



AMC Engineering, PLLC

18-36 42nd St
Astoria, NY 11105
Phone: (718) 545-0474

June 18, 2024

Shaun Bollers
NYS Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5401

**RE: Corrective Measures Work Plan
C224156 - Former East Coast Uniforms Site
35, 43 and 49 Skillman Street, Brooklyn, NY**

Introduction

This Corrective Measures Work Plan (CMWP) has been prepared as a result of our February 13, 2024 site inspection, as part of the annual inspection toward the Periodic Review Report at the subject property:

- Fan 1, the ZhingShan, in building A was not generating vacuum in the riser.

Corrective Measures Work Plan

The following Corrective Measures must be implemented to address the Engineering Control deficiencies listed above:

- Troubleshoot or replace the fan with in-kind.
- Re-inspect the site to ensure the system is operational. Submit a Corrective Measures Report together with the 2023 PRR.
- Install a lockbox enclosing the power outlets and wires supplying the fans.

Schedule of Compliance

- Fan should be replaced and operational by April 5, 2024.

Engineering Control / Institutional Control Inspection/Certification

A Site-Wide Inspection will be performed following the well decommissioning, to certify all Engineering Controls are in place and functioning as designed.

An IC/EC Certification will be completed and forwarded to the NYSDEC along with a brief report summarizing the work completed in accordance with this Corrective Measures Work Plan.

Please feel free to contact me with any questions or concerns.

Sincerely,

Ariel Czemerinski, PE
AMC Engineering, PLLC





AMC Engineering, PLLC

18-36 42nd St
Astoria, NY 11105
Phone: (718) 545-0474

Enclosures

1. Figure – Floor Plan
2. DSR for inspection with photos

Cc: Zelig Weiss, Owner

SITE INSPECTION CHECKLIST

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

Date: 2/13/2024 Time: 11:00AM

Inspector Name/Organization: Ahmed Elbadri / AME Engineering

Visual Inspection of Concrete Slabs

Building 1 Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab

Slab, Parking area, common area,
and apartment floor are all okay.

Describe any Cracks or New Penetrations

No new cracks

Describe any Patching

old patching is okay

Building 2 / 3 Inspect for cracks, perforations and patching

Describe General Condition of Slab

slab, parking area, common area,
and apartment floors are all okay.

Describe any Cracks or New Penetrations

None.

Describe any Patching

old patching is okay

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

Inspect for cracks, perforations and patching

Describe General Condition of Impervious Cap

Parking area is okay

Describe any Cracks or New Penetrations

Describe any Patching

old patching is fine

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?

Fan 1 needs to be repaired or replaced. No repairs
are needed to the slab at this time

Ari Goldberger (super)

Signature: 

Date: 2/13/2024

SITE INSPECTION CHECKLIST

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

Date: 2/13/2024 Time: 11:00 AM

Inspector Name/Organization: Ahmed Elbudri (AMC Eng)

Physical Inspection of Fans

Fan 1: (A)

	yes	no
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>0.0" WC</u>	

Fan Model No. Manufacturer:

Zhongshan Wilson SJ30CS

Other Comments / Observations

The fan was not generating any vacuum. No leaks were observed at seals.
The fan needs repair or replacement.

Fan 2: (B)

	yes	no
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>-1.25" WC</u>	

Fan Model No. Manufacturer:

RP 265

Other Comments / Observations

Fan 3: (C)

	yes	no
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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>-1.10" WC</u>	

Fan Model No. Manufacturer:

RP 265

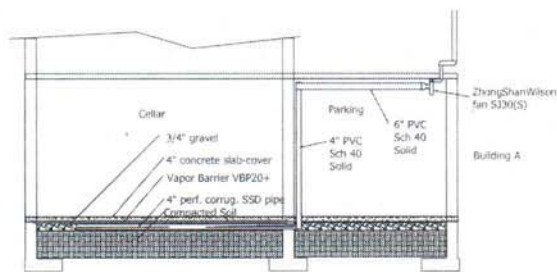
Other Comments / Observations

Repairs Needed and / or Maintenance at this time?

