



# 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

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Mugler Shoring Inc. site ("site") located at 2401 Third Avenue, Bronx, NY under New York State's Brownfield Cleanup Program (BCP). 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 cleanup activities will be performed by 2401 3rd Ave. Associates Property LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- 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 of 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; Potable water is provided to residents by the New York City Department of Environmental Protection (NYCDEP); and
- A Site Management Plan.

## **Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

## **Background**

**Location:** The site is located in an urban area in the Bronx 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 vacant 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 in areas of the site that are 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 groundwater 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 Community Board 1  
Attn: Cedric Loftin  
3024 Third Avenue  
Bronx, NY 10455  
Phone: 718 585 7117

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>

### **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](mailto: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 7680  
Email: [BEEI@health.ny.gov](mailto: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

