

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4997 | F: (718) 482-4975

www.dec.ny.gov

July 8, 2021

Connor Larr
Queens Development Group LLC
30 Hudson Yards, 72nd Floor
New York, NY 10001

Re: NYSDEC Permit No. 2-6302-00981/00001 SPDES #NY0277118
Facility: 126-20 Willets Point Blvd Redevelopment
126-20 Willets Point Boulevard
Queens, NY 11368

NOTICE OF PERMIT ISSUANCE

Dear Mr. Larr,

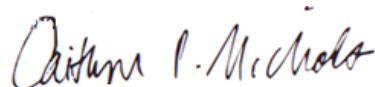
Enclosed is your State Pollution Discharge Elimination System (SPDES) permit. It is effective beginning July 9, 2021 and expires on July 8, 2026.

Please read all permit conditions carefully. All permit documents must be available upon request by the Department staff and must be distributed to and understood by personnel responsible for the proper operation of the facility and compliance with the discharge limits. Any violation of these permit conditions constitutes a violation of the Environmental Conservation Law.

Be advised, the Uniform Procedures Regulations (6NYCRR Part 621) provide that an applicant may request a public hearing if a permit is denied or contains conditions which are unacceptable to them. Any such request must be made in writing within 30 calendar days of the date of permit issuance and must be addressed to the Regional Permit Administrator at the letterhead address. A copy should also be sent to the Chief Administrative Law Judge at NYSDEC, 625 Broadway, 1st Floor, Albany, NY 12233-1550.

If you have any other questions regarding this permit, you may contact the Division of Environmental Permits at the above address. Please refer to the above referenced numbers when you are corresponding with this office or when you are applying to renew or modify this permit.

Sincerely,



Caitlyn P. Nichols
Environmental Analyst II
Division of Environmental Permits



Department of
Environmental
Conservation

ecc: NYSDEC RWE
NYSDEC CO BWP
NYSDEC DOW
NYCDEP/NYCDOHMH

IEC
USEPA Region 2
File



Department of
Environmental
Conservation

State Pollutant Discharge Elimination System (SPDES) DISCHARGE PERMIT

Industrial Code:	1517	SPDES Number:	NY0277118
Discharge Class (CL):	04	DEC Number:	2-6302-00981/00001
Toxic Class (TX):	N	Effective Date (EDP):	July 9, 2021
Major Drainage Basin:	17	Expiration Date (ExDP):	July 8, 2026
Sub Drainage Basin:	02	Modification Dates: (EDPM)	
Water Index Number:	(MW2.5) ER-LI-12		
Compact Area:	IEC		

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251et.seq.) (herein after referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Name:	Queens Development Group LLC	Attention:	Mr. Connor Larr
Street:	30 Hudson Yards, 72 nd Floor		
City:	New York	State:	NY
		Zip Code:	10001

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name:	126-20 Willets Point Blvd Redevelopment																	
Location (C,T,V):	Queens							County:	Queens									
Facility Address:	126-20 Willets Point Boulevard																	
City:	Queens					State:		NY		Zip Code:	11368							
From Outfall No.:	001		at Latitude:		40	°	47	'	6.6	”	& Longitude:		-73	°	47	'	43	”
into receiving waters known as:			Flushing Bay								Class:		I					

and

in accordance with: effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth in this permit; and 6 NYCRR Part 750-1 and 750-2.

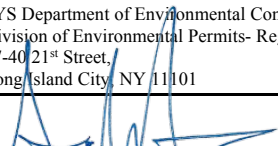
DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name:	Queens Development Group LLC					
Street:	30 Hudson Yards, 72 nd Floor					
City:	NY			State:	NY	Zip Code: 10001
Responsible Official or Agent:	Connor Larr			Phone:	646-582-2208	

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

Bureau of Water Permits
Subsurface Consulting Services
NYCDEP
Region 2 Division of Water
SPDES Permit Mailing List
USEPA R2

Permit Administrator: Stephen A. Watts III	
Address: NYS Department of Environmental Conservation Division of Environmental Permits- Region 2 47-40 21 st Street, Long Island City, NY 11101	
Signature: 	Date: 07/09/21

PERMIT LIMITS, LEVELS AND MONITORING DEFINITIONS

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
	This cell describes the type of wastewater authorized for discharge. Examples include process or sanitary wastewater, storm water, non-contact cooling water.	This cell lists classified waters of the state to which the listed outfall discharges.	The date this page starts in effect. (e.g. EDP or EDPM)	The date this page is no longer in effect. (e.g. ExDP)

PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQ.	SAMPLE TYPE
e.g. pH, TRC, Temperature, D.O.	The minimum level that must be maintained at all instants in time.	The maximum level that may not be exceeded at any instant in time.	SU, °F, mg/l, etc.	See below	See below

