



October 20, 2023

Ms. Wendi Zheng
Project Manager
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101

Re: **RIWP Amendment Letter**
Former El Puente Site
98, 100, and 104 South 4th Street
Brooklyn, NY
Brownfield Cleanup Program
Site ID No. C224260

Dear Ms. Zheng:

This letter serves as a summary of additional information pertaining to the expected groundwater depth at the Site, along with proposed amendments to the NYSDEC approved the Remedial Investigation Work Plan (RIWP) issued on January 19, 2021, for the Brownfield Cleanup Program (BCP) project located at 98, 100, and 104 South 4th Street, Brooklyn, New York (Site) on behalf of 100 S 4th St LLC.

Surrounding Property Summary

- The property adjoining the Site directly to the south, BCP #C224233, located at 337 Berry Street, had groundwater encountered at approximately 45-feet below grade during a 2016 Remedial Investigation by Equity Environmental Engineering, LLC.
- The property adjoining the Site directly to the east, OER #14EHAZ096K, located at 364 Bedford Avenue, had a Phase II Subsurface Investigation performed in April 2006. As part of the Phase II, Don Carlo Environmental Services attempted to install temporary groundwater monitoring wells. At a depth of 42-feet below grade, groundwater was not encountered. Due to equipment restrictions, no monitoring wells were able to be installed.
- The property located at 353-361 Bedford Avenue, approximately 170-feet east of the Site, OER #19TMP1944K, had a Remedial Investigation (RI) performed in July 2019, by P.W. Grosser Consulting, Engineering, and Hydrogeologist, P.C. No groundwater samples were collected as part of the RI, however, P.W. Grosser estimated groundwater to be approximately 52-feet below grade.
- The property located at 376 Bedford Avenue, OER #18EHAZ390K, approximately 100-feet southeast from the Site, had a Remedial Closure Report prepared by AMC Engineering, PLLC, in January 2020. No groundwater was encountered during the remedial action, however, AMC Engineering estimated that groundwater was expected to be approximately 45-feet below grade.

The RIWP submitted by IEC in January 2021, estimated groundwater to be approximately 17-20-feet below grade, based on previous investigations performed at the Site by Ecosystems Strategies, Inc. (from 1997 to 1999). Based on a review of the reports for the abovementioned proximal properties, groundwater is now expected to be at a depth of between 45 and 52 feet below grade.

Proposed RIWP Amendments

Aside from five (5) proposed off-Site groundwater monitoring wells located in the sidewalk along South 4th Street, and in the adjoining parking lot to the west, all soil and groundwater samples proposed in the January 2021 RIWP, are located within the existing buildings located on the Site. Furthermore, the RIWP proposed that three (3) intervals would be sampled from each soil boring location; 0-2-feet, 5-7-feet, and 17-19-feet, the latter of which was expected to be directly above the soil/groundwater interface. Finally, two (2) groundwater monitoring wells were proposed within the buildings; one (1) located in the partially sub-grade basement of 98b South 4th Street, and one (1) located in the rear of 104 South 4th Street.

IEC has extensively discussed the proposed soil and groundwater sample locations with several experienced drilling sub-contractors. Due to the interior locations of the abovementioned sample locations, and subsequent limited access to said locations, mobile drilling equipment was proposed to perform the sub-surface investigatory work. However, the mobile drilling equipment, according to the sub-contractors, is likely only able to reach a terminal depth of between 20-25 feet below grade. If, using the best available drilling technology, refusal is encountered prior to reaching groundwater at the proposed interior monitoring well locations, IEC proposes the following amendments to the January 2021 RIWP:

1. Monitoring well MW-6 shall be relocated to the southeast corner of the westerly adjoining parking lot (96 South 4th Street).
2. IEC will attempt to install monitoring well MW-7, but due to the access restrictions in this area, shall only advance the associated soil boring to the depth ascertainable by the drilling apparatus.
3. All proposed interior soil borings shall be advanced to the depths ascertainable by the proposed drilling apparatus, estimated 20-25 feet below grade, and not to the expected soil/groundwater interface. Soil samples will be collected from three (3) depth intervals, based on the terminal depth of each soil boring.

Please see **Plate 1 – Proposed Soil Boring/GW Well Location Map** for proposed amendments to the RIWP.

We appreciate your consideration in this matter.

If you have questions or comments regarding this matter, please feel free to contact me at (631) 269-8800.

Sincerely,

IMPACT ENVIRONMENTAL, PLLC.



