



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. C224156

Site Name Former East Coast Industrial Uniform

Site Address: 35, 43 and 49 Skillman Street Zip Code: 11205

City/Town: Brooklyn

County: Kings

Site Acreage: 0.570

August 29, 2025

Reporting Period: June 30, 2024 to ~~June 30, 2025~~

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☒ ☐

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial

☒ ☐

7. Are all ICs in place and functioning as designed?

☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES NO

☐ ☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C224156

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
7-1886-10	39 Skillman Street LLC	Ground Water Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<ul style="list-style-type: none"> • Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns; • The property may only be used for restricted residential, commercial or industrial use; • The property may not be used for a higher level of use, such as residential or unrestricted use; • All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP; • The use of the groundwater underlying the property is prohibited without treatment rendering it suitable for intended use; • Vegetable gardens and farming on the property are prohibited. 		
7-1886-11	39 Skillman Street LLC	Ground Water Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<ul style="list-style-type: none"> • Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns; • The property may only be used for restricted residential, commercial or industrial use; • The property may not be used for a higher level of use, such as residential or unrestricted use; • All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP; • The use of the groundwater underlying the property is prohibited without treatment rendering it suitable for intended use; • Vegetable gardens and farming on the property are prohibited. 		
7-1886-12	39 Skillman Street LLC	Ground Water Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
<ul style="list-style-type: none"> • Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns; • The property may only be used for restricted residential, commercial or industrial use; • The property may not be used for a higher level of use, such as residential or unrestricted use; • All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP; • The use of the groundwater underlying the property is prohibited without treatment rendering it suitable for intended use; • Vegetable gardens and farming on the property are prohibited. 		
Description of Engineering Controls		

Parcel

Engineering Control

7-1886-10

~~Groundwater Treatment System~~

Vapor Mitigation

Cover System

- A composite cover system consisting of concrete covered sidewalks, and concrete building;
- A soil vapor mitigation system consisting of a sub slab depressurization system/vapor barrier;
- Groundwater treatment consisting of a series of injection and monitoring wells.

7-1886-11

~~Groundwater Treatment System~~

Vapor Mitigation

Cover System

- A composite cover system consisting of concrete covered sidewalks, and concrete building;
- A soil vapor mitigation system consisting of a sub slab depressurization system/vapor barrier;
- Groundwater treatment consisting of a series of injection and monitoring wells.

7-1886-12

~~Groundwater Treatment System~~

Vapor Mitigation

Cover System

- A composite cover system consisting of concrete covered sidewalks, and concrete building;
- A soil vapor mitigation system consisting of a sub slab depressurization system/vapor barrier;
- Groundwater treatment consisting of a series of injection and monitoring wells.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C224156

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Zelig Weiss at 29 Little Nassau Street, Suite 118, Brooklyn NY 11205
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Zelig Weiss
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

6/30/25
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Ariel Czemerinski at 18-36 42nd Street, Astoria, NY,
print name print business address

am certifying as a Professional Engineer for the Remedial Party
(Owner or Remedial Party)



06/26/2025

Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date

**FORMER EAST COAST INDUSTRIAL UNIFORM
35, 43 AND 49 SKILLMAN STREET, BROOKLYN, NEW YORK 11205**

PERIODIC REVIEW REPORT

NYSDEC BCP Number: C224156

Submitted to:

**New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5407**

Prepared by:



AMC Engineering PLLC
18-36 42nd Street
Astoria, NY 11105

REPORTING PERIOD:

JUNE 30, 2024 TO AUGUST 29, 2025

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(June 30, 2024 to August 29, 2025)
35, 43, and 49 Skillman Street, Brooklyn, New York 11205

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FIGURES

Figure 1 Site Location Map
Figure 2 Site Plan

APPENDICES

Appendix A Annual Checklist
Appendix B Deeds and Other Conveyances Filed Within the Reporting Period (June 30, 2024
 To August 29, 2025)



I. EXECUTIVE SUMMARY

AMC Engineering, PLLC (AMC) has prepared the following Periodic Review Report (PRR) for the time period of June 30, 2024, to August 29, 2025 (reporting period), for the properties located at 35, 43, and 49 Skillman Street in Brooklyn, New York 11205 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) #C224156-03-12.

On February 13, 2025, AMC mobilized onsite to conduct a site inspection for the engineering controls. The ECs at this Site include a composite cover system and a sub-slab depressurization system (SSDS), which was started in November 2013. The SSDS was inspected and found to be operating properly. The concrete slab installed above the vapor barrier was inspected for evidence of cracking. All three buildings were inspected and found that the cover to be free of any cracks, patches, or penetrations. The concrete slab at the base of the parking ramp was inspected and was found to be free of any cracks, patches, or penetrations. Drainage holes were added to the lockbox for Fan 1 in Building A to prevent moisture accumulation.