PARAMETER	EFFLUENT LIMIT or CALCULATED LEVEL	COMPLIANCE LEVEL/ ML	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE
	Limit types are defined below in Note 1. The effluent limit is developed based on the more stringent of technology-based limits, required under the Clean Water Act, or New York State water quality standards. The limit has been derived based on existing assumptions and rules. These assumptions include receiving water hardness, pH and temperature; rates of this and other discharges to the receiving stream; etc. If assumptions or rules change the limit may, after due process and modification of this permit, change.	For the purposes of compliance assessment, the Permittee shall use the approved EPA analytical method with the lowest possible detection limit as promulgated under 40CFR Part 136 for the determination of the concentrations of parameters present in the sample unless otherwise specified. If a sample result is below the detection limit of the most sensitive method, compliance with the permit limit for that parameter was achieved. Monitoring results that are lower than this level must be reported, but shall not be used to determine compliance with the calculated limit. This Minimum Level (ML) can be neither lowered nor raised without a modification of this permit.	Action Levels are monitoring requirements, as defined below in Note 2, which trigger additional monitoring and permit review when exceeded.	This can include units of flow, pH, mass, temperature, or concentration. Examples include µg/l, lbs/d, etc.	Examples include Daily, 3/week, weekly, 2/month, monthly, quarterly, 2/yr and yearly. All monitoring periods (quarterly, semiannual, annual, etc) are based upon the calendar year unless otherwise specified in this Permit.	Examples include grab, 24 hour composite and 3 grab samples collected over a 6 hour period.

Notes:

1. EFFLUENT LIMIT TYPES:

- DAILY DISCHARGE:** The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily discharge' is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day.
- DAILY MAX:** The highest allowable daily discharge. **DAILY MIN:** The lowest allowable daily discharge.
- MONTHLY AVG:** The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.
- 7 DAY ARITHMETIC MEAN (7 day average):** The highest allowable average of daily discharges over a calendar week.
- 30 DAY GEOMETRIC MEAN:** The highest allowable geometric mean of daily discharges over a calendar month, calculated as the antilog of: the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.
- 7 DAY GEOMETRIC MEAN:** The highest allowable geometric mean of daily discharges over a calendar week.
- RANGE:** The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown.

- ACTION LEVELS:** Routine Action Level monitoring results, if not provided for on the Discharge Monitoring Report (DMR) form, shall be appended to the DMR for the period during which the sampling was conducted. If the additional monitoring requirement is triggered as noted below, the permittee shall undertake a short-term, high-intensity monitoring program for the parameter(s). Samples identical to those required for routine monitoring purposes shall be taken on each of at least three consecutive operating and discharging days and analyzed. Results shall be expressed in terms of both concentration and mass, and shall be submitted no later than the end of the third month following the month when the additional monitoring requirement was triggered. Results may be appended to the DMR or transmitted under separate cover to the same address. If levels higher than the Action Levels are confirmed, the permit may be reopened by the Department for consideration of revised Action Levels or effluent limits. The permittee is not authorized to discharge any of the listed parameters at levels which may cause or contribute to a violation of water quality standards.

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
001	Groundwater Construction Dewatering	Flushing Bay (via NYCDEP OutfallBB-601)	July 9, 2021	July 8, 2026

PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE	FOOTNOTES (FN)
pH	6	9	SU	Monthly	Grab	1

