



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan** for

### **7 Skillman Street**

June 2026

**C224068**  
**7 Skillman Street**  
**Brooklyn, NY 11205**

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **Bedford Flushing Owner LLC**  
Site Name: **7 Skillman Street**  
Site Address: **7 Skillman Street, Brooklyn, Kings County, New York 11205**  
Site County: **Kings County**  
Site Number: **C224068**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:  
<http://www.dec.ny.gov/chemical/8450.html>.

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment.
- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process.

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process.
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community.
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

#### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

#### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

#### *Site Contact List*

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;

- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility; and
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

#### *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on the date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.

### 3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by DEC and the Department of Health, then work must cease and the cause of the issue must be corrected before work can proceed.

The site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The Site is located in an area that has a predominately white population nearby. The EPA ArcGIS map indicates that approximately 13.7% of the population surrounding this Site is a minority population. There are currently no records indicating that there are populations surrounding area are linguistically isolated. Based census data, 82.9% of the area's population speak English or speak English "very well". Therefore, there is no need to translate future fact sheets into another language.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/123700/Race-and-Ethnicity>

### 4. Site Information

Appendix C contains a map identifying the location of the site.

#### *Site Description*

- **Location — 7 Skillman Street, Brooklyn, Kings County, New York, 11205**
- **Tax Map - Block 1886, Lots 19 and 30**
- **Setting – urban**

- **Site size – 0.705 acres**
- **Adjacent properties – residential, commercial**

### *History of Site Use, Investigation, and Cleanup*

Based upon a review of the available Sanborn maps and historic environmental reports, from approximately 1884 to 1940, the Site operated as a manufactured gas plant (MGP) under several company ownerships over the years – including “The People’s Gas Light Company” and “The Brooklyn Union Gas Company” (now known as “National Grid”). Two gas holders reportedly were used solely for storage and no gas production facilities were present. Gas Holder No. 1 was built prior to 1884 and its bottom slab is reportedly installed at approximately 22 feet below grade. Gas Holder No. 2 was built in 1891 and reportedly was constructed at grade. Gas storage at the Site ended sometime before 1935, the holders were later demolished. By 1947, the Site was used for automobile parking and repair until 2002.

The Brooklyn Union Gas Company, now d/b/a National Grid NY (“National Grid”), entered into an Order on Consent and Administrative Settlement, Index # A2-0552-0606, (the Order) with New York State Department of Environmental Conservation (NYSDEC) in March 2007 (and last modified in November 2023). This Order registered the Site as a NYS Superfund Site (#224068)

Currently, the Site is developed with a 2-story catering/banquet hall and a supplemental asphalt/concrete parking lot. The construction of the catering/banquet hall began in 2003. The catering hall (Lot 19) was purchased by the current owner in 2015 and the parking lot (Lot 30) was purchased by the current owner in 2020. The surrounding properties contain mixed use commercial properties, residential properties, public housing, institutional properties and multi-family residences.

Site characterization activities were performed at the Site in August 2012 and June 2013 and included the collection of soil, soil vapor, and groundwater samples to characterize the nature and extent of contamination. The investigation identified several semi volatile organic compounds (SVOCs), metals and volatile organic compounds (VOCs) above applicable NYSDEC cleanup standards. Groundwater analytical results identified VOCs, SVOCs, metals, and cyanide at concentrations above applicable NYSDEC cleanup standards Chlorinated VOCs (CVOCs) including carbon tetrachloride, cis-1,2-dichloroethene, methylene chloride, tetrachloroethene (PCE), 1,1,1 trichloroethane, and trichloroethene (TCE), were detected in sub-slab vapor and/or indoor air.

In February 2015, NYSDEC proposed the following Remedial Action Plan (RAP) requirements:

- **Cover System** – Any redevelopment will maintain a site cover, which may consist of either structures (i.e., building, sidewalk, etc.) or a soil cover in areas where the upper one foot of exposed soil will exceed the applicable SCOs.

- *Institutional Controls* – In the form of an environmental easement; including certification of the institutional controls (ICs)/engineering controls (ECs) and compliance with a Site Management Plan (SMP).
- *Site Management Plan* – Will include an IC/EC Control Plan, which identifies all use restrictions and ECs.