No groundwater sampling was performed during this reporting period, as this ER has been terminated.



II. SITE OVERVIEW

A. Site Location

The Site is located at 35, 43 and 49 Skillman Street in the Borough of Brooklyn (Kings County), New York (see **Figure 1** - Location Map), and is identified as Block 1886 and Lot 7506 on the Brooklyn Tax Map (also known as Lots 10, 11 and 12 in some NYC databases). The Site is situated on an approximately 25,000 square foot (0.57-acre) area bounded by a community / office building to the north, residential buildings to the east, residential buildings to the West, and family residential buildings to the south (see **Figure 2**). The Site is now developed with three new 6-story residential apartment buildings. Each building has 16 apartments consisting of 3, 4, and/or 5 bedroom units. Each building has a partial below grade (7 ft) basement level with utility rooms, residential living space, and 8 to 9 parking spaces.

B. Site Chronology

The Remedial Action for the Site was performed in accordance with the remedy selected by the NYSDEC in the Interim Remedial Measures Work Plan dated March 2012 (revised June 2012) and Remedial Action Work Plan dated March 2013. The selected remedy achieved a Track 4 Cleanup and included the following items:

Removal of a 3,000-gallon UST and associated petroleum contaminated soil along with CVOC impacted soil from the former UST area in the west-central area of the Site;

- Excavation and off-Site disposal of soil / fill as necessary to construct the basement levels and foundation of the new buildings; screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;
- Injection of a chemical oxidant solution to address petroleum VOCs and CVOCs in groundwater and residual petroleum VOC contamination in soil at and below the water table;
- Installation of a sub-slab depressurization system and vapor barrier beneath occupied areas of the buildings to be constructed on the Site; and
- Construction of a composite cover system consisting of the concrete building slabs and concrete and / or asphalt sidewalks and parking areas.

Parking garages were constructed under a portion of each of the 3 new buildings. These parking areas are ventilated to remove vehicle fumes in accordance with the NYC Mechanical Code. Sub-slab depressurization systems (SSDS) and a vapor barrier were installed beneath the portion of the basement slab in each of the 3 buildings which are to be used for residential space. The vapor barrier and SSDS were not required beneath the parking garage area.

The SSDS beneath each building consists of two separate venting zones. Each zone provides coverage of between 3,600 to 4,000 sf of slab area. The horizontal vent line is constructed of perforated 4-inch HDPE pipe. In each zone the horizontal pipe connects to a common 6-inch schedule 40 PVC line which either (a) extends beneath the garage slab to the exterior wall and then runs vertically to the



parking garage roof or (b) runs vertically to the parking garage ceiling and then runs along the parking garage ceiling to the rear of the building where it extends vertically to the parking garage roof. Virgin-mined, ½ inch to ¾ inch gravel was placed around the horizontal vent piping and in a 2-inch layer beneath the entire slab.

Vacuum is applied to the venting zones by Radonaway RP265 ventilation fans (43 and 49 Skillman Street) or a ZhonShan Wilson SJ30(S) fan (35 Skillman Street) installed on the roof of each building to discharge subsurface soil vapors to the exterior.

A 20-mil polyethylene / EVOH resin liner system (VBP 20Plus) as manufactured by Raven Industries was installed beneath each building prior to pouring the concrete slab. The vapor barrier extends throughout the occupied area of each of the new buildings.

Previously, chemical oxidant injections performed at the Site consisted of injecting a 10 to 20% solution of sodium persulfate activated with chelated iron into temporary and/or permanent injection wells. No chemical oxidant injections were performed during this reporting period. Chemical injection wells had been abandoned in the 2020-2021 reporting period.

Groundwater monitoring requirements were terminated, therefore not conducted during this reporting period.



III. REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

Remedial Action at the Site performed previously under an Interim Remedial Measure (IRM) and Remedial Action Work Plan, included the removal of concrete and brick from walls, footings and structures associated with the former Site buildings, a 3,000 gallon underground storage tank, historic fill, and petroleum and PCE contaminated soil from around the 3,000 gallon tank and the injection of chemical oxidants through permanent 1-inch PVC injection points installed in the basement of the 43 Skillman Street building in March of 2013. The fifteen injection points were installed up gradient of the primary source areas and in the residual contamination zone. The injection points are connected by underground piping to the rear parking area to allow for continued injections after construction of the building.

No chemical oxidant injections were performed during this reporting period.

Groundwater Monitoring

There was no groundwater sampling performed during this reporting period.



IV. IC / EC PLAN COMPLIANCE REPORT

A1. IC Requirements and Compliance

I. IC Controls

A series of Institutional Controls (ICs), required under the Site Management Plan, were placed on the property in the form of an Environmental Easement which was recorded with the NYC Department of Finance, Office of the City Register (NYSDOF-OCR). The recorded ICs are as follows:

- implement, maintain and monitor Engineering Control systems;
- prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and,
- limit the use and development of the Site to restricted residential uses only.

Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under the Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of the SMP;
- All Engineering Controls must be operated and maintained as specified in the SMP;
- A composite cover system consisting of concrete covered sidewalks, and concrete building slabs must be inspected, certified, and maintained as required in the SMP;
- A soil vapor mitigation system consisting of a sub-slab depressurization system / vapor barrier under the occupied area of the building must be inspected, certified, operated, and maintained as required in the SMP;
- Groundwater treatment consisting of a series of injection and monitoring wells must be inspected, certified, operated, and maintained as required in the SMP (this item will be removed in the revised SMP, as groundwater treatment is no longer necessary);
- All Engineering Controls on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP;
- Groundwater, soil vapor, and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- On-Site environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor probes, must be protected and replaced as necessary to ensure the devices function in the manner specified in the SMP; and



- Engineering Controls may not be discontinued without an amendment or the extinguishment of this Environmental Easement.

Site restrictions include:

- The property may only be used for only restricted residential, commercial, or industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as residential or unrestricted use, without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property without treatment rendering it suitable for intended use;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2. *Status of each IC*

An inquiry was made with the NYCDOF-OCR to confirm that the Environmental Easement, as described above, remains in place and has not been changed, revised or modified.

3. *Corrective Measures*

No deficiencies in the ICs were noted for this reporting period; therefore, no corrective measures were required.

4. *IC Conclusions and Recommendations*

It is recommended that the Institutional Controls remain in place.



A2. EC Requirements and Compliance

1. EC Controls

Composite Cover System

Exposure to remaining contamination in soil / fill at the Site is prevented by a composite cover system placed over the Site. This cover system is comprised of 4" concrete building slabs, 4" concrete parking garage slabs and 4" concrete entrance ramp slabs.

Vapor Barrier

A 20 mil polyethylene / EVOH resin liner system (VBP 20 Plus) as manufactured by Raven Industries was installed prior to pouring the concrete slab of each building. The vapor barrier extends throughout the occupied area of each of the new buildings.

Sub-Slab Depressurization System

Parking garages were constructed under a portion of each of the 3 new buildings. These parking areas are ventilated to remove vehicle fumes in accordance with the NYC Mechanical Code. Sub-slab depressurization systems (SSDS) and a vapor barrier were installed beneath the portion of the basement slab in each of the 3 buildings which are to be used for residential space. The vapor barrier and SSDS were not required beneath the parking garage area.

The SSDS beneath each building consists of separate venting zone. Each zone provides coverage of between 3,600 to 4,000 sf of slab area. The horizontal vent line is constructed of perforated 4-inch HDPE pipe. In each zone the horizontal pipe connects to a common 6-inch schedule 40 PVC line which either (a) extends beneath the garage slab to the exterior wall and then runs vertically to the parking garage roof or (b) runs vertically to the parking garage ceiling and then runs along the parking garage ceiling to the rear of the building where it extends vertically to the parking garage roof. Virgin-mined, ½ inch to ¾ inch gravel was placed around the horizontal vent piping and in a 6 inch layer beneath the entire slab. The piping loops have independent exhaust piping to the roof completed with either an Radonway, high-flow, in-line fan model RP265 (43 and 49 Skillman Street) or a ZhonShan Wilson SJ30(S) fan (35 Skillman Street).

Groundwater Monitoring / Sampling

No GW monitoring occurred, as this EC is no longer required.

2. Status of each EC

Composite Cover System / Vapor Barrier

On February 13, 2025 a Site-wide inspection was performed, which included inspection for evidence of cracking in the concrete slab installed above the vapor barrier. No new cracks and new slab penetrations were observed throughout the buildings. Copies of the Annual Checklists are attached as **Appendix A**.



Sub-Slab Depressurization System

The sub-slab vapor depressurization system operated on a continuous basis during this reporting time period. Copies of the Annual Checklists are attached as **Appendix A**.

A Site-wide inspection was performed on February 13, 2025. All SSDS components were operating adequately as indicated in the PRR checklist.

3. *Corrective Measures*

None required during the reporting period.

4. *EC Conclusions and Recommendations*

Each of the SSD systems was operating during the current reporting period. Drainage holes were added to the lockbox for Fan 1 in Building A to prevent moisture accumulation. It is recommended that the ECs remain in place, unless otherwise specified by the NYS DEC.



V. MONITORING PLAN COMPLIANCE REPORT

A. Components of the Monitoring Plan

The Monitoring Plan within the Site Management Plan describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site, the soil cover system, and all affected site media identified below. Monitoring of other Engineering Controls is described in Chapter 4, Operation, Monitoring and Maintenance Plan.

Groundwater samples were to be collected from the on-Site monitoring well network on a quarterly basis. Sampling is to be conducted in accordance with the previously approved Site Management Plan, and groundwater samples are to be analyzed for volatile organic compounds via EPA Method 8260.