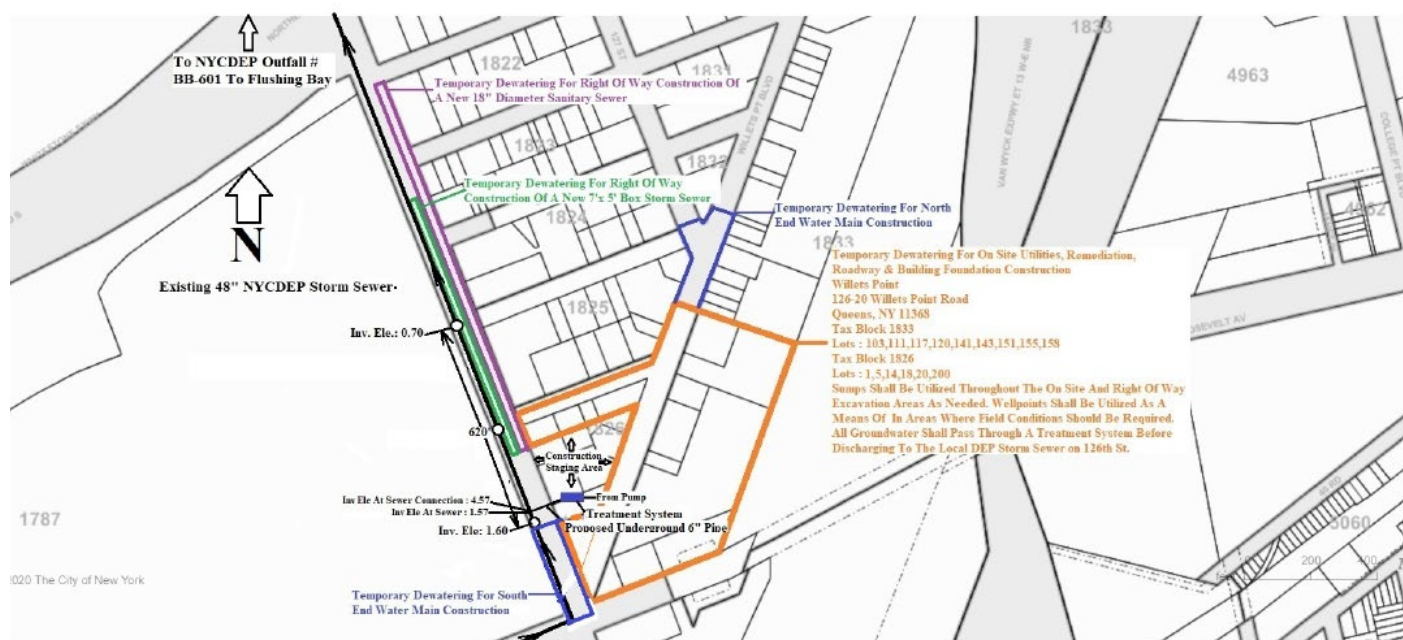
PARAMETER ¹	EFFLUENT LIMIT or CALCULATED LEVEL		COMPLIANCE LEVEL/ ML	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE	FN
	Monthly Avg	Daily Max						
Flow		288,000			GPD	Daily	Calculated	2
Total Suspended Solids	20	40			mg/l	Monthly	Grab	1
Oil & Grease		15			mg/l	Monthly	Grab	1
Benzene				5	mg/l	Monthly	Grab	1
Toluene				5	µg/l	Monthly	Grab	1
Ethylbenzene				5	µg/l	Monthly	Grab	1
Xylene, Total				5	µg/l	Monthly	Grab	1
TCE				10	µg/l	Monthly	Grab	1
PCBs		Monitor			µg/l	Monthly	Grab	1
Mercury				50	ng/l	Monthly	Grab	1
Nickel, Total				74	µg/l	Monthly	Grab	1
Lead, Total				204	µg/l	Monthly	Grab	1
Copper, Total				60	µg/l	Monthly	Grab	1
Zinc, Total				66	µg/l	Monthly	Grab	1

FOOTNOTES:

