

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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# 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

### 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 Former Mugler Shoring Inc. site ("site") 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."

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 2401 3rd Ave Associates Property 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 investigation work plan for 30 days, from **October 5, 2015** through **November 4, 2015**. The proposed plan is available for 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.

#### 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.

Very limited investigations have been conducted at the site to date. Based on the previous investigation conducted during July through August 2014 it is evident that on-site shallow soil and groundwater at the site indicate the presence of petroleum related volatile and semi-volatile organic compounds as well as some detections of pesticides and various metals. On-site soil vapor also detected the Volatile Organic Compound (VOC) Tetrachloroethylene (PCE).

The scope of the Remedial Investigation work plan will include the collection of sufficient data from all media (soil, groundwater and soil vapor) to fully characterize the site.

Following are the highlights of significant investigation activities identified in the investigation work plan:

- Conduct geophysical survey to attempt to identify unknown tanks and buried structures at the Site.
- Pump-out and Inspection of the suspect underground gasoline tanks and any other underground tanks which may be present on-site.
- Installation of soil borings across the Site to delineate the extent of soil impact and to obtain additional information on soil quality with respect to Soil Cleanup Objective (SCOs)
- Installation of monitoring wells and the collection of groundwater samples to assess groundwater impacts; and
- Installation of soil vapor points to collect soil vapor to assess vapor phase volatile organic compounds.
- Conduct survey for developing a groundwater contour map; and
- A Fish and Wildlife Resource Impact Analysis (FWRIA) will be performed. The FWRIA will evaluate whether contamination at the Site represents a potential for adverse impacts to fish or wildlife resources in the adjacent river.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. 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.

### **Background**

**Location:** The site is located in an urban area in the South Bronx and is comprised of an approximate 67,000 square foot (sf) irregularly shaped lot 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 include an approximately 20,000 square foot one-story commercial building (no basement). Asphalt, concrete and cobblestone-paved exterior driving/storage areas, an approximate 10,500 square foot private parking lot and sparsely-vegetated areas.

Current Zoning/Use: The site is currently zoned M1-3/R8 residential/ commercial, a Special Mixed Use District, and is currently used by a shoring company for equipment fabrication, storage, truck loading/unloading, and equipment repairs.

Historical Use: 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. (1965 - present).

Per the Phase II Environmental Assessment Investigation report, dated October 2014, VOCs were detected in one soil sample location. SVOCs were detected in soil and groundwater in two different locations.

Site Geology and Hydrogeology: The site comprises a surficial layer of historic fill material overlying native fine- to coarse-grained sandy soil and silty soil. The surficial historic fill material extends approximately 5 to 13 feet below grade surface (bgs) and is composed of varying amounts of sand, silt, gravel, coal, brick, organics, concrete, and asphalt fragments. The approximate depth to groundwater is 5 to 7 feet bgs. Groundwater is expected to flow to the southwest towards the Harlem River

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

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

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

## Who to Contact

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

### Project Related Questions

Sadique Ahmed  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9656  
Email: sadique.ahmed@dec.ny.gov

### Site-Related Health Questions

Steven Karpinski  
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.

## SITE LOCATION MAP