B. Summary of Monitoring Completed During Reporting Period

No monitoring was conducted (nor required) for groundwater.

C. Conclusions and Recommendations

At this time, no further action is necessary.



VI. OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

A. Components of the O&M Plan

The Operation and Maintenance Plan describes the measures necessary to operate and maintain the sub-slab vapor depressurization system, concrete slab, and vapor barrier for the Site.

1. Sub-Slab Vapor Barrier

The sub-slab vapor barrier is to be maintained and patched as needed should any penetrations occur. If any significant penetrations through the slab are needed for future construction, care will be taken to minimize damage to the vapor barrier so that an adequate patch can be installed following completion of construction activities. Repairs of the vapor barrier will be observed and documented by a licensed professional engineer or a field inspector under the direct supervision of a licensed professional engineer. The concrete pad should be maintained to prevent cracks and other integrity damages. The pad is to be inspected annually. In the event there is damage or construction on or near the pad, the owner and / or owner's representative and AMC will be notified to properly evaluate and repair if required.

2. Sub-Slab Depressurization System

The sub-slab vapor depressurization system is currently operating on a continuous basis. If the ventilation fans fail to maintain vacuum, an alarm is present to visually and audibly alert that a fan(s) has stopped operating correctly. The fan(s) should only cease should there be a power outage or blockage in the pipelines.

3. Monitoring Well Maintenance

No MWs currently exist, as they were abandoned.

4. Reporting

A checklist is to be completed during each routine maintenance event which is scheduled to be on an annual basis. Checklists / forms will include, but not be limited to the following information:

- Date;
- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist / form or on an attached sheet); and
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist / form).



During each non-routine maintenance event, a form is to be completed that includes, but is not limited to, the following information:

- Date;
- Name, company, and position of person(s) conducting non-routine maintenance / repair activities;
- Presence of leaks;
- Date of leak repair;
- Other repairs or adjustments made to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and,
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist / form).

5. Contingency Plan

Emergencies may include fire or explosion, environmental release, or serious weather conditions. There is one alarm on the sub-slab depressurization system to visually and audibly alert that the fan has stopped. The fans should only cease should there be a power outage or blockage. In the event the system failure alarm goes off, the owner or owner's representative and AMC will be contacted for repairs.

B. Summary of O&M Completed During Reporting Period

1. Sub-Slab Vapor Barrier

On February 13, 2025, a Site-wide inspection was performed, which included inspection for evidence of cracking in the concrete slab installed above the vapor barrier. No new cracks or new slab penetrations were observed throughout the buildings or in the parking garage slab. Copies of the Annual Checklists are attached as **Appendix A**.

2. Sub-Slab Depressurization System

On February 13, 2025, each ventilation fan was inspected on the roof, and vacuum readings were recorded from the gauges connected to the sub-slab depressurization system piping loops. Each fan was turned off in sequence to confirm that the visual and audio alarm engaged as designed. Each fan was found to be operational.



C. Evaluation of Remedial Systems

1. Sub-Slab Vapor Barrier

In the current reporting period, no perforations were noted and consequently it can be inferred that no damage had occurred to the sub-slab vapor barrier.

All corrective work required for the previous reporting period has since been completed.

2. Sub-Slab Depressurization System

The two Radonway RP265 ventilation fans (43 and 49 Skillman Street) and the ZhonShan Wilson SJ30(S) fan (35 Skillman Street) were operating during the February 13, 2025 inspection. Vacuum readings for the gauges on the roof of each building were similar to the readings initially reported during system start-up. The alarms were operating without any issues.

D. O&M Deficiencies

In the current reporting period, there were no deficiencies in complying with the O&M plan.

E. Conclusions and Recommendations for Improvements

Continue monitoring the concrete slab for potential new cracks and / or penetrations and determine if the vapor barrier was damaged, should cracks reappear. If damage occurred to the vapor barrier, the vapor barrier must be replaced. Following vapor barrier repair (if necessary), the concrete slab in the area of the new slab penetration must be replaced / repaired.

Continue running the SSD system.



VII. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

A. Compliance with SMP

All requirements of the SMP were implemented during this PRR reporting period. In order to implement all of the SMP requirements, the following items were completed:

- Groundwater monitoring was terminated and not conducted during this reporting period.
 - The concrete slab was inspected, and the checklist was completed.
 - The sub-slab depressurization system was inspected to ensure proper operation and inspection checklist was completed.
 - The ICs / ECs were inspected, and the ICs were certified by the remedial engineer. All reported EC deficiencies observed have been repaired, and therefore certified by the remedial engineer.

B. Performance and Effectiveness of Remedy

Contamination in groundwater at the site has reached asymptotic levels following a bulk reduction in concentrations post-remediation.

C. Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period of August 29, 2025, to August 29, 2026.