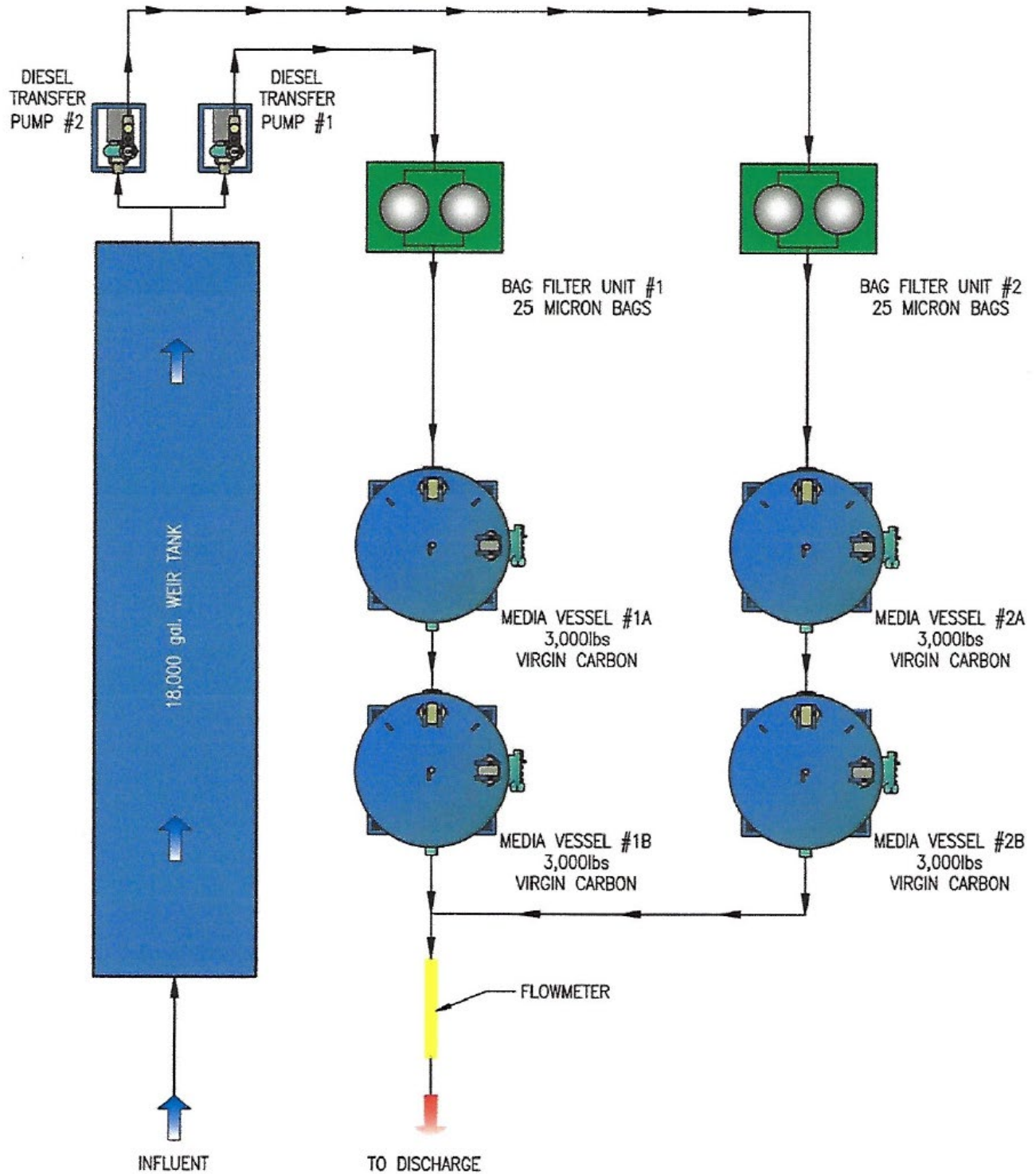
1. Unless specified in this permit all samples shall be tested using analytical methods found in 40CFR136 or alternative methods approved by EPA in accordance with the procedures in 40 CFR 136.
2. Total maximum discharge for this project will be 288,000 GPD.

MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the locations(s) specified below; samples must be taken after treatment process but prior to discharge to the outfalls. Reduction of any treatment unit or changes to the overall treatment system included/specified requires notification to the Department.



MONITORING LOCATIONS (continued)



SPECIAL CONDITIONS

- 1) The permittee shall submit a quarterly sampling results report to the Regional Water Engineer, in addition to the annual report. The first report is due no later than the 28th day of the month following the first month of operation, with subsequent reports every quarter. The first report is for only one month.

The permittee shall submit copies of any document required by the above special condition to the NYSDEC Regional Water Engineer at the location listed under the section of this permit entitled RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS, unless otherwise specified in this permit or in writing by the Department.

GENERAL REQUIREMENTS

- A. The regulations in 6 NYCRR Part 750 are hereby incorporated by reference and the conditions are enforceable requirements under this permit. The permittee shall comply with all requirements set forth in this permit and with all the applicable requirements of 6 NYCRR Part 750 incorporated into this permit by reference, including but not limited to the regulations in paragraphs B through I as follows:.
- B. General Conditions
- | | |
|--|---|
| 1. Duty to comply | 6NYCRR Part 750-2.1(e) & 2.4 |
| 2. Duty to reapply | 6NYCRR Part 750-1.16(a) |
| 3. Need to halt or reduce activity not a defense | 6NYCRR Part 750-2.1(g) |
| 4. Duty to mitigate | 6NYCRR Part 750-2.7(f) |
| 5. Permit actions | 6NYCRR Part 750-1.1(c), 1.18, 1.20 & 2.1(h) |
| 6. Property rights | 6NYCRR Part 750-2.2(b) |
| 7. Duty to provide information | 6NYCRR Part 750-2.1(i) |
| 8. Inspection and entry | 6NYCRR Part 750-2.1(a) & 2.3 |
- C. Operation and Maintenance
- | | |
|-----------------------------------|--|
| 1. Proper Operation & Maintenance | 6NYCRR Part 750-2.8 |
| 2. Bypass | 6NYCRR Part 750-1.2(a)(17), 2.8(b) & 2.7 |
| 3. Upset | 6NYCRR Part 750-1.2(a)(94) & 2.8(c) |
- D. Monitoring and Records
- | | |
|---------------------------|---|
| 1. Monitoring and records | 6NYCRR Part 750-2.5(a)(2), 2.5(c)(1), 2.5(c)(2), 2.5(d) & 2.5(a)(6) |
| 2. Signatory requirements | 6NYCRR Part 750-1.8 & 2.5(b) |
- E. Reporting Requirements
- | | |
|--|--------------------------------------|
| 1. Reporting requirements | 6NYCRR Part 750-2.5, 2.6, 2.7 & 1.17 |
| 2. Anticipated noncompliance | 6NYCRR Part 750-2.7(a) |
| 3. Transfers | 6NYCRR Part 750-1.17 |
| 4. Monitoring reports | 6NYCRR Part 750-2.5(e) |
| 5. Compliance schedules | 6NYCRR Part 750-1.14(d) |
| 6. 24-hour reporting | 6NYCRR Part 750-2.7(c) & (d) |
| 7. Other noncompliance | 6NYCRR Part 750-2.7(e) |
| 8. Other information | 6NYCRR Part 750-2.1(f) |
| 9. Additional conditions applicable to a POTW | 6NYCRR Part 750-2.9 |
| 10. Special reporting requirements for discharges that are not POTWs | 6NYCRR Part 750-2.6 |
- F. Planned Changes
1. The permittee shall give notice to the Department as soon as possible of any planned physical alterations or additions to the permitted facility. Notice is required only when:
 - a. The alteration or addition to the permitted facility may meet of the criteria for determining whether facility is a new source in 40 CFR §122.29(b); or
 - b. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject neither to effluent limitations in the permit, or to notification requirements under 40 CFR §122.42(a)(1); or
 - c. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan.

