

# Morrisania East

## Brownfield Cleanup Program

Site No. C203183

310 East 161<sup>st</sup> Street

Bronx, NY



Department of  
Environmental  
Conservation

September 2025

## 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 Morrisania East site ("site") located at 310 East 161<sup>st</sup> Street, Bronx, Bronx County. 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 TEG Morrisania Development LLC ("applicant(s)") 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 **September 11 through October 11, 2025**.

- Access the RIWP 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 NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

### 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 at the site have detected semi-volatile organic compounds (SVOCs), and metals in soil; metals in groundwater; petroleum VOCs and chlorinated VOCs in soil vapor.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible onsite sources of contamination;
- Collecting soil vapor; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern onsite.

### 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 actions, 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 site is 0.9-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 277,206 gross square foot (gsf) mixed use residential building containing 328 units of affordable housing and community facility space 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>

### 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 21<sup>st</sup> Street, Long Island City, NY 11101  
p: (718) 482-4891  
[Yildiz.palumbo@dec.ny.gov](mailto: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, 17<sup>th</sup> Floor, Albany, NY 12237  
p: (518) 408-5146  
[beei@health.ny.gov](mailto:beei@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/>

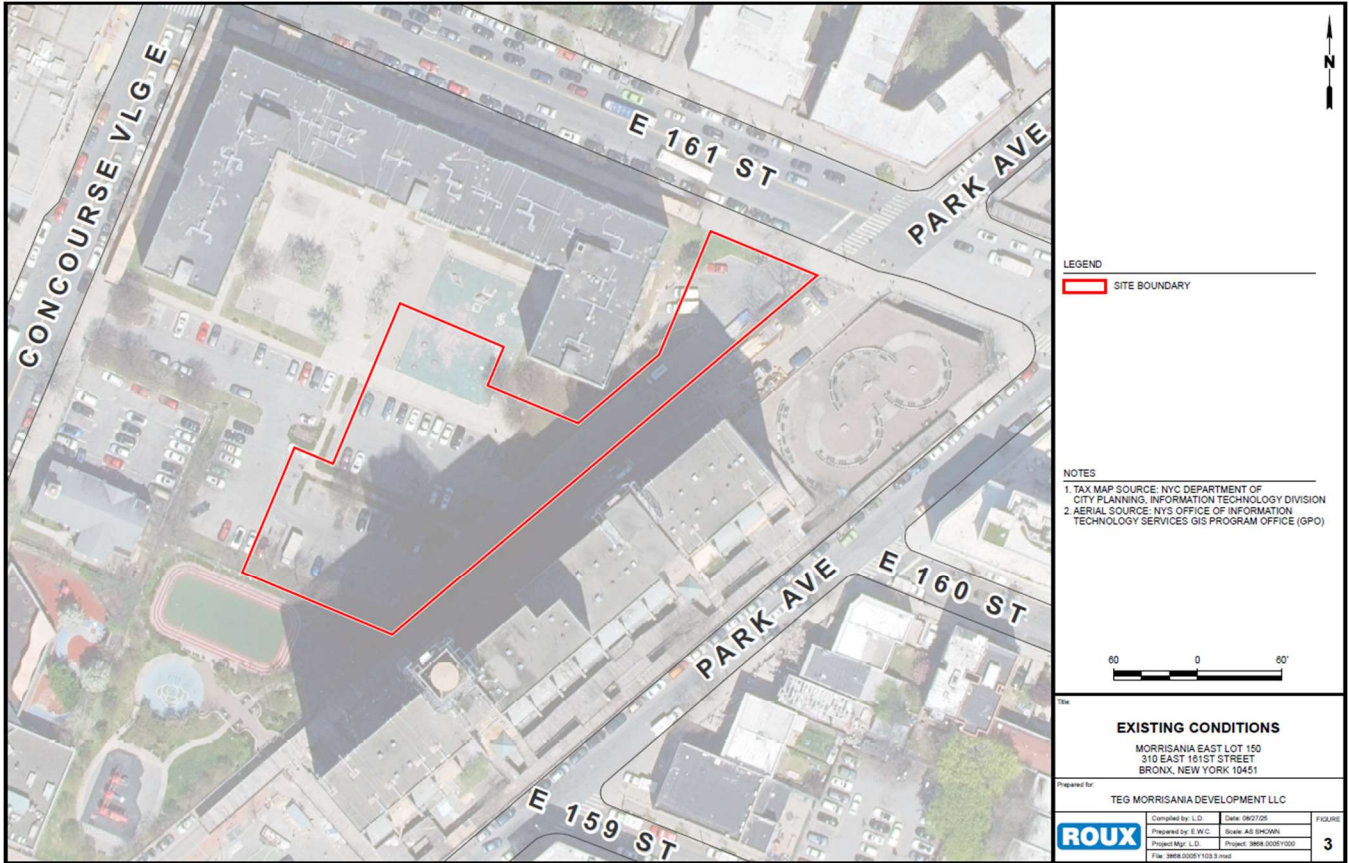
### Melrose Branch

New York Public Library  
910 Morris Avenue  
Bronx, NY 10451  
(718) 588-0110  
[melrose@nypl.org](mailto:melrose@nypl.org)

### Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457  
(718) 299-0800  
[bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov)  
Office Hours: 9:00 AM to 5:00 PM

# Site Location





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

<b>English</b>	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
<b>Русский Russian</b>	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
<b>אידיש Yiddish</b>	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
<b>বাঙালি Bengali</b>	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
<b>한국어 Korean</b>	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<b>Italiano Italian</b>	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
<b>العربية Arabic</b>	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
<b>Polski Polish</b>	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
<b>Français French</b>	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
<b>اردو Urdu</b>	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