FIGURES





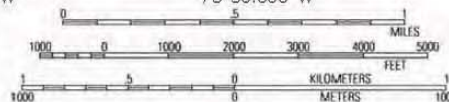
74°00.000' W

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W



USGS Brooklyn Quadrangle 1995, Contour Interval = 10 feet

EB

ENVIRONMENTAL BUSINESS CONSULTANTS
1808 MIDDLE COUNTRY ROAD, RIDGE, NY 11961

Phone 631.504.6000
Fax 631.924.2780

FORMER EAST COAST INDUSTRIAL UNIFORMS SITE

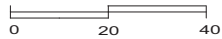
39 SKILLMAN AVENUE, BROOKLYN, NY

FIGURE 1 SITE LOCATION MAP

MN TN
13°
10/30/11



Skillman Street

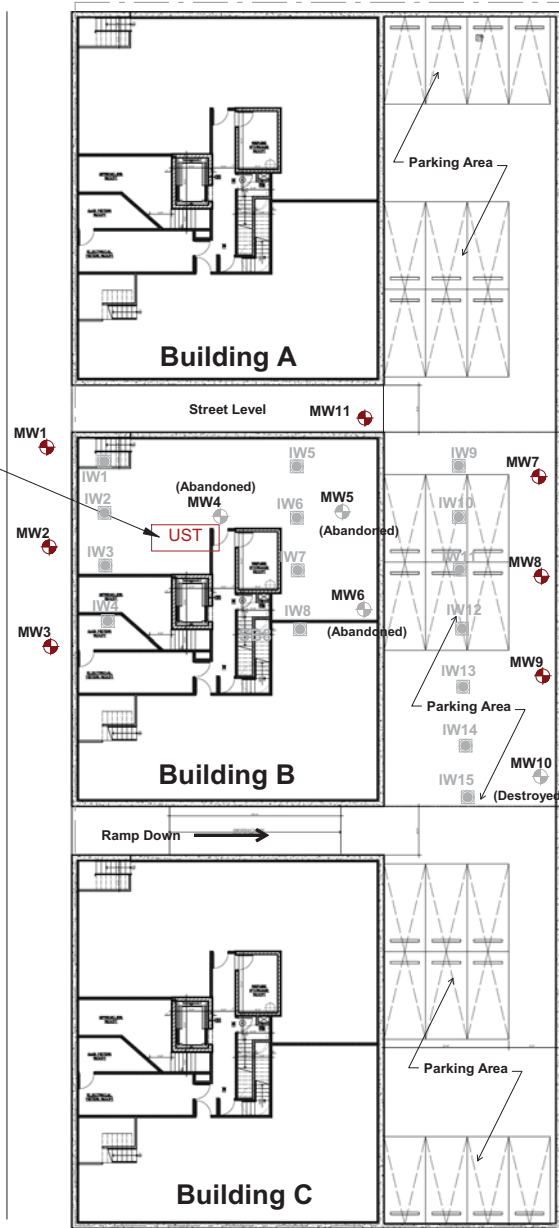


Scale: 1 inch = 40 feet

--- Property Line

MWx Monitoring Well Location

IWx Injection Well Location



Environmental Business Consultants

Phone 631.504.6000
Fax 631.924.2870

Former East Coast Industrial Uniform Site
39 Skillman Street, Brooklyn, NY

FIGURE 2 SITE PLAN

APPENDIX A
ANNUAL CHECKLIST



SITE INSPECTION CHECKLIST

Site Inspection Checklist - Subslab Depressurization System
39 Skillman Street
Brooklyn, NY

Date: 2/13/2025 Time: 1:20 PM
Inspector Name/Organization: Ahmed Elbadri / AMC Engineering

Physical Inspection of Fans

Fan 1 : <u>(A)</u>	yes	no	Fan Model No. Manufacturer:
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>FJ-30(S) Zhongshan Wilson</u>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Comments / Observations
Air Flow at Exhaust Stack?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Rain Water was pooling at the</u>
Alarm Sound W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>bottom of the newly installed</u>
Alarm Flash W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>lock box</u>
Vacuum Reading: <u>-0.25" WC</u>			
Fan 2 : <u>(B)</u>	yes	no	Fan Model No. Manufacturer:
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>RP 265</u>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Comments / Observations
Air Flow at Exhaust Stack?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alarm Sound W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alarm Flash W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vacuum Reading: <u>-0.12" WC</u>			
Fan 3 : <u>(C)</u>	yes	no	Fan Model No. Manufacturer:
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>RP 265</u>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Comments / Observations
Air Flow at Exhaust Stack?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alarm Sound W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alarm Flash W/power off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vacuum Reading: <u>-0.1" WC</u>			

Repairs Needed and / or Maintenance at this time?

A rain guard and/or holes at the bottom of the lock box needs
to be installed to mitigate the Pooling of water at the
bottom of the lock box.