In addition to the Department, the permittee shall submit a copy of this notice to the United States Environmental Protection Agency at the following address: U.S. EPA Region 2, Clean Water Regulatory Branch, 290 Broadway, 24th Floor, New York, NY 10007-1866.

GENERAL REQUIREMENTS *continued*

G. Notification Requirement for POTWs

1. All POTWs shall provide adequate notice to the Department and the USEPA of the following:
 - a. Any new introduction of pollutants into the POTW from an indirect discharger which would be subject to section 301 or 306 of CWA if it were directly discharging those pollutants; or
 - b. Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit.
 - c. For the purposes of this paragraph, adequate notice shall include information on:
 - i. the quality and quantity of effluent introduced into the POTW, and
 - ii. any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

POTWs shall submit a copy of this notice to the United States Environmental Protection Agency, at the following address:
U.S. EPA Region 2, Clean Water Regulatory Branch, 290 Broadway, 24th Floor, New York, NY 10007-1866.

H. Sludge Management

The permittee shall comply with all applicable requirements of 6 NYCRR Part 360.

I. SPDES Permit Program Fee

The permittee shall pay to the Department an annual SPDES permit program fee within 30 days of the date of the first invoice, unless otherwise directed by the Department, and shall comply with all applicable requirements of ECL 72-0602 and 6 NYCRR Parts 480, 481 and 485. Note that if there is inconsistency between the fees specified in ECL 72-0602 and 6 NYCRR Part 485, the ECL 72-0602 fees govern.

J. Water Treatment Chemicals (WTCs)

New or increased use and discharge of a WTC requires prior Department review and authorization. At a minimum, the permittee must notify the Department in writing of its intent to change WTC use by submitting a completed *WTC Notification Form* for each proposed WTC. The Department will review that submittal and determine if a SPDES permit modification is necessary or whether WTC review and authorization may proceed outside of the formal permit administrative process. The majority of WTC authorizations do not require SPDES permit modification. In any event, use and discharge of a WTC shall not proceed without prior authorization from the Department. Examples of WTCs include biocides, coagulants, conditioners, corrosion inhibitors, defoamers, deposit control agents, flocculants, scale inhibitors, sequestrants, and settling aids.

1. WTC use shall not exceed the rate explicitly authorized by this permit or otherwise authorized in writing by the Department.
2. The permittee shall **maintain a logbook** of all WTC use, noting for each WTC the date, time, exact location, and amount of each dosage, and, the name of the individual applying or measuring the chemical. The logbook must also document that adequate process controls are in place to ensure that excessive levels of WTCs are not used.
3. The permittee shall **submit a completed *WTC Annual Report Form*** each year that they use and discharge WTCs. This form shall be attached to either the December DMR or the annual monitoring report required below.

The *WTC Notification Form* and *WTC Annual Report Form* are available from the Department's website at <http://www.dec.ny.gov/permits/93245.html>.

RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- A. The monitoring information required by this permit shall be summarized, signed and retained for a period of at least five years from the date of the sampling for subsequent inspection by the Department or its designated agent. Also, monitoring information required by this permit shall be summarized and reported by submitting;

☐ (if box is checked) completed and signed Discharge Monitoring Report (DMR) forms for each month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

☒ (if box is checked) an annual report to the Regional Water Engineer at the address specified below. The annual report is due by February 1 each year and must summarize information for January to December of the previous year in a format acceptable to the Department.

