



June 10, 2025

Urban Atelier Group, LLC
85 5th Avenue, Floor 12
New York, NY 10003
Attn: Nikos Kaimakliotis

Rohit T. Aggarwala
Commissioner

Angela M. De Lillo, P.E.
Deputy Commissioner
Bureau of Wastewater
Treatment

96-05 Horace Harding
Expressway – 2nd Floor
Corona, NY 11368

Re: Groundwater Discharge, 145 Wolcott Street (aka 198 Conover Street), Brooklyn, Letter of Approval No. 25-C-8437-1

Dear Nikos Kaimakliotis:

This is in response to the January, March, and May 2025 submissions requesting permission to discharge up to **288,000 gallons per day (gpd)** of groundwater generated during the construction of a new multi-story building located at 145 Wolcott Street (aka 198 Conover Street), Brooklyn, NY 11213 (New York State Department of Environmental Conservation Brownfield Cleanup Program Site Code C224256A). The groundwater will be treated through one 6,000 gallon frac tank, one 250 gpm oil-water separator, two bag filter units, and two 5,000 lb carbon units, per provided schematic and information, before discharging to an existing sewer connection. The sewer connection leads to the existing 15” combined sewer located under Conover Street between Dikeman and Wolcott Streets in Brooklyn, NY.

Based upon the information, schematic and analytical data submitted, the property owner NYM 145 Wolcott, LLC c/o Bungalow Projects and agents of the property owner who are authorized to act on the property owner’s behalf in this matter (hereinafter referred to as “the owner and its authorized agents”) are hereby conditionally authorized, to discharge up to 288,000 gpd of the groundwater, treated through the above system, per provided schematic and information, as specified in your submissions, **for a period of one year**, to the combined sewer at the above mentioned location. **This Letter of Approval shall expire at midnight on June 9, 2026.**

The owner and its authorized agents are prohibited from discharging any groundwater during wet weather events.

This conditional approval, however, is subject to your obtaining a groundwater discharge Approval, specifying allowable flow rates, from the Chief of Permitting and Compliance, Bureau of Water and Sewer Operations. The owner and its authorized agents are required to follow manufacturer specifications for the operation and maintenance of the selected equipment. **This Letter of Approval is contingent upon compliance on the part of the owner and its authorized agents with any federal, state, or local requirements applicable to the permitted activity.**

Under no circumstances shall muddy water be discharged into the public sewer.

Payment shall be made to and permit obtained from the Bureau of Customer Service for groundwater discharge into the New York City Wastewater System in accordance with the Water and Wastewater Rate Schedule established by the New York City Water Board.

The owner or its authorized agents must install a flow meter to measure the flow of groundwater to the combined sewer.

The owner or its authorized agents must maintain a logbook of the groundwater discharge flow meter for each day of discharge. The logbook must include at a minimum: the date, time, flow meter reading (units in either cubic feet or gallons), difference from previous day's reading (units in either cubic feet or gallons), and employee's signature or initials. The logbook must be available to DEP personnel for review upon request.

The owner or its authorized agents must notify this section in writing prior to the commencement of discharge. Please refer to file No. C-8437 in any correspondence to this office.

The owner or its authorized agents must collect samples of the groundwater after the pretreatment system *in each quarter of the calendar year*. The samples must be analyzed for the parameter(s) included in the attached chart by a New York State Department of Health certified laboratory. The results must be submitted to this office within 21 days after each sampling date. If the sampling results, or any other sampling results, exceed the DEP limits, the discharge must cease and the Bureau of Wastewater Treatment must be notified immediately by phone at (718) 595-4715 and by email at shulbert@dep.nyc.gov.

The owner and its authorized agents are prohibited from discharging any groundwater that exceeds the attached discharge limit(s), as well as those contained in Title 15 Rules of the City of New York Chapter 19.