In March 2017, an Interim SMP was prepared and implemented by GEI, under approval from NYSDEC, to address the controls, inspections, monitoring, maintenance, and reporting activities required for the Site. Institutional controls determined by GEI include that the Site be utilized as restricted residential, commercial, or industrial, and the execution of an environmental easement. Engineering controls recommended included installation of a cover system, annual groundwater monitoring of the existing well network, and a potential soil vapor intrusion (SVI) evaluation. In September 2023, a Remedial System Optimization Investigation Report was completed by GEI to determine the nature and extent of contamination in areas where access was previously limited.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup Program as a Participant, which means that the Applicant is a person responsible according to applicable principles of statutory or common law liability, unless such person’s liability arises solely as a result of such person’s ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants. The Participant must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant has submitted a remedial investigation workplan with its application, which was subject to a 30-day public comment period with the application.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment;  
and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant will submit a draft “Remedial Investigation Report” to NYSDEC for review and approval. NYSDEC makes the draft report available to the public review after issuing a Fact Sheet summarizing the finding in the report.

When the investigation is complete, the Applicant will finalize the remedial investigation report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

#### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

#### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments and revise the draft cleanup plan, if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied those cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report (FER). NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

### *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

## Appendix A - Project Contacts and Locations of Reports and Information

### Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

#### New York State Department of Environmental Conservation (NYSDEC):

One hard copy (unbound) of work plans and reports is required, as well as one electronic copy:

Michael Squire

New York State Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway

Albany, NY 12233

(518) 402-9546

[Michael.Squire@dec.ny.gov](mailto:Michael.Squire@dec.ny.gov)

#### New York State Department of Health (NYSDOH):

Electronic copy only:

Stephen Lawrence

New York State Department of Health

Bureau of Environmental Exposure Investigation

Empire State Plaza

Corning Tower Room 1787

Albany, NY 12237

[beei@health.ny.gov](mailto:beei@health.ny.gov)

### Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Brooklyn Public Library

Marcy Branch

617 DeKalb Avenue

Brooklyn, NY 11216

Attn: Marcia McGibbon, Managing

Librarian

[718-935-0032](tel:718-935-0032)

Brooklyn Community Board 3

Restoration Plaza

1360 Fulton Street, 2<sup>nd</sup> Floor

Brooklyn, NY 11216

Attn: Nadeen Gayle – District Manager

Anthony Buissereth – Chairperson

Miari Roberts – Transportation, Sanitation &

Environment Committee Chairperson

718-622-6601

[bk03@cb.nyc.gov](mailto:bk03@cb.nyc.gov)

DECinfo Locator Map:

<https://qisservices.dec.ny.gov/gis/dil/>

## Appendix B - Site Contact List

<b>FEDERAL and STATE OFFICIALS</b>		
Hon. Charles E. Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kristen Gillibrand U.S. Senator 885 Third Avenue, Suite 2402 New York, NY 10022	Hon. Nydia M. Velazquez U.S. House of Representatives. 7 <sup>th</sup> District 266 Broadway, Suite 201 Brooklyn, NY 11211
Hon. Hakeem S. Jeffries U.S. House of Representatives. 8 <sup>th</sup> District 55 Hanson Place, Suite 603 Brooklyn, NY 11217	Hon. Jabari Brisport New York State Senator, 25 <sup>th</sup> District 906 Broadway, 2 <sup>nd</sup> Floor Brooklyn, NY 11206	Hon. Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201
Hon. Zohran Mamdani Mayor of New York City City Hall 260 Broadway Avenue New York, NY 10007	Hon. Phara Souffrant Forrest NYS Assemblymember, 57 <sup>th</sup> District 55 Hanson Place Brooklyn, NY 11217	Alex Sommer Brooklyn Borough Department of City Planning, Commissioner (or Chairperson) 16 Court Street, 7 <sup>th</sup> Floor Brooklyn, NY 11241
Shaminder Chawla, Director NYC Office of Environmental Remediation 100 Gold Street, 2 <sup>nd</sup> Floor New York, NY 10038	Nancy T. Sunshine Kings County Clerk Supreme Court Building 360 Adams Street, Room 189 Brooklyn, NY 11201	Hon. Mark Levine NYC Comptroller 1 Centre Street New York, NY 10007
Lincoln Restler NYC Councilmember, 33 <sup>rd</sup> District 410 Atlantic Avenue Brooklyn, NY 11217	Eric Gonzalez Brooklyn District Attorney 350 Jay Street Brooklyn, NY 11201	Hon. Jumaane Williams Public Advocate 1 Centre Street New York, NY 10007
<b>MEDIA OUTLETS</b>		
New York Christian Times 1 Dock 72 Wy, 7 <sup>th</sup> Floor Brooklyn, NY 11205	The Brooklyn Papers 1 Metrotech Center, 3 <sup>rd</sup> Floor Brooklyn, NY 11201	Brooklyn Daily Eagle 195 Montague Street, Suite 1414 Brooklyn, NY 11201
Our Time Press 257 Nostrand Avenue, Ste 506 Brooklyn, NY 11213	Courier-Life Publications 1 Metrotech Center #10T Brooklyn, NY 11201	New York Post 1211 Avenue of the Americas New York, NY 10036
<b>PUBLIC WATER SUPPLIER</b>		
Lisa F. Garcia, Commissioner NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	David Womack, CEO NYC Municipal Water Finance Authority 255 Greenwich Street, 6 <sup>th</sup> Floor New York, NY 10007	Arlene M. Shaw, Chairperson NYC Water Board 59-17 Junction Boulevard, 8 <sup>th</sup> Floor Flushing, NY 11373