☐ (if box is checked) a monthly "Wastewater Facility Operation Report..." (form 92-15-7) to the:
☐ Regional Water Engineer and/or ☐ County Health Department or Environmental Control Agency specified below

Send the **original** (top sheet) of each DMR page to:
Department of Environmental Conservation
Division of Water, Bureau of Water Compliance
625 Broadway
Albany, New York 12233-3506
Phone: (518) 402-8177

Send the **firstcopy** (second sheet) of each DMR page to:
Department of Environmental Conservation
Regional Water Engineer, Region 2
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4930

- B. Monitoring and analysis shall be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- C. More frequent monitoring of the discharge(s), monitoring point(s), or waters of the State than required by the permit, where analysis is performed by a certified laboratory or where such analysis is not required to be performed by a certified laboratory, shall be included in the calculations and recording of the data on the corresponding DMRs.
- D. Calculations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- E. Unless otherwise specified, all information recorded on the DMRs shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- F. Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section 502 of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be directed to the New York State Department of Health, Environmental Laboratory Accreditation Program.

SPDES Permit Statement of Basis – Surface Water Discharges

I. SUMMARY OF PROPOSED PERMIT

A new State Pollutant Discharge Elimination System (SPDES) permit is proposed for the discharge of treated groundwater generated from temporary construction dewatering during the construction and development of 126-20 Willets Point Boulevard in Queens, NY. Temporary dewatering will be required to maintain a dry excavation for the support of onsite utility construction, roadway and foundation construction and for remediation activities. Temporary dewatering will also be required for right of way construction of a new 18" sanitary sewer, 7' x 5' box storm sewer and for a 12" and 72" diameter water main. The site is a vacant 7.803-acre portion of the Willets Point Brownfield Cleanup Program (BCP) Site #C241146 and comprises portions of Queens Borough Blocks 1826 and 1833 in addition to public rights-of-way on 126th Street and Willets Point Boulevard. Dewatering operations associated with the development work is projected to continue for approximately one year. The treated dewatering water will be discharged to Flushing Bay via NYCDEP outfall BB-601. The draft permit includes the reporting requirements for the following parameters: Flow, pH, total suspended solids (TSS), oil and grease, benzene, toluene, ethylbenzene, xylene, trichloroethene, PCBs, mercury, nickel, lead, copper and zinc.

II. BACKGROUND INFORMATION

As noted throughout this document, SPDES permits are based on both federal and state requirements including laws, regulations, policies, and guidance. These references can generally be found on the internet. Current locations include: Clean Water Act (CWA) www.epa.gov/lawsregs/laws/index.html#env; Environmental Conservation Law (ECL) www.dec.ny.gov/regulations/40195.html; federal regulations www.gpo.gov/fdsys/browse/collectionCfr.action?CollectionCode=CFR; state environmental regulations www.dec.ny.gov/regulations/regulations.html; NYSDEC water policy www.dec.ny.gov/regulations/2654.html.

A. Administrative History and Project Description

On behalf of the New York City Department of Housing Preservation & Development and Queens Development Group LLC, in December 2020, Subsurface Consulting Services LLC submitted the SPDES permit application to the New York State Division of Environmental Conservation for review. The applicant proposes to install and operate a temporary construction dewatering and groundwater treatment system to facilitate the construction work. Through localized dewatering, an estimated 288,000 gallons per day (GPD) of dewatering discharge is expected. Dewatering will be achieved using submersible pumps and well points system. The maximum flowrate for the SPDES permit application shall not exceed 288,000 GPD.

B. Outfall & Receiving Water Information

The applicant proposes one location along the path of the project site. The groundwater discharge shall be directed to a treatment system and a flowmeter before discharging to the respective the storm sewer system located on 126th Street which ultimately discharges to Flushing Bay via NYCDEP outfall #BB-601. Treatment will be provided prior to discharge. The treatment system includes sedimentation, filtration and carbon adsorption.

The location of the outfall, and the name, classification, and index numbers of the receiving waters are indicated in the *Outfall & Receiving Water Location Table* at the end of this fact sheet. The classifications of individual surface waters are specified in 6 NYCRR Parts 800 – 941. The best uses and other requirements applicable to the specific water classes are specified in 6 NYCRR Part 701.

Impaired Waterbody Information – The CWA requires states to identify impaired waters, where designated uses are not fully supported. For these impaired waters/pollutants, states must consider the development of a Total Maximum Daily Load (TMDL) or other strategy to reduce the input of the specific pollutant(s) restricting waterbody uses. In 2002, a segment of Flushing Bay within New York State was listed as impaired due to low

dissolved oxygen, nutrients, floatable debris and other pollutants from combined sewer overflows, storm sewer, urban runoff, etc. A TMDL may be developed to address the impairment.