This Letter of Approval is an Order of the Commissioner of the Department of Environmental Protection, and applies to the owner and its authorized agents. Please be advised that failure to comply with this Letter of Approval by the owner and its authorized agents may result in the issuance of summonses to either the owner or its authorized agents, or both (returnable to the New York City Office of Administrative Trials and Hearings) and/or revocation of the Letter of Approval. Summonses carry penalties of up to \$10,000 a day, per violation.

If you have any questions concerning this matter, please contact me at (718) 595-4715 or shulbert@dep.nyc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean H. Hulbert".

Sean H. Hulbert, P.E., Acting
Chief, Industrial Resource
Management and Permitting
Section

enc: Sampling Requirements and Limitations

SAMPLING REQUIREMENTS AND LIMITATIONS

Parameter ¹	Daily Limit	Units	Sample Type	Monthly Limit
Non-polar material ²	50	mg/l	Instantaneous	---
pH	5-12	SU's	Instantaneous	---
Temperature	< 150	Degree F	Instantaneous	---
Flash Point	> 140	Degree F	Instantaneous	---
Cadmium	2 0.69	mg/l mg/l	Instantaneous Composite	---
Chromium (VI)	5	mg/l	Instantaneous	---
Copper	5	mg/l	Instantaneous	---
Lead	2	mg/l	Instantaneous	---
Mercury	0.05	mg/l	Instantaneous	---
Nickel	3	mg/l	Instantaneous	---
Zinc	5	mg/l	Instantaneous	---
Benzene	134	ppb	Instantaneous	57
Carbontetrachloride	---	---	Composite	---
Chloroform	---	---	Composite	---
1,4 Dichlorobenzene	---	---	Composite	---
Ethylbenzene	380	ppb	Instantaneous	142
MTBE (Methyl-Tert-Butyl-Ether)	50	ppb	Instantaneous	---
Naphthalene	47	ppb	Composite	19
Phenol	---	---	Composite	---
Tetrachloroethylene (Perc)	20	ppb	Instantaneous	---
Toluene	74	ppb	Instantaneous	28
1,2,4 Trichlorobenzene	---	---	Composite	---
1,1,1 Trichloroethane	---	---	Composite	---
Xylenes (Total)	74	ppb	Instantaneous	28
PCB's (Total) ³	1	ppb	Composite	---
Total Suspended Solids (TSS)	350	mg/l	Instantaneous	---
CBOD	---	---	Composite	---
Chloride	---	---	Instantaneous	---
Total Nitrogen ⁴	---	---	Composite	---
Total Solids	---	---	Instantaneous	---
Other				

- 1 All handling and preservation of collected samples and laboratory analyses of samples shall be performed in accordance with 40 C.F.R. pt. 136. If 40 C.F.R. pt. 136 does not cover the pollutant in question, the handling, preservation, and analysis must be performed in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater." All analyses shall be performed using a detection level less than the lowest applicable regulatory discharge limit. If a parameter does not have a limit, then the detection level is defined as the method detection limit (MDL) and limit of quantitation (LOQ) required by the analytical method that is used to analyze the parameter. If the method does not contain an MDL or LOQ, the lab must use an approved method that does contain an MDL or LOQ. If none of the approved methods contain an MDL or LOQ for that parameter then the lab must develop its own LOQ, and report it with the analytical results.
- 2 Non-Polar Material shall mean that portion of the oil and grease that is not eliminated from a solution containing N-Hexane, or any other extraction solvent the EPA shall prescribe, by silica gel absorption.
- 3 Analysis for PCB's must be done by EPA method 608 with MDL= \leq 65 ppt. PCB's (total) is the sum of PCB-1242 (Aroclor 1242), PCB-1254 (Aroclor 1254), PCB-1221 (Aroclor 1221), PCB-1232 (Aroclor 1232), PCB-1248 (Aroclor 1248), PCB-1260 (Aroclor 1260) and PCB-1016 (Aroclor 1016).
- 4 Total Nitrogen = Total Kjeldahl Nitrogen (TKN) + Nitrite (NO₂) + Nitrate (NO₃).