<b>SCHOOLS / DAYCARE FACILITIES</b>		
Yeled V'Yalda Torah Day Care Naomi Auerbach, Director 12 Franklin Avenue Brooklyn, NY 11249 718-302-0905	Beth Chana School 712 Bedford Avenue Brooklyn, NY 11206 718-858-5267	Bnos Yakoy School for Girls David Oberlander, Principal 638 Bedford Avenue Brooklyn, NY 11249 718-963-3940
Mosdos Krula 799 Kent Avenue Brooklyn, NY 11205 718-254-8005	Bnos Square Williamsburg 80 Skillman Street Brooklyn, NY 11205 718-797-9844	Boys School of Central UTA 762 Wythe Avenue Brooklyn, NY, 11249 718-797-2888
Cheeryos Daycare Williamsburg 87 Rutledge Street Brooklyn, NY 11249 718-842-8200	OWL Academy Early Intervention Program 535 Flushing Avenue, Brooklyn, NY 11205 929-800-2340	Little Beings/United Academy Inc. - Skillman 232 Skillman Street, Brooklyn, NY 11205 718-935-9848
Talmud Torah Tashbar 128 Franklin Avenue Brooklyn, NY 11205 718-636-1380	Little Munchkins Baby 145 Rutledge Street, Brooklyn, NY 11211 718-437-7261	Beautiful Garden Family Daycare LLC 71 Nostrand Ave. #5C, Brooklyn, NY 11206 347-489-0905
Kirindy Family Daycare & Wonderschool 534 Flushing Ave #4B, Brooklyn, NY 11206 917-933-8840	Kiddie Cove 565 Flushing Avenue, Brooklyn, NY 11206 718-633-6427	Beth Chana School and High School for Girls 620 Bedford Avenue Brooklyn, NY 11249 718-802-1613
United Academy Inc. 45 Williamsburg Street W, Brooklyn, NY 11249 718-935-9848	Williamsburg Infant and Early Childhood Development Center, Inc. 22 Middleton Street, Brooklyn, NY 11206 718-303-9400	Toi's Tiny Tots 185 Franklin Avenue, Brooklyn, NY 11205 718 -484-3206
PS 380 John Wayne Elementary – K380 Victoria Prinsinzano, Principal 370 Marcy Avenue Brooklyn, NY 11206 718-388-0607	Our Children Leaders of Tomorrow 756 Myrtle Ave Brooklyn, NY 11206 718-643-8201	Girls School of Central UTA Williamsburg/United Talmudic Academy – Central UTA 84-88 Sandford Street, Brooklyn, NY 11205 718-624-2819
Bnos Chayil 712 Wythe Avenue, Brooklyn, NY 11249 718-403-0185	The Hamaspik School Tzvi Wertheimer, Executive Director 926 Bedford Avenue Brooklyn, NY 11205 718-408-5444	Satmar United Talmudical Academy 590 Bedford Avenue, Brooklyn, NY 11211 718-486-0879
New York City's Housing Authority's Marcy Day Care Center 494 Marcy Avenue, Brooklyn, NY 11206 718-649-6400	Viewpoint Academy of Art and Technology 178 Walworth Street, Suite 412 Brooklyn, NY 11205 718-766-7177	P369K – The Coy L. Cox School/Francis Scott Key Junior High School 300 Willoughby Avenue Brooklyn, NY 11205 718-230-4087