Signature: _____

Date: _____

2/13/2025

SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
39 Skillman Street
Brooklyn, NY

Date: 2/13/2025 Time: 1:20PM

Inspector Name/Organization: Ahmed Elbadori/AMC Engineering

Visual Inspection of Concrete Slabs

Building 1 Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab

Parking areas, Common areas, and
apartment floors are okay.

Describe any Cracks or New Penetrations

No new cracks

Describe any Patching

Old patching

Building 2/3 Inspect for cracks, perforations and patching

Describe General Condition of Slab

Parking areas, Common areas, and
apartment floors are okay

Describe any Cracks or New Penetrations

None

Describe any Patching

Old patching

Exterior Impervious Cap Areas (Driveway, Parking areas and Walkways)

Inspect for cracks, perforations and patching

Describe General Condition of Impervious Cap

Okay

Describe any Cracks or New Penetrations

No new cracks

Describe any Patching

old patching

Exterior Green Areas

Inspect for signs of disturbance

Describe General Condition of Soil Cover

No green area

Describe any Indications of Recent Disturbance

Repairs Needed and / or Maintenance at this time?

The lock box at Fan 1, Building A, needs a rain guard
and or drainage holes.

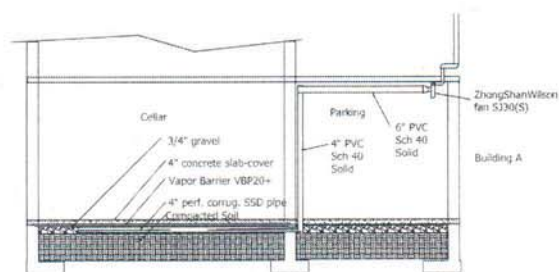
No repairs are needed to the slab at this time

Alberto Castro (Super.)

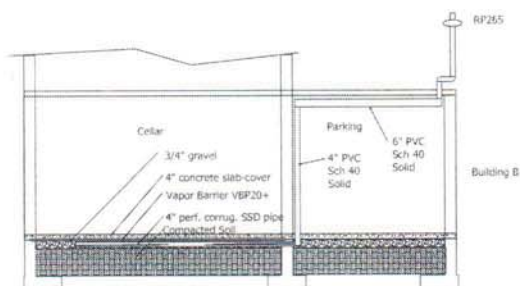
Signature: 

