



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Mugler Shoring Inc.
DEC Site #: C203052
Address: 2401 Third Avenue
Bronx, NY 10451

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report (RIR) and the Remedial Action Work Plan (RAWP) for the Former Mugler Shoring Inc. ("site") submitted by 2401 3rd Ave Associates Property LLC ("applicant") located at 2401 Third Avenue, Bronx, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the site.

The cleanup activities will be performed and funded by 2401 3rd Ave Associates Property LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C203052>

Highlights of the Remedial Investigation Report

The Remedial Investigation (RI) was initiated in November of 2015. A total of 34 soil samples from 23 soil borings, 12 groundwater samples, eight soil vapor samples and five sub-slab vapor samples were analyzed during the RI. Based upon the investigation results the primary contaminants of concern for the site include low levels of petroleum related Volatile Organic Compounds (VOCs) and metals. The subsurface soils consists of fill material and silty-sand to a depth of approximately 5 feet below grade. Groundwater at the site is present under water table conditions at a depth of approximately five to seven feet below grade and flows to the southwest.

In soil VOCs were not reported above NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) in any of the samples. Arsenic (33.5 parts per million (ppm)) and lead (2,280 ppm) concentrations exceeded the RRSCOs. Impact of VOCs in groundwater is minimal. Only two VOCs, methyl tertiary butyl ether or MTBE was found at 100 parts per billion (ppb) and chloromethane was found at 39 ppb which exceeds their respective ambient water quality standards (AWQS) in four groundwater samples. Very low levels of chlorinated VOCs (tetrachloroethene and/ or trichloroethene) were reported in all of the soil vapor and sub-slab samples.

Due to the proximity of the site to the Harlem River, a Fish and Wildlife Resource Impact Analysis (FWRIA) was also conducted. Based on the nature and location of the contamination at the site, with limited impact to subsurface soils and groundwater and no evidence of migration or discharge of contaminants to the River, there are no expected adverse impacts to River.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 31, 2016** through **October 15, 2016**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- Excavation and off-site disposal of contaminant source areas, including grossly contaminated soil; removal of any Underground Storage Tanks (USTs), and removal of any underground piping or other structures associated with any USTs which may be present.
- A site cover to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two foot of exposed surface soil will exceed the applicable Soil Cleanup Objectives (SCOs);
- Imposition of an institutional control in the form of an environmental easement which will: allow the use and development of the controlled property for restricted residential use; restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH; and require compliance with the Department approved Site Management Plan;
- A Site Management Plan.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft

RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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.

Background

Location: The site is located in an urban area in the Bronx, NY and is comprised of a single irregularly 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 and to the southwest by the Harlem River.

Site Features: The main site feature includes a 19,450 square foot one-story commercial building (no basement) constructed in 1931; asphalt, concrete and cobblestone-paved exterior driving/storage areas; an approximate 10,500 square foot private parking lot and sparsely-vegetated areas.

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library - Mott Haven Branch
321 East 140th Street
Bronx, NY 10454
Phone: (718) 665-4878

Bronx 1 Community Board
3024 Third Avenue
Bronx, NY 10455
Phone: (718) 585-7117

Who to Contact

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

Project Related Questions

Sadique Ahmed
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: sadique.ahmed@dec.ny.gov

Site-Related Health Questions

Steven G. Berninger
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
Tel: 518 402 7860
Email: beei@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

BCP Site Location Map