III. PROPOSED PERMIT REQUIREMENTS

The Department evaluates discharges with respect to the relevant sections of the CWA, ECL, federal/state regulations, policy, and guidance to determine which conditions to include in the draft permit.

A. Effluent Limitations

The Department determines the **technology-based effluent limits (TBELs)** that must be incorporated into the permit. A TBEL requires a minimum level of treatment. For industrial point sources, TBELs are typically based on federal effluent guidelines and/or best professional judgment (BPJ). BPJ considers currently available treatment technologies and appropriate Best Management Practices (BMPs). For municipal POTWs and private sewage treatment plants, TBELs are typically based on secondary treatment requirements and, if applicable, CSO control policy.

The Department then evaluates the water quality expected to result from technology controls to determine if any exceedances of water quality criteria in the receiving water might result. If so, **water quality-based effluent limits (WQBELs)** must be included in the permit. A WQBEL is designed to ensure that the water quality standards of receiving waters are being met. In general, effluent limits for a particular pollutant are the more stringent of either the TBEL or WQBEL.

For existing permittees, the previous permit typically forms the basis for the next permit. Permit revisions are implemented where justified due to changed conditions at the facility and/or in response to updated regulatory requirements. Regulatory anti-backsliding requirements prohibit the relaxation of effluent limits in reissued permits unless one of the specified exceptions applies, as detailed in TOGS 1.2.1.

Applicable law and regulation requires that monitoring be included in permits to determine compliance with effluent limitations. Additional effluent monitoring may also be required to gather data to determine if effluent limitations may be required. The permittee is responsible for conducting the monitoring and, when required, for reporting results on DMRs. The permit contains the monitoring requirements for the facility. Monitoring frequency is based on the minimum sampling necessary to adequately monitor the facility's performance and TOGS 1.2.1 and TOGS 1.3.3. Mercury-related requirements, if included, conform to TOGS 1.3.10.

Specific Pollutant Analysis

This section outlines the basis for each of the effluent limitations in the draft permit.

Flow limit of 288,000 GPD has been added in the draft permit based on the maximum pumping rate over a period of 24 hours per day.

pH range – the New York State WQSs, 6NYCRR Part703.3 for class I waters prohibits discharges that cause the in-stream pH to change more than 0.1 SU outside of the background range. State has established a pH range limit of 6.0 to 9.0 for dewatering operations discharging to class I waters. Maintaining the pH level within this range demonstrates compliance with the NYS water quality standard. This pH limit range of 6.0 to 9.0 has been added in the draft permit.

Total Suspended Solids (TSS):

Heavy metals and polycyclic aromatic hydrocarbons (PAHs) are readily adsorbed onto particulate matter and the release of these compounds into the environment can be reduced by regulating the amount of TSS discharged. Per NYSDEC TOGS 1.2.1 Attachment C, a treatment process that includes coagulation and sedimentation can achieve a TBEL of daily max 40 mg/l and a monthly average limit of 20 mg/l. The narrative water quality standards, 6 NYCRR Part 703.2, state that discharge of suspended solids shall not cause deposition or impair the receiving waters for their best usages. Achieving the TBEL will also achieve the WQBEL.

Oil and Grease:

To ensure that contaminants may not be drawn during the dewatering operations, reporting requirements for Oil and Grease has been added in the draft permit. Per TOGS 1.2.1 Attachment, the carbon adsorption treatment process can meet 15 mg/l limit for Oil and Grease.

Metals:

Copper, nickel, lead, and zinc— the groundwater sampling analysis conducted during the remedial investigation of the property showed that copper, nickel, lead and zinc were detected and reported above the water quality standard. Thus, reporting requirements has been added in the draft permit.

Antimony, Arsenic, Barium, Calcium, Chromium, Cobalt, Magnesium, Potassium, Sodium, Manganese, Vanadium: The sampling analysis of untreated groundwater indicated that these parameters were either non-detect or reported at levels well-below the TBEL and the water quality standard. As discussed in TSS section, heavy metals adsorbed onto particulate matter and can be limited by regulating TSS discharge. Thus, routine monitoring for these metals is not necessary.

Mercury – was detected in the onsite groundwater during remedial investigation at a level of 0.57ug/L, which exceeds the water quality standard of 50 ng/L. New York State's mercury multiple discharge variance (MDV) in TOGS 1.3.10 is being applied. Consequently, the permit includes a 50 ng/L daily maximum effluent limit and routine monitoring using EPA Method 1631. Refer to TOGS 1.3.10 for further detail.