Date: 2/13/2025

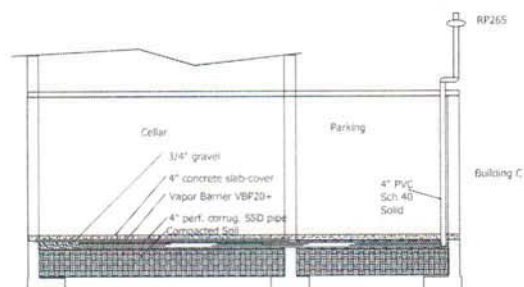
2/13/2025



Section A-A

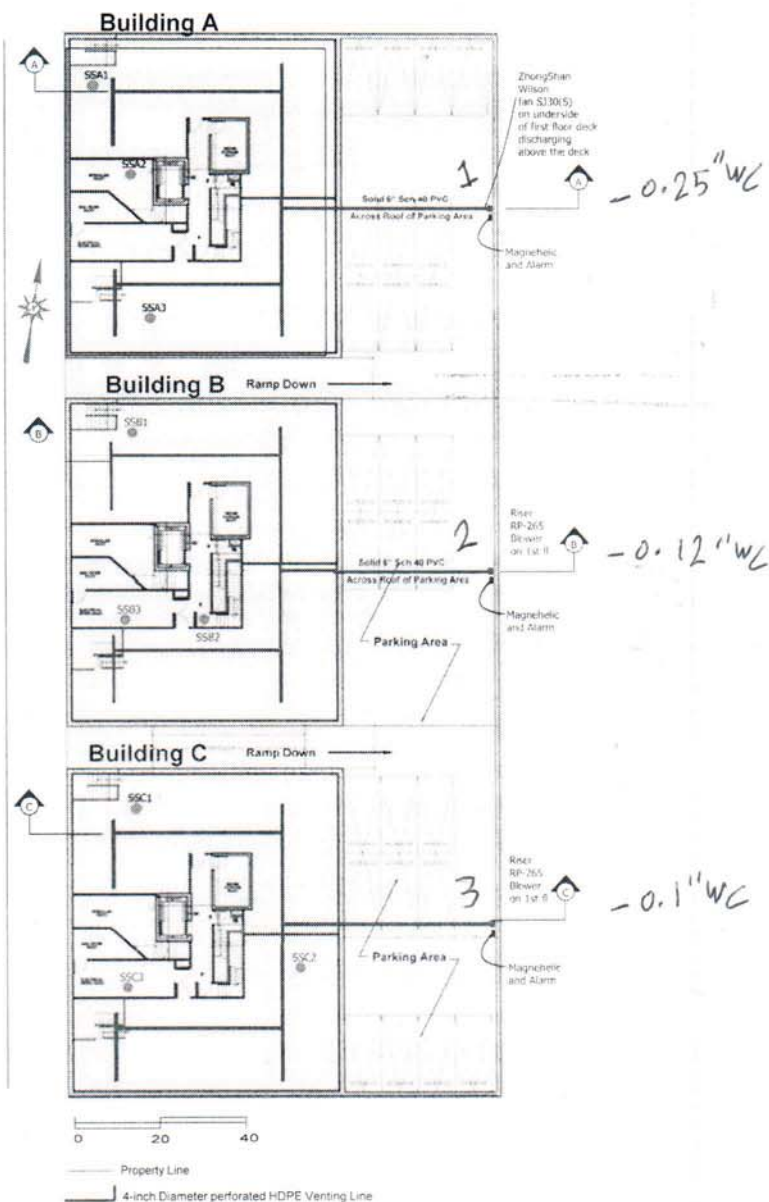


Section B-B



Section C-C

Skillman Street



AMC Engineering PLLC
99 Jericho Turnpike
Suite 300J
Jericho, NY 11753
516 417-8588

FORMER EAST COAST
INDUSTRIAL UNIFORM SITE

39 SKILLMAN STREET
BROOKLYN, NY

FIGURE 9 AS BUILT EXTENT OF SUBSLAB
DEPRESSURIZATION SYSTEM

12/10/13

DAILY STATUS REPORT

Prepared By: **Ahmed Elbadri**

WEATHER	Snow		Rain		Overcast	X	Partly Cloudy		Bright Sun	
TEMP.	< 32		32-50	X	50-70		70-85		>85	

Project Name:	39 Skillman St (Former East Coast Industrial Uniform)	Date:	2/13/2025
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Consultant: AMC Engineering, PLLC	Safety Officer: Ahmed Elbadri (AMC)
General Contractor: N/A	Site Manager/ Supervisor: Alberto Castro (Super)

Work Activities Performed Today by General Contractor:

- 1) **Inspected SSDS to verify that the system was operational, including the alarm system on each of the three (3) fans in Building A, B, and C (39 Skillman Street)**
- 2) **Inspected the cellar slab for Buildings A, B, and C, common area, basement apartments and parking lot area.**

Samples Collected Today:

None.

Problems Encountered:

- **The lock box containing the electrical switches to Fan 1 had water pooling at the bottom of it. A rain guard and/or drainage holes need to be installed to mitigate this issue.**

Planned Activities for the Next Day/ Week:

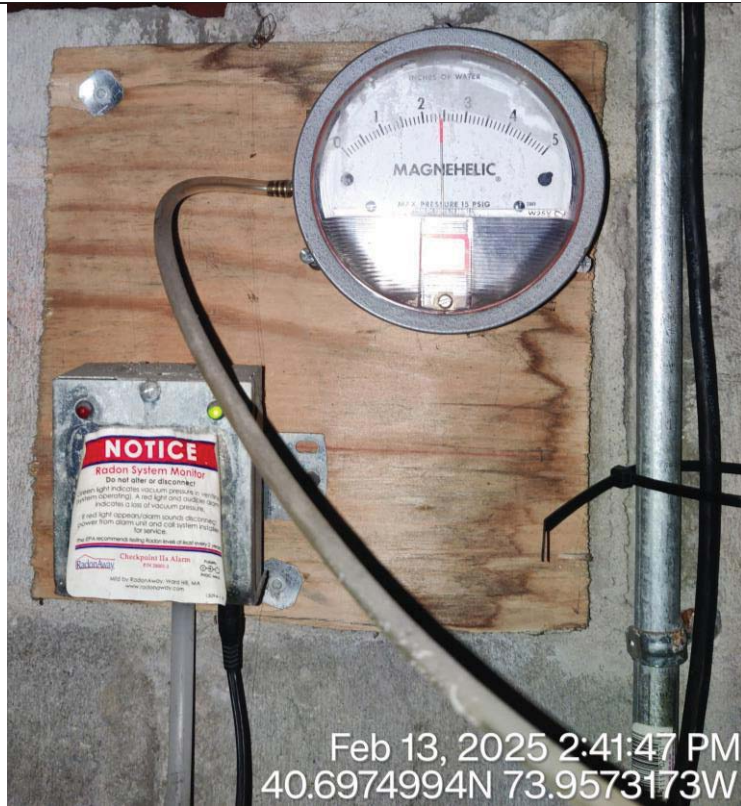
Once the lockbox is serviced another inspection will take place to verify the rectification of the issue.

Photo Log

Photo 1 –

Magnehelic meters

Fans 1-3 (Top to bottom).



