



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

SITE No. C203144
NYSDEC REGION 2

July 2024

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C203144/>
and at these location(s):

NY Public Library – Hunts Point

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

Bronx Community Board 2

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

Who to Contact

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

Project-Related Questions

Daniel Nierenberg, P.G.
Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9554
daniel.nierenberg@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 473-4671
bee@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the North American/Pulse Plastics Site ("site") located at 1156 East 165th Street, Bronx, Bronx County. Please see the map for the site location.

Based on the findings of the investigation, the NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 31 through September 16, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203144/>. Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Removal of underground storage tanks;
- Excavation and off-site disposal of approximately 10,000 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 material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan and recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Whitlock Point LLC and Whitlock Point II LLC (“applicants”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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

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

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 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 NYSDEC's Environmental Site Remediation Database (by entering the site ID, C203144) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site semi-volatile organic compounds (SVOCs) in soil and groundwater, metals in soil, and volatile organic compounds (VOCs) in soil vapor. Petroleum-related VOCs were present in soil and groundwater in the northeastern portion of the site. Soil and groundwater contamination is likely due to past uses of the site and historic fill, which is located throughout the site up to depth of 18 feet below grade. A source of soil vapor contamination was not found during the remedial investigation.

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://www.dec.ny.gov/chemical/8450.html>

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:
www.dec.ny.gov/chemical/61092.html

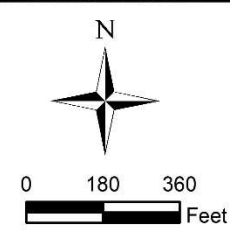
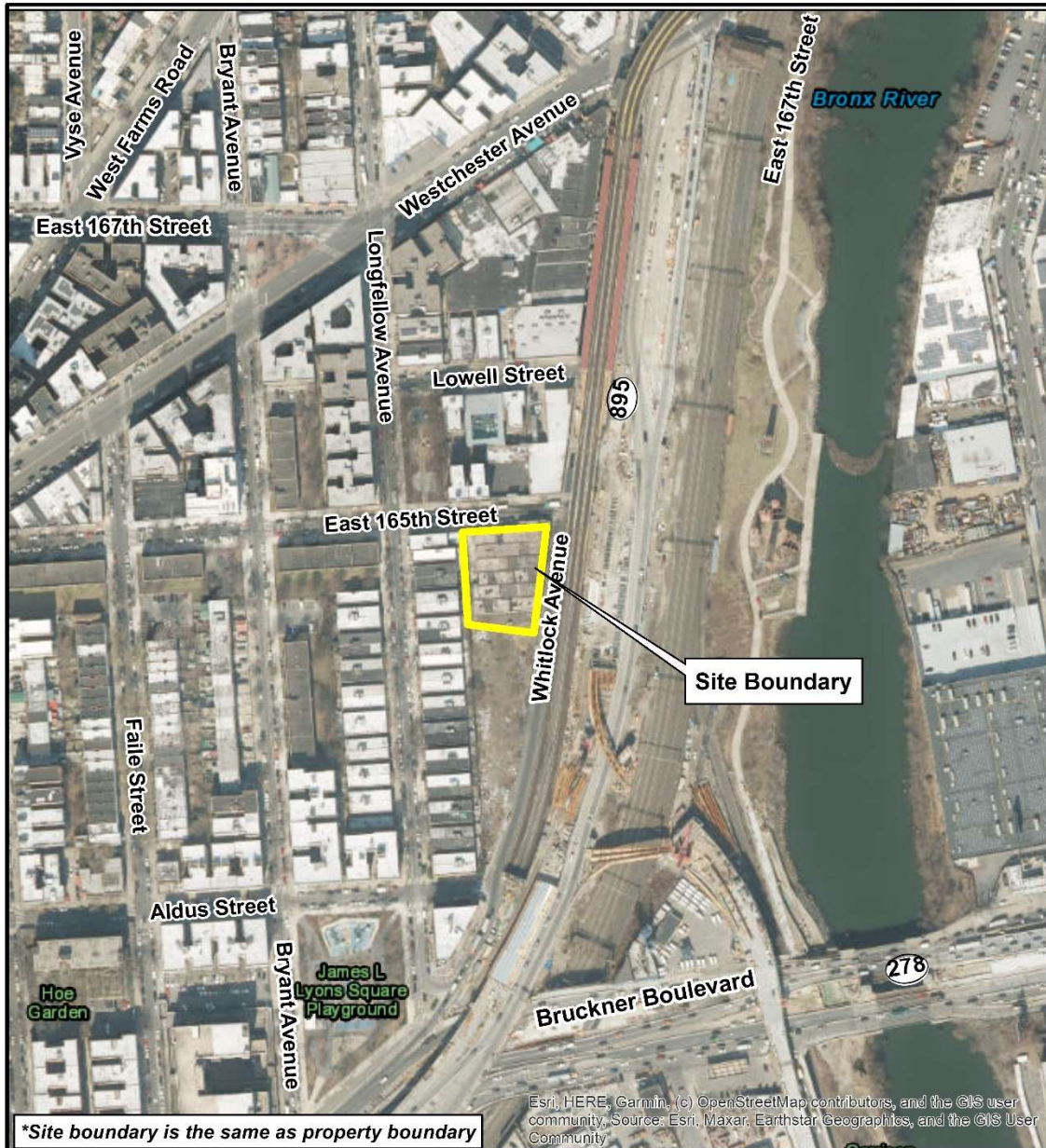
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:
<https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



North America/Pulse Plastics Site
Site No. C203144
1156 East 165th Street
Bronx, NY

Figure 1
Site Map





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Contact: Daniel Nierenberg, 518-402-9554, daniel.nierenberg@dec.ny.gov