Polychlorinated Biphenyl (PCBs) is known to be present in the Willets Point area due to historical operation. To ensure that PCBs may not be drawn during the dewatering operations, a routine monitoring has been added in the draft permit.

Other parameters:

Because of the proximity of the project to the Willets Point BCP site, there is a potential that other pollutant of concern, **trichloroethene (TCE)** can be drawn into the source water for a dewatering operation. Thus, reporting requirements of 10µg/l has been added in the draft permit.

In addition, there have been history of leaking underground storage tanks at commercial gas stations and other sources of petroleum pollution of soil and groundwater in the project area, College Point. Volatile organic compounds (VOCs) such as **benzene, toluene, ethylbenzene, and the three xylene compounds (BTEX)** are normally found at relatively high concentrations in gasoline and light distillate products (e.g., diesel fuel). BTEX concentrations typically decrease in the heavier grades of petroleum distillate products (e.g., fuel oils). Since many petroleum spills involve gasoline or diesel fuel, the State regulates petroleum related contaminants by setting limits on the individual BTEX components. To ensure that contaminants may not be drawn during the dewatering operations, reporting requirements for BTEX has been added in the draft permit. Per TOGS 1.2.1 Attachment, the carbon adsorption treatment process can meet 5 ug/l limit for individual BTEX.

B. Monitoring & Reporting Requirements

CWA section 308, 40 CFR 122.44(i), and 6 NYCRR Part 750-1.13 require that monitoring be included in permits to determine compliance with effluent limitations. Additional effluent monitoring may also be required to gather data to determine if effluent limitations may be required. The permittee is responsible for conducting the monitoring and for reporting results on DMRs. The permit contains the monitoring requirements for the facility. Monitoring frequency is based on the minimum sampling necessary to adequately monitor the facility's performance. For industrial facilities, sampling frequency is based on guidance provided in TOGS 1.2.1.

C. General Conditions Applicable To All Permits

The permit contains standard regulatory language that is required to be in all SPDES permits. These permit provisions, based largely upon 40 CFR 122 subpart C and 6 NYCRR Part 750, include requirements pertaining to monitoring, recording, reporting, and compliance responsibilities. These "general conditions" of permits are typically specified, summarized, or referenced on the first and last pages of the permit.

Permittee: **Queens Development Group LLC**
 Facility: **126-20 Willets Point Blvd Redevelopment**
 SPDES No: **NY0277118**

Date: 7/08/2021

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OUTFALL, RECEIVING WATER& POLLUTANT SUMMARY TABLES

Outfall Number			Latitude	Longitude	Receiving Water Name			Water Class	Water Index Number			Major/Sub Basin		
001			40° 47' 6.6"	-73° 47' 43"	Flushing Bay			I	(MW2.5) ER-LI-12			17/02		
	Source(s) of Wastewater:				Construction dewatering water									
	Proposed Wastewater Treatment Facilities:				Sedimentation, Filtration, Carbon Adsorption									
Effluent Parameter (concentration in ug/l and mass in lbs/day unless otherwise specified)		Untreated Groundwater ¹		TBELs					WQBELs					Permit Basis (T or WQ or NA)
		Concentration ¹					PQL		Ambient Criteria	Ambient Background	WQBEL			
		Max ¹		conc.	mass	Type	conc.	BASIS	conc.	conc.	conc.	mass	Type	
Flow Rate, units = MGD				GPD			NA		7Q10 = , 30Q10 = , Dilution/Mixing =					T
pH (su)		7.85		(6.0 – 9.0)		Range			narrative					T
Total suspended solids		5		20				TOGS 1.2.1 Att C	narrative					T
Oil & Grease				15				TOGS 1.2.1 Att C	narrative					T
Benzene, µg/l		560		5				TOGS 1.2.1 Att C	10					T
Toluene, µg/l		120		5				TOGS 1.2.1 Att C	6000					T
Ethylbenzene, µg/l		240		5				TOGS 1.2.1 Att C	-					T
Xylene, Total, µg/l		600		5				TOGS 1.2.1 Att C	-					T
TCE, µg/l		110		5				TOGS 1.2.1 Att C	-					T
METALS				Daily Max										
Mercury, µg/l		0.57		420/200				TOGS 1.2.1 Att C			.05			WQ
Nickel, µg/l		177		420/200				TOGS 1.2.1 Att C			74			WQ
Lead, µg/l		938		420/200				TOGS 1.2.1 Att C	204		8			WQ
Zinc, µg/l		2216		1500/610				TOGS 1.2.1 Att C			66			WQ
Copper, µg/l		290		1900/1000				TOGS 1.2.1 Att C	4.8 dissolved		12.96 total ²			WQ

Footnotes: 1= Highest detected concentration; 2 = 4.8 dissolved * 2.7 = 12.96 total Copper