

**EARTH CONSTRUCTION SERVICES, LLC**  
**P.O. BOX 195**  
**GERMANTOWN, NY 12526**

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December 20, 2018

New York State Department of Environmental Conservation  
Division of Environmental Permits  
47-40 21<sup>st</sup> Street, Long Island City, NY 11101

Attention: Steve Watts

Reference: Request for NYSDEC SPDES Permit  
2401 Third Avenue Bronx, NY 10451  
Tax Block : 2319 Lot: 2

Dear Steve,

On behalf of BOP 2401 Third Avenue LLC, we are applying for a NYSDEC SPDES Permit and for the above referenced project. The installation of a temporary dewatering system consisting of wellpoints is required to maintain a dry excavation during the construction of a new multi-story building located at the above referenced project location. We are herein submitting to you all of the pertinent information for the NYSDEC SPDES Permit.

SUBMITTED ITEMS:

1. Authorization Letter from Owner
2. NYSDEC Industrial SPDES Forms
3. Dept. of State Ownership Information
4. CEQR Negative Declaration
5. Brownfield Cleanup Program Information
6. Wellpoint Specs
7. Treatment System Design & Spec
8. Groundwater Data
9. Geotechnical Report Summary (Full Report on Enclosed CD)
10. Radius of Influence Map & Calculations
11. Phase I & 2 Environmental Statements (Full Reports on Enclosed CD)
12. Remedial Action Work Plan & Remedial Investigation Report (Full Report on Enclosed CD)
13. Site Plans & Maps
14. System Detail Sheet

**Project Details :**

**Location:** The site is located in an urban area in the Bronx, NY and is comprised of a single irregular shaped tax parcel covering approximately 1.4 acres. The lot is bordered to the northwest and northeast by commercial properties , to the southeast by the Third Avenue Bridge

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and to the southwest by the Harlem River. The project site is located at 2401 Third Avenue in the Bronx, NY with a Tax Block # of 2319 and Lot # 2.

**Current Zoning and Land Use:** The site is zoned as M1-3/R8 residential/ commercial, a Special Mixed Use District, and is currently inactive. The parcels adjacent to the northwest and northeast are currently used for commercial and industrial purposes.

**Past Use of the Site:** The subject property was historically used for manufacturing purposes since at least 1891: J.L. Mott Iron Works (1891-1922), Hydraulic Steel Company (1922-1935), General Builders Supply Corporation (1935-1968), Brill Equipment Company (1949-1956), US Gear Manufacturing Company (1965-1971), Ohio Gasket Manufacturing Corporation (1971), and Mugler Inc. (since 1965). The site has been vacant since October of 2014.

A Phase II Environmental Assessment Investigation was performed in 2014 which indicated the presence of petroleum related contamination in soil and groundwater.

**Site Geology and Hydrogeology:** Subsurface soils at the site consist of fill materials and silty sand to a depth of approximately 5 feet below grade. A silty clay was present below this layer to a depth of 15 feet closer to the River. Further inland a medium to coarse sand was encountered beneath the fill to a depth of approximately 15 feet. Groundwater depth ranges from five to seven feet below grade and flows to the southwest towards the Harlem River.

**Brownfield Cleanup Program Information**

Historically, the project site is the former Mugler Shoring Inc facility which is registered with the NYSDEC Brownfield Cleanup program with a Site ID # of C203052.

**Redevelopment Plans :**

The redevelopment project consists of the construction of two new 25-story residential tower buildings identified as the east and the west towers.

**Discharge:**

A wellpoint system shall be installed and utilized within the project site to maintain dry working conditions during excavation. The groundwater will be pumped at a maximum discharge rate of 400 GPM = 576,000 GPD = 77,005 CFD = 0.89 CFS through a treatment system and flowmeter and then through a proposed underground 8" pipe which will tie in to the existing 4' x 2'8" combined sewer overflow pipe located on 3<sup>rd</sup> Avenue between Bruckner Blvd and the Harlem River in the Bronx, NY. The CSO pipe empties directly to the Harlem River via NYCDEP outfall # WI-066.

**Current & Historical Use of Surrounding Properties:**

The adjacent neighboring properties consist of a private garage (1946-1951), lubricating oils storage (1935-1983), two chemical corporations (1935-1947), a paint manufacturer (1951), a coal yard (1935-1951), an auto building (1908-1947), an auto house (1935-1944), a private garage (1935-1944), a printing facility (1935-1947), and several auto repair shops (2005-2012). In addition, an active New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup

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Program (BCP) site was identified approximately 660 feet northeast (up-gradient) of the Subject Property. Based on investigations conducted to date, the primary contaminants of concern in soil and groundwater are petroleum related compounds. Potential petroleum and solvent releases associated with the historical surrounding property uses may have adversely impacted groundwater and/or soil vapor at the Subject Property and is considered a REC.

If you have any questions do not hesitate to contact us via email at [Permits@earthcs.com](mailto:Permits@earthcs.com).

Thank You

  
Matthew Cichetti, PE

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