



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

**383 Morris Avenue Site**  
383 Morris Avenue  
Bronx, New York 10451

### 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**  
321 East 140<sup>th</sup> Street  
Bronx, NY 10454  
(718) 665-4878  
[mothaven@nypl.org](mailto:mothaven@nypl.org)

**Bronx Community Board 1**  
3024 Third Avenue  
Bronx, NY 10455  
(718) 585-7117  
[bx01@cb.nyc.gov](mailto: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  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
(518) 402-2198  
[michael.sollecito@dec.ny.gov](mailto: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 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@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>

**June 2024**

**SITE No. C203172**  
**NYSDEC REGION 2**

## 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 383 Morris Avenue site ("site") located at 383 Morris Avenue, Bronx, NY. 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 383 Morris LLC "applicant" 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 **June 12 through July 12, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C203172/>
- 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 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 have detected semi-volatile organic compounds and metals in soil, per- and polyfluoroalkyl substances in groundwater, and volatile organic compounds in soil vapor.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern.

# BROWNFIELD CLEANUP PROGRAM

**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 remedy, 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 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 143<sup>rd</sup> 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 142<sup>nd</sup> 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/index.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 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 (SCOs) 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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*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.*

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## 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>

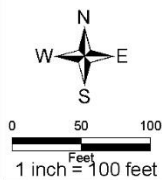
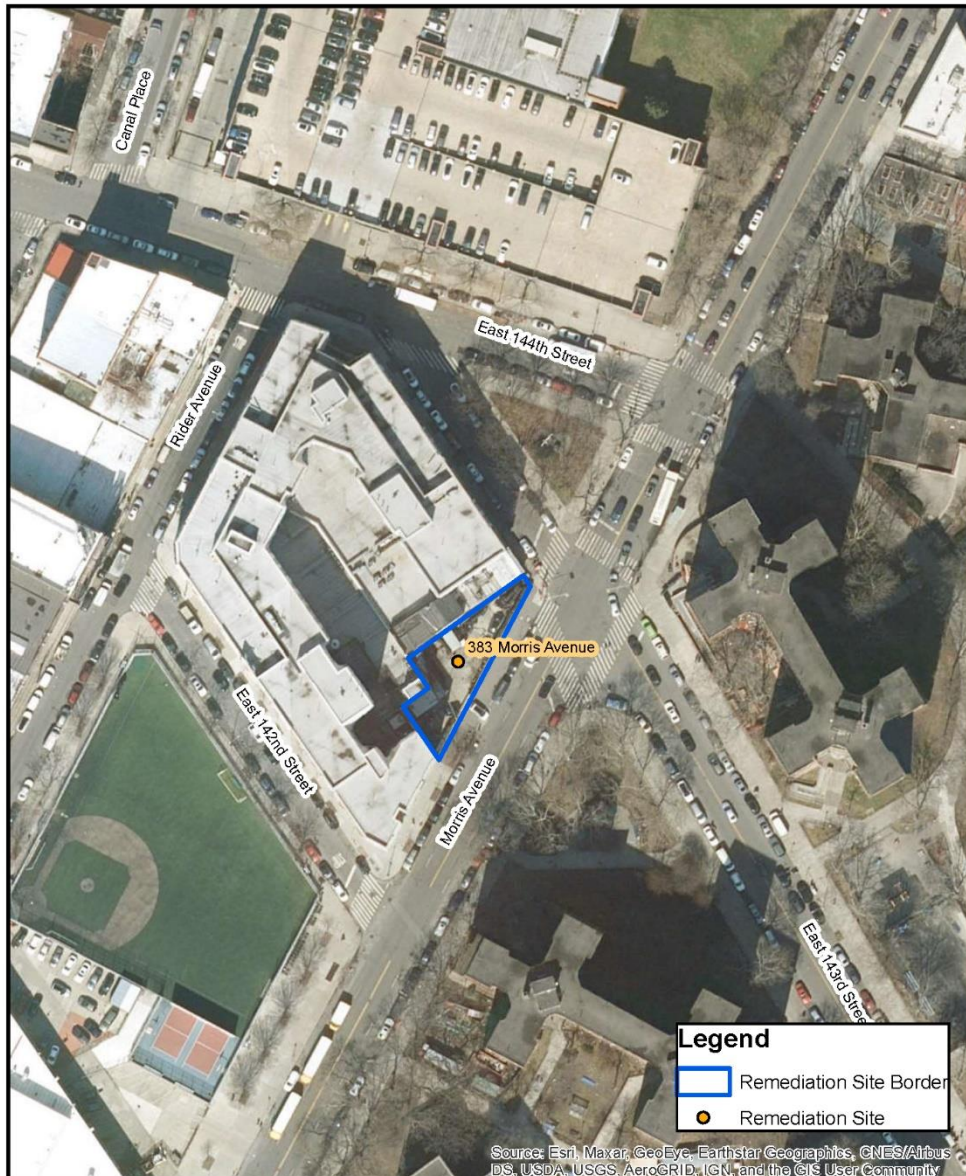
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



### Site Location

Site No. C203172  
383 Morris Avenue  
Bronx, NY



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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Michael Sollecito, EIT; (518) 402-2198; michael.sollecito@dec.ny.gov**