Magnehelic meters

Fans 1-3 (Top to bottom) continued



Photo 2 –

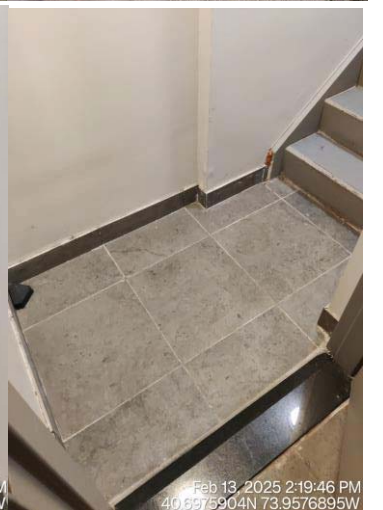
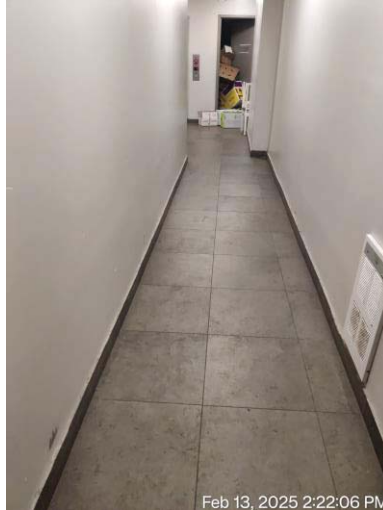
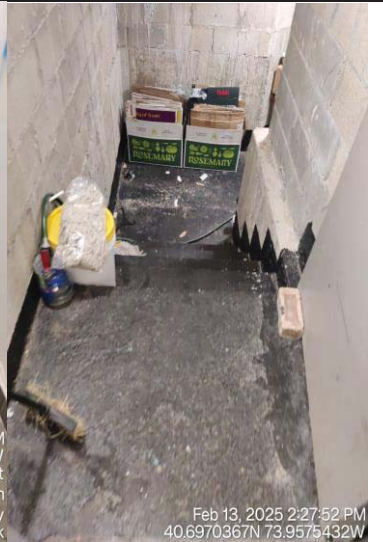
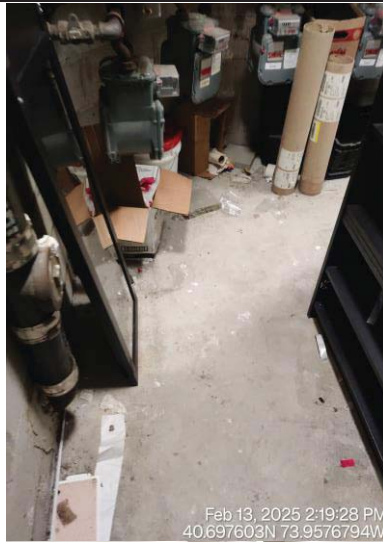
Fan outlets on the roof of the parking garage.



Photo 3 –
Parking area



**Photo 4 –
Common areas**



**Photo 5 – Basement
Apartment floors**



Feb 13, 2025 2:25:34 PM
40.6973247N 73.9575597W



Feb 13, 2025 2:21:12 PM
40.6975853N 73.9577025W

**Photo 5 – Basement
Apartment floors –
continued**



Photo 6 – Lock box for Fan 1 with pooled water at the bottom. Needs to be mitigated by a rain guard and/or drainage holes.



Photo 7 –

**Drainage Holes in
Lockbox to Prevent
Moisture
Accumulation**



APPENDIX B
DEEDS AND OTHER CONVEYANCES FILED WITHIN
THE REPORTING PERIOD (JUNE 30, 2024 TO AUGUST 30, 2025)



New York City Department of Finance
Office of the City Register

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DET	IMG	2025000152498	1501	ENTIRE LOT	5/20/2025	6/6/2025 9:57:43 AM	DEED 4	35 SKILLMAN LLC	ABC ESTATES NY LLC				0
DET	IMG	2025000002382	1538	ENTIRE LOT	12/8/2024	1/3/2025 12:08:43 PM	DEED 4	JACOBOWITZ, JOEL	L&Y JACOBS LLC				844,867
DET	IMG	2025000002383	1547	ENTIRE LOT	12/8/2024	1/3/2025 12:08:44 PM	DEED 4	JACOBOWITZ, JOEL	L&Y JACOBS LLC				5,000
DET	IMG	2024000205136	1557	ENTIRE LOT	5/15/2024	8/8/2024 10:48:44 AM	DEED 4	SKILLMAN 4 LLC	PORGES, CHAIM		✓		0
DET	IMG	2024000236347	1602	ENTIRE LOT	8/29/2024	9/11/2024 10:18:09 AM	DEED 6	WEISZ, PERL	PW 2024 TRUST, DATED AS OF AUGUST 21, 2024		✓		0

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