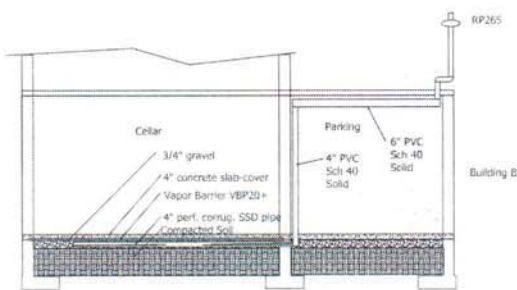
Fan 1 in building A, model Zhongshan, is operating but it is not generating any vacuum. Fan 1, needs to be repaired or replaced.

Ari Goldberger (Super)

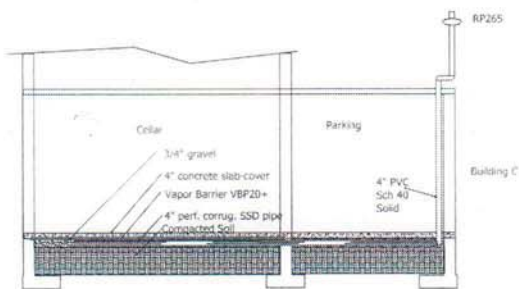
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Section A-A

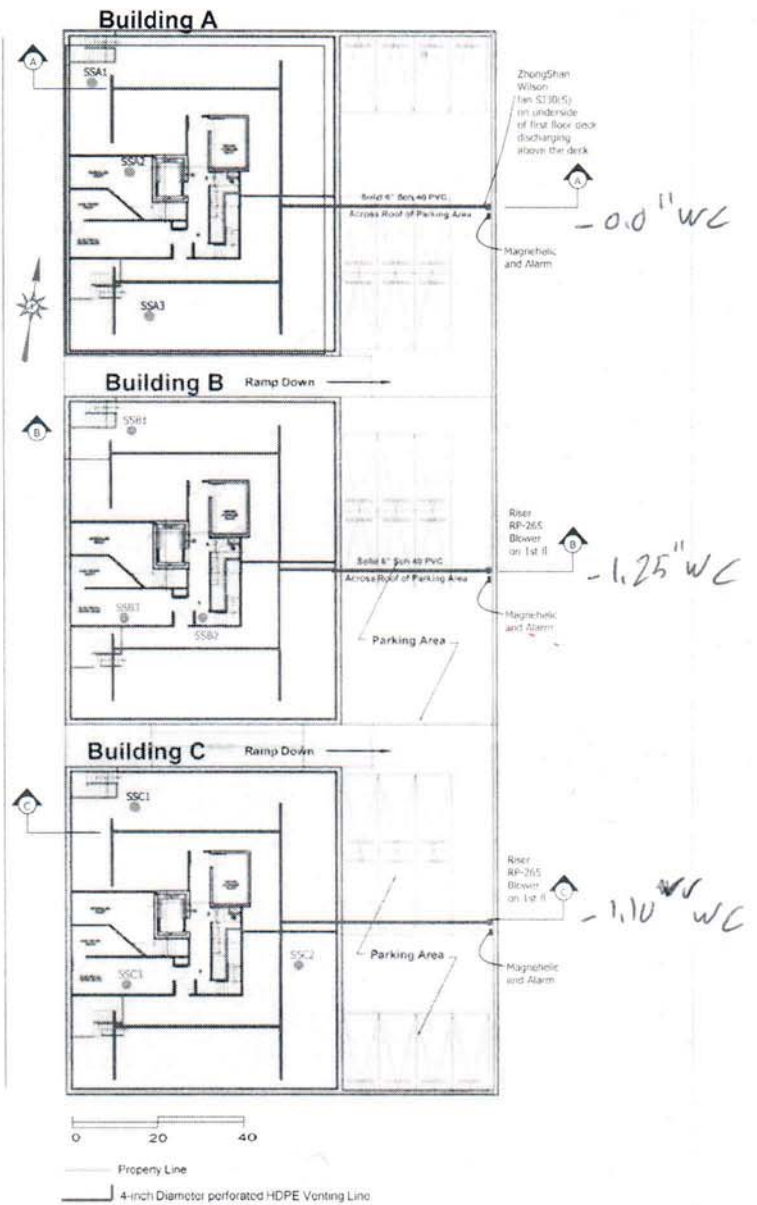


Section B-B



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

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

Prepared By: **Ahmed Elbadri**

Project Name:	39 Skillman St (Former East Coast Industrial Uniform)	Date:	2/13/2024
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Consultant: AMC Engineering, PLLC	Safety Officer: Ahmed Elbadri (AMC)
General Contractor: N/A	Site Manager/ Supervisor: Ari Goldberger (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:

- **Fan 1, model ZhongShan, in Building A was working but it was not generating any vacuum. The alarm is operational and there is airflow at the exhaust of the fan. No obvious leaks in the seals were observed. The fan in Building A needs to be replaced or repaired.**

Planned Activities for the Next Day/ Week:

Once the Fan 1 is repaired or replaced another inspection will take place to verify the rectification of the issue.

Photo Log

Photo 1 –

Magnehelic meters

Fans 1-3 (Top to bottom).



Photo 2 –

Fan outlets on the roof of the parking garage.