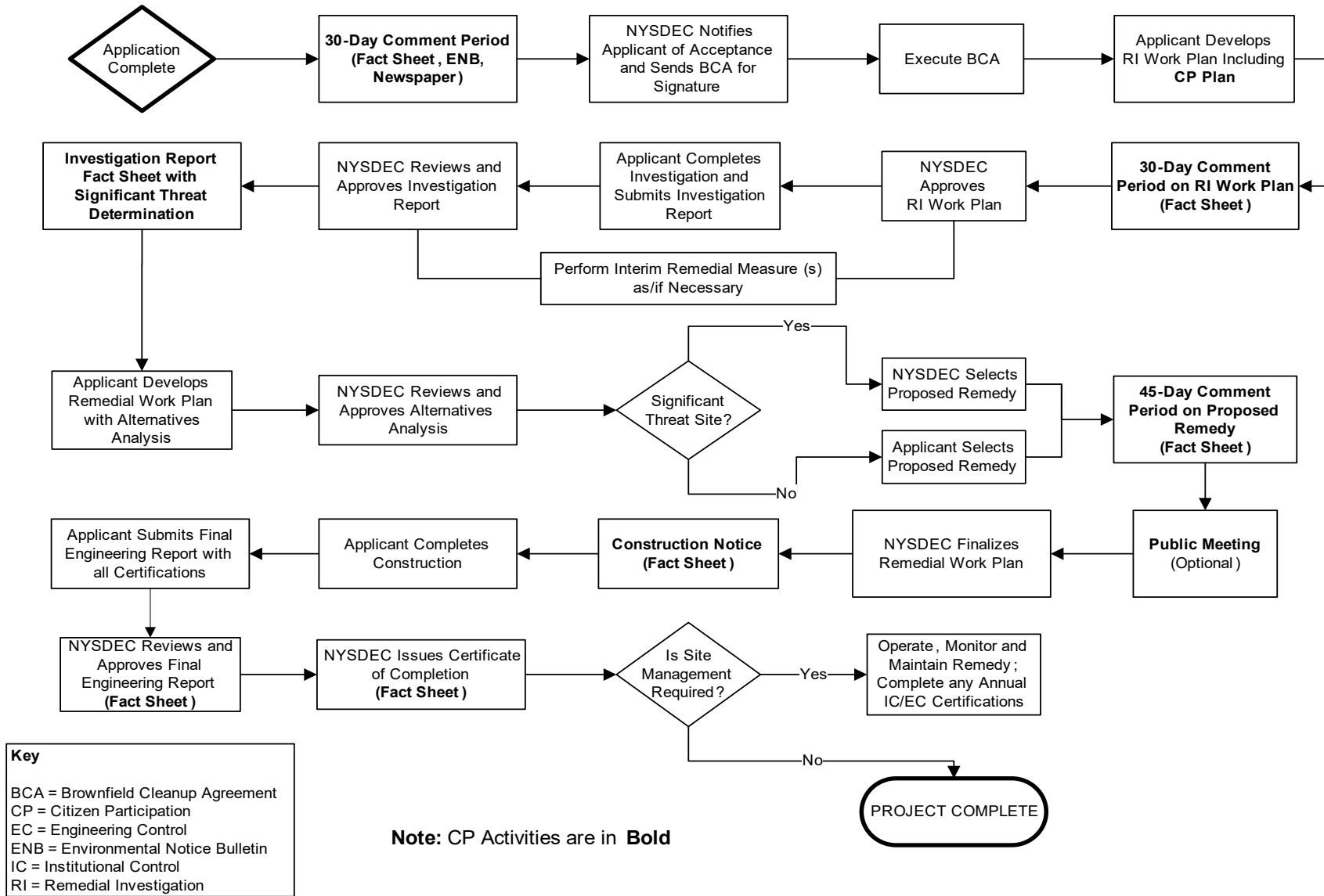
Celina's Day Care 272 Willoughby Ave, Apt 1N Brooklyn, NY 11205 718-541-1741	K071 – Juan Morel Campos Secondary School Esther Shali-Ogli, Principal 215 Heyward Street Brooklyn, NY 11206 718-302-7900	Simcha Tots Daycare 808 Myrtle Avenue, Brooklyn, NY 11206 718-596-3632
P.S. 054 Samuel C. Barnes – K054 Emma Velazquez, Principal 195 Sandford Street, Brooklyn, NY 11205 718-834-6752	Brooklyn High School for Leadership And Community Service Georgia Kouriampalis, Principal 300 Willoughby Avenue Brooklyn, NY 11205 718-638-3062	P.S. K141 Michele Thonton Mannix, Principal 195 Sandford Street Brooklyn, NY, 11226 718-941-0320
PS 297 – The Abraham Stockton Community School James Brown, Principal 700 Park Avenue Brooklyn, NY 11206 718-388-4581	Success Academy Bed-Stuy Middle School/P.S 368 Jess Joseph, Principal 70 Tompkins Avenue Brooklyn, NY 11206 718-635-3296	Machne Rav Tov D'Satmar 126 Harrison Avenue Brooklyn, NY 11206 718-384-4131
Mind Orientation LLC 31 Spencer Street Brooklyn, NY 11205 718-218-3535	Bedford Center for Nursing and Rehabilitation 40 Heyward Street Brooklyn, NY 11249 718-858-6200	White Glove Placement 89 Bartlett Street Brooklyn, NY 11206 718-387-8181
<b>ADJACENT PROPERTY OWNERS</b>		
<b>436 Flushing LLC</b> Block 1886, Lot 7508 436 Flushing Avenue Brooklyn, NY 11205	<b>Satmar Flushing LLC</b> Block 2262, Lot 36 433 Flushing Avenue Brooklyn, NY 11205	<b>Malchus B Chesed</b> Block 1885, Lot 26 2 Skillman Street Brooklyn, NY 11205
<b>Bedford EMR Holdings LLC</b> Block 1886, Lot 7507 744 Bedford Avenue Brooklyn, NY 11205	<b>Bedford Roth Holding, LLC</b> Block 1886, Lot 36 430 Flushing Avenue Brooklyn, NY 11205	<b>The 429 Flushing Avenue Condominium</b> Block 2262, Lot 7505 429 Flushing Avenue Brooklyn, NY 11205
<b>762 Equities Corp</b> Block 1886, Lot 55 762 Bedford Avenue Brooklyn, NY 11205	<b>Lot 15 LLC</b> Block 1885, Lot 15 28 Skillman Avenue Brooklyn, NY 11205	<b>Satmar Flushing LLC</b> Block 2262, Lot 34 437 Flushing Avenue Brooklyn, NY 11205
<b>27 Skillman Corp</b> Block 1886, Lot 14 37 Skillman Street Brooklyn, NY 11205	<b>Bedford Roth Holding, LLC</b> Block 1885, Lot 41 16 Skillman Street Brooklyn, NY 11205	
<b>COMMUNITY, CIVIC, RELIGIOUS AND OTHER ENVIRONMENTAL ORGANIZATIONS:</b>		
Con Edison Brooklyn 30 Flatbush Avenue Brooklyn, NY 11217	FDNY – Engine 211 Ladder 119 26 Hooper Street Brooklyn, NY 11211	79 <sup>th</sup> NYPD Police Precinct President Kim Best 263 Tompkins Avenue Brooklyn, NY 11221

