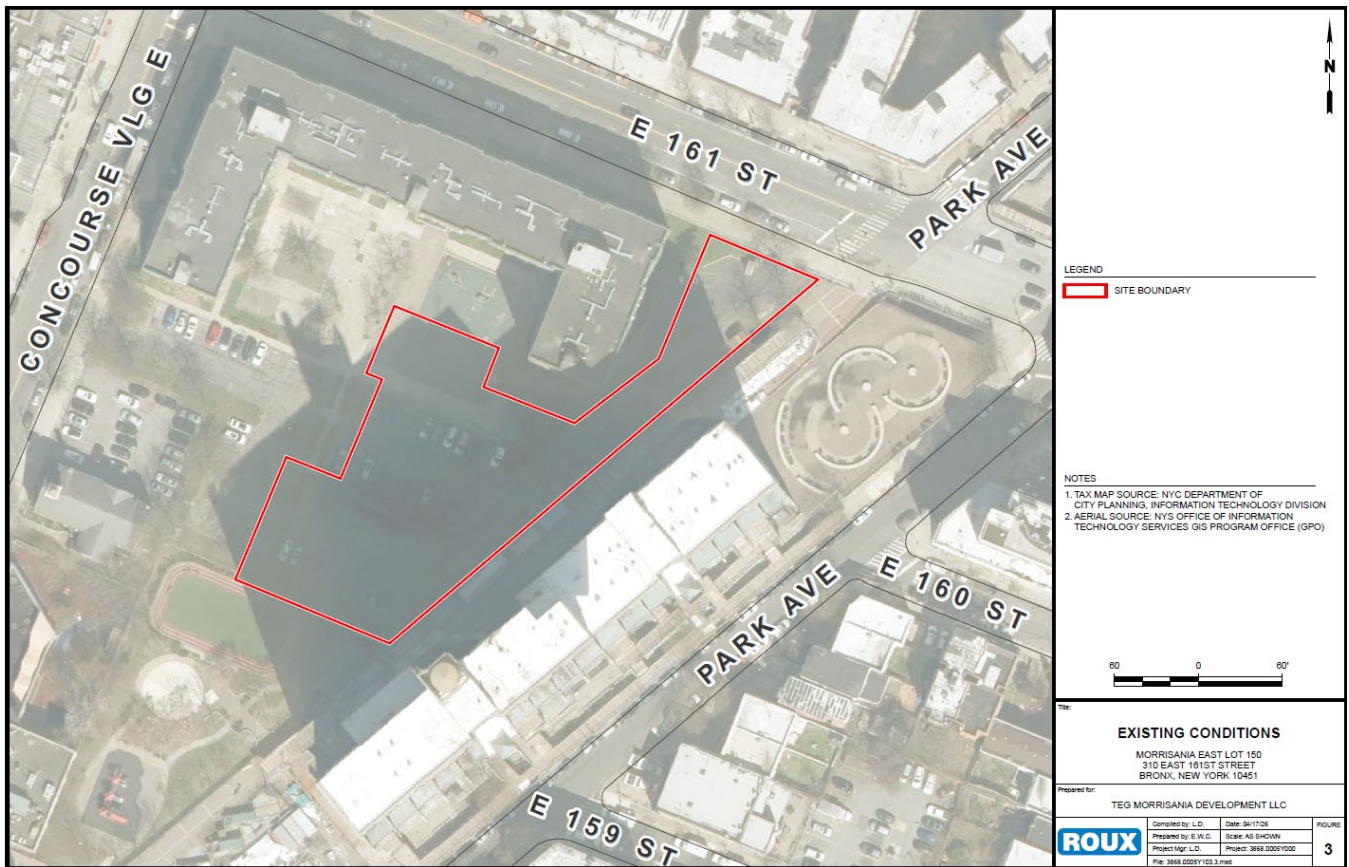
Melrose Branch

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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