Photo 3 –
Parking area

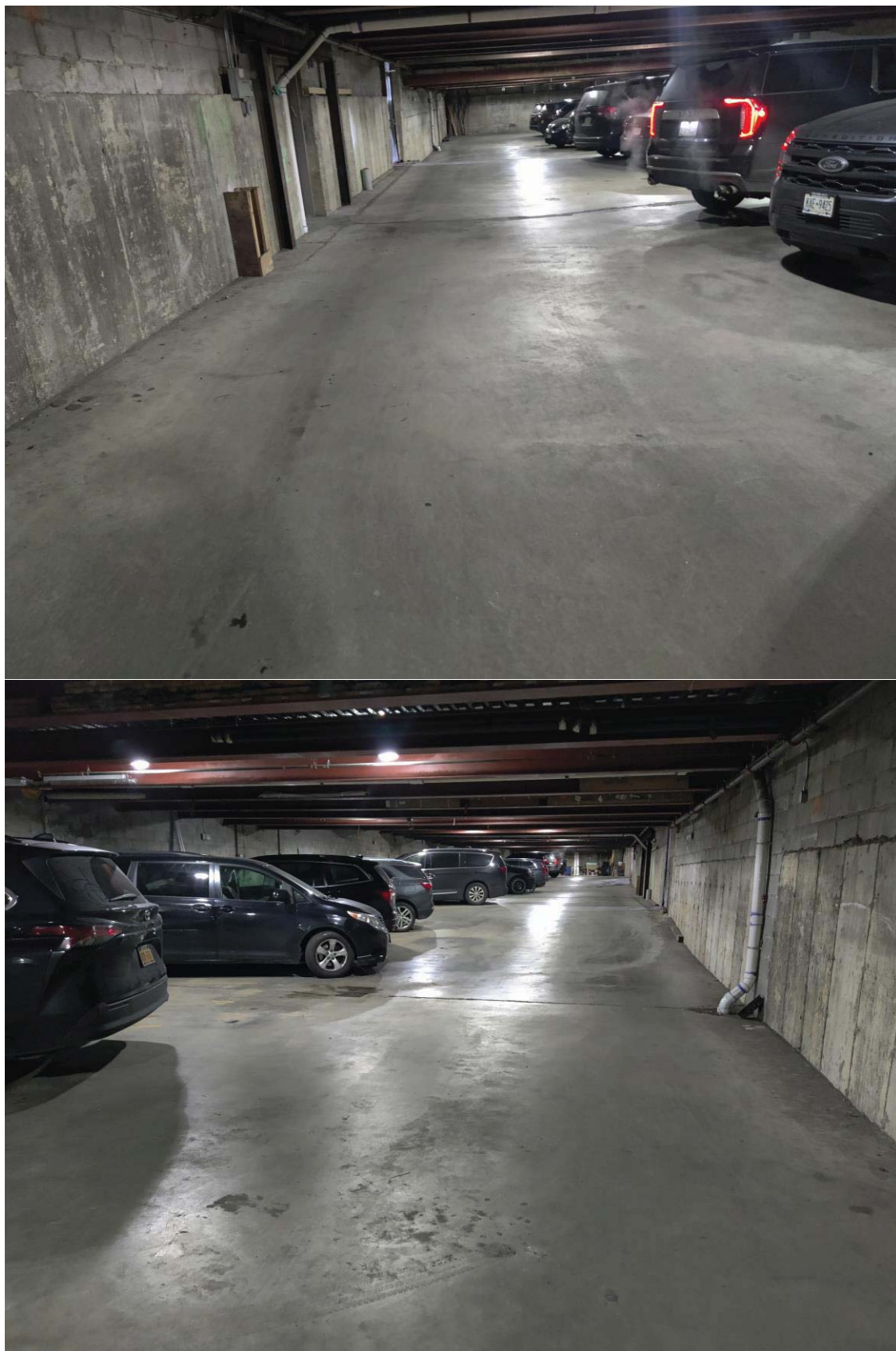
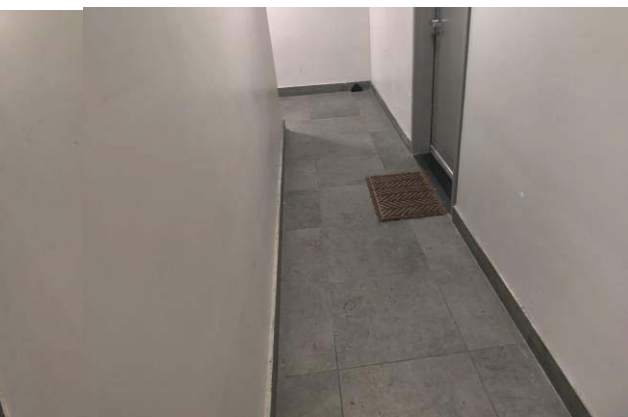
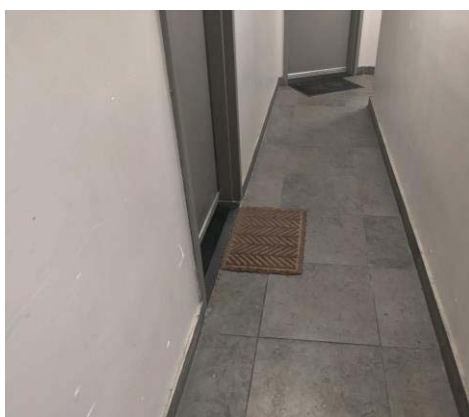
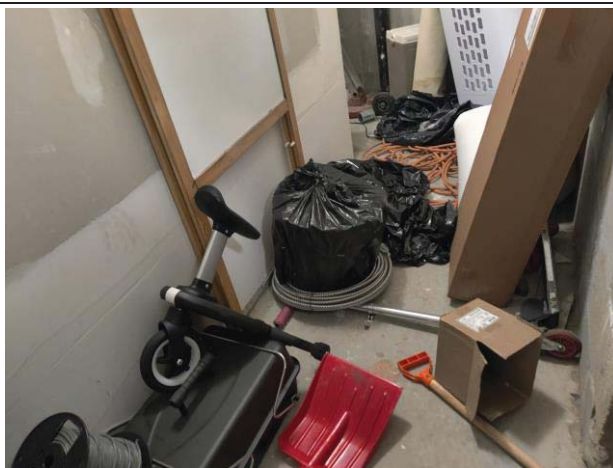


Photo 4 –
Common areas



**Photo 5 – Basement
Apartment floors**