Community Service Center of Greater Williamsburg 263 Classon Avenue Brooklyn, NY 11205 718-865-8278	Brooklyn Community Housing & Services 105 Carlton Avenue Brooklyn, NY 11205 <a href="http://www.bchands.org/">http://www.bchands.org/</a>	One Community 13 Greene Avenue Brooklyn, NY 11238 718-398-4242 <a href="http://www.onecommunitynyc.org/">http://www.onecommunitynyc.org/</a>
Chesed Volunteers of Williamsburg 644 Wythe Avenue Brooklyn, NY 11249 718-218-9000 <a href="https://www.chesed.org/">https://www.chesed.org/</a>	Community Solidarity Marcy Avenue & Lafayette Avenue Brooklyn, NY 11216	United Jewish Organizations 32 Penn St Brooklyn, NY 11249 718-643-9700 <a href="https://www.unitedjewish.org/">https://www.unitedjewish.org/</a>
Collective Focus 1046 Broadway Brooklyn, NY 11221 <a href="http://collectivefocus.site/">http://collectivefocus.site/</a>	United We Stand of NY 91 Harrison Avenue Brooklyn, NY 11206 718-302-4313 <a href="http://uwsofny.org/">http://uwsofny.org/</a>	Stuff4good 280 Marcy Avenue Brooklyn, NY 11211 718-218-3470 <a href="https://www.stuff4good.org/">https://www.stuff4good.org/</a>
Transfiguration Roman Catholic Church 263 Marcy Avenue Brooklyn, NY 11211 718-388-8773 <a href="https://transfiguration-brooklyn.org/">https://transfiguration-brooklyn.org/</a>	Summit Church NYC 108 Manhattan Avenue Brooklyn, NY 11206 <a href="https://summitchurchnyc.carrd.co/">https://summitchurchnyc.carrd.co/</a>	All Saints Catholic Church 115 Throop Avenue Brooklyn, NY 11206 718-388-1951 <a href="https://allsaints-brooklyn.org/">https://allsaints-brooklyn.org/</a>
Greater Free Gift Baptist Church 146 Stockton Street Brooklyn, NY 11206 718-782-9385 <a href="http://gfgbc.com/welcome">http://gfgbc.com/welcome</a>	Greater St. Stephen United Church of God 874 Myrtle Avenue Brooklyn, NY 11206 718-938-4532 <a href="https://www.facebook.com/gssucogbk/">https://www.facebook.com/gssucogbk/</a>	Solid Rock Baptist Church 120 Tompkins Avenue Brooklyn, NY 11206 718-387-9246
Living Stone Baptist Church 83 Pulaski Street Brooklyn, NY 11206 718-384-3452	St. Mary Episcopal Church 230 Classon Avenue Brooklyn, NY 11205 718-638-2090 <a href="https://www.stmarysbrooklyn.org/">https://www.stmarysbrooklyn.org/</a>	Shaimos Genizah Brooklyn NY & NJ 48 Spencer Street Brooklyn, NY 11205 901-742-4667
Cong. Darkei Tshivo of Dinov 77 Wallabout Street Brooklyn, NY 11249 718-422-0012	Kolel Shomre Hachomos 99 Rutledge Street Brooklyn, NY 11249 718-243-2495 <a href="https://www.rebmeir.org/donate">https://www.rebmeir.org/donate</a>	The Salvation Army Brooklyn Bedford Corps Community Center 601 Lafayette Avenue Brooklyn, NY 11216 718-622-0614 <a href="http://salvationarmyny.org/">http://salvationarmyny.org/</a>
Green City Force Pfizer Building 630 Flushing Ave, 8 <sup>th</sup> Floor Brooklyn, NY 11206 646-681-4700 <a href="https://www.greencityforce.org/">https://www.greencityforce.org/</a>	Pratt Sustainability Center Pratt Institute 200 Willoughby Avenue Brooklyn, NY 11205 718-399-4281 <a href="https://prattsustainabilitycenter.com/about-us/">https://prattsustainabilitycenter.com/about-us/</a>	City Growers Brooklyn Navy Yard 63 Flushing Avenue, Building 3, Suite 1105 Brooklyn, NY 11205 917-426-4420 <a href="http://citygrowers.org/">http://citygrowers.org/</a>

**Appendix C - Site Location Map**



# Appendix D– Brownfield Cleanup Program Process





Remedial Programs
Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: 7 Skillman Street

Site Number: C224068

Site Address and County: 5 and 7 Skillman Street, Brooklyn, Kings County, New York,

Remedial Party: Bedford Flushing Owner LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs.

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites

How were these issues and/or information needs identified?

See response above.

Part 2. List important information needed from the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

Nothing is needed from the community at this time

How were these information needs identified?

NA

Part 3. List major issues and information that need to be communicated to the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information. Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP process

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

- Residential, Agricultural, Recreational, Commercial, Industrial

b. Residential type around site:

- Urban, Suburban, Rural

c. Population density around site:

- High, Medium, Low

d. Water supply of nearby residences:  
 **Public**    **Private Wells**    **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?  
 **Yes**    **No**

Provide details if appropriate:  
[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?  
 **Yes**    **No**

Provide details if appropriate:  
[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?  
 **Yes**    **No**

h. Special considerations:  
 **Language**    **Age**    **Transportation**    **Other**

Explain any marked categories in h:  
None.

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

- Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)
- Local Officials:** See Site Contact List
- Media:** See Site Contact List
- Business/Commercial Interests:** [Click here to enter text.](#)
- Labor Group(s)/Employees:** [Click here to enter text.](#)
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** See Site Contact List
- Environmental Justice Group(s):** [Click here to enter text.](#)
- Environmental Group(s):** [Click here to enter text.](#)
- Civic Group(s):** [Click here to enter text.](#)
- Recreational Group(s):** [Click here to enter text.](#)
- Other(s):** [Click here to enter text.](#)

**Prepared/Updated By:** Roux Environmental Engineering and Geology, D.P.C.

**Date:** 6/23/2026

**Reviewed Approved By:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)