Christopher Connelly
Project Manager

Attachments:

Plate 1 – Proposed Soil Boring/GW Well Location Map

Plate 2 – NYC OER SPEED Map Showing Surrounding Remedial Sites

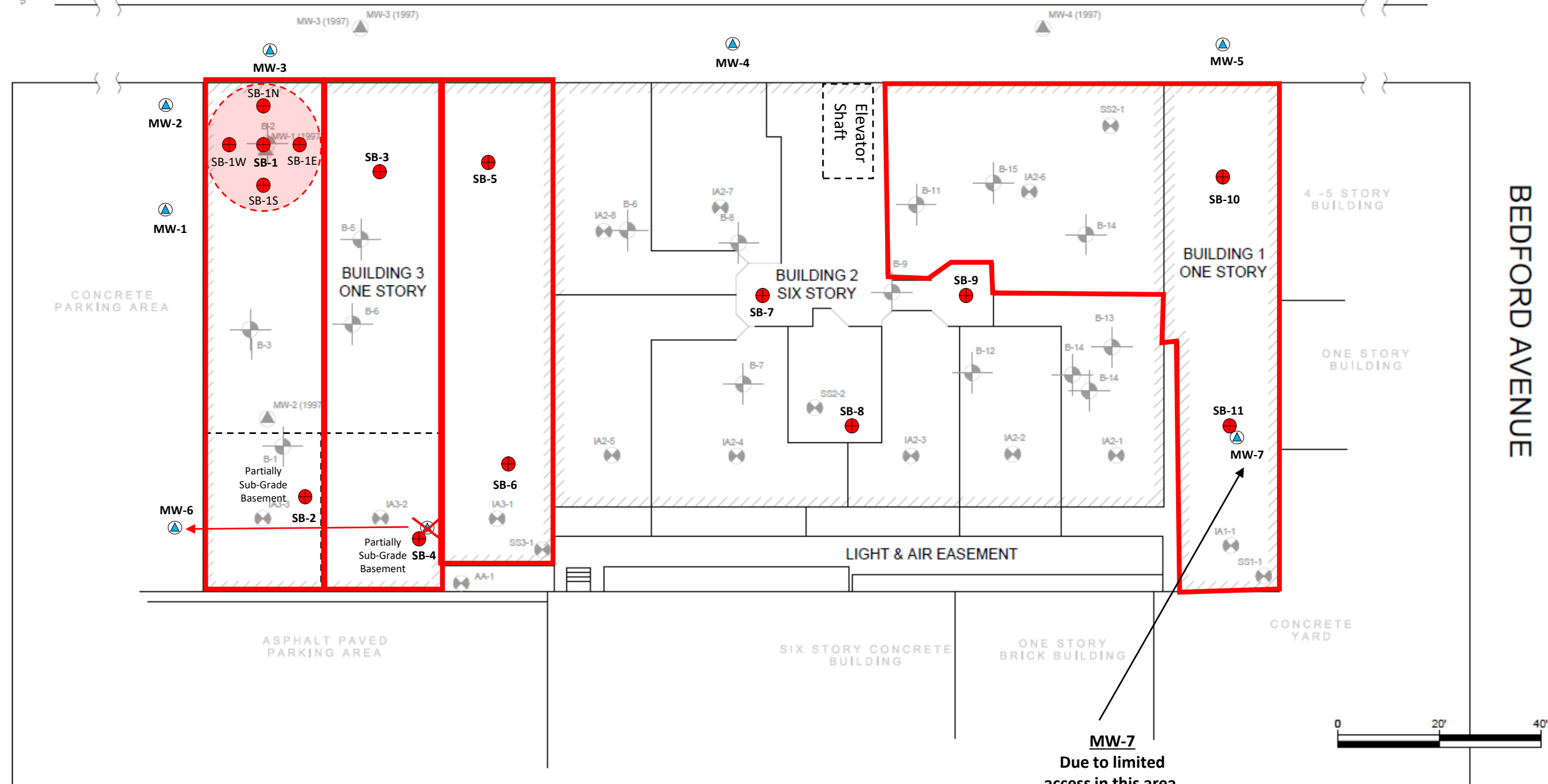
CC: Heidi Holterbosch, Ryan Howard, Steve Russo, Marc Godick



BERRY STREET

SOUTH 4TH STREET

BEDFORD AVENUE



Legend

Soil Boring Locations

Groundwater Monitoring Well Location

Notes:
Soil samples will be collected from three depth intervals determined by the terminal depth of each soil boring.

Maximum depth expected to be 25-feet.

Proposed Soil Boring/GW Well Location Map

100 South 4th Street,
Brooklyn, NY

Plate 1

PROJECT #	13817
DRAWN BY	CJC
CHECKED BY	KK
DATE	7/16/20
Revisions	

Not to scale

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
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100 South 4th Street
Subject Property

364 Bedford Avenue
OER #14EHAZ096K
GW @ > 42-fbg

337 Berry Street
BCP #C224233
GW @ 45-fbg


353-361 Bedford Avenue
OER #19TMP1944K
GW Est. @ 52-fbg

376 Bedford Avenue
OER #18EHAZ390K
GW Est. @ 45-fbg

Legend

Notes:

NYC OER SPEEN Map Showing Surrounding Remedial Sites

100 South 4 th Street, Brooklyn, NY	Plate 2	
	PROJECT #	13817
	DRAWN BY	CJC
	CHECKED BY	KK
 Not to scale	DATE	7/16/20
	Revisions	

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