



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/C203172/>

New York Public Library – Mott Haven Library

321 East 140th Street
(718) 665-4878
govaffairs@nyp.org

Bronx Community Board 1

3024 Third Avenue
Bronx, NY
(718) 585-7117
bx01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Michael Sollecito, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-2198
michael.sollecito@dec.ny.gov

Project-Related Health Questions

Perrie Megyeri
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza,
Corning Tower Rm. 1787
Albany, NY 11237
(518) 402-7860
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

383 Morris Avenue
383 Morris Avenue
Bronx, New York

March 2025

SITE No. C203172
NYSDEC REGION 2

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report and the proposed remedy for the 383 Morris Avenue site ("site") located at 383 Morris Avenue, Bronx, New York. The public is invited to comment on the remedy proposed by 383 Morris LLC ("applicant"). Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the Site does not pose a significant threat to public health or the environment. However, to address contamination found at the site, the remedy summarized below is being proposed.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 26, 2025 through May 10, 2025**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C203172/>
- The documents also are available at the locations 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.

Highlights of the Remedial Investigation Report: The primary contaminants of concern at the site are semi-volatile organic compounds, specifically polycyclic aromatic hydrocarbons, and metals detected in soil; PFAS in groundwater, and volatile organic compounds detected in soil vapor.

Draft Remedial Work Plan (RAWP): The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 600 cubic yards of contaminated soil at depths ranging from 2 to 6 feet below grade surface (ft bgs).

BROWNFIELD CLEANUP PROGRAM

- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the Restricted Residential Use Soil Cleanup Objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Installation of an active Sub Membrane Depressurization System beneath the new onsite building to mitigate the potential for soil vapor intrusion;
- Implementation of a Site Management Plan for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

Next Steps: NYSDEC 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” at left). As noted above, the applicant has developed a cleanup plan, called a “Remedial Work Plan.” Which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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

Site Description: The 0.13-acre site is located in Mott Have neighborhood of the Bronx, in an area of historical industrial operations. The site is bounded to the north by a deli followed by a seven-story mixed use commercial/residential building that wraps around the western border of the site, then Rider Avenue; to the east by 143rd Street; to the south by Morris Avenue, followed by a New York City public housing complex; and to the west by a seven-story

commercial/residential building followed by 142nd Street. It is currently improved with a concrete-paved lot with two sheds that are used for storage and another temporary structure that is used as an office and workshop for a used tire shop. Historic uses include a farrier, a plumbing business, a stationary, and welding services. Since 2012 the site has operated as a tire shop with automotive repairs services with hydraulic lifts.

The proposed redevelopment is a multi-family residential building with a planned 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, C203172) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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 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>

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.

BROWNFIELD CLEANUP PROGRAM

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>

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Site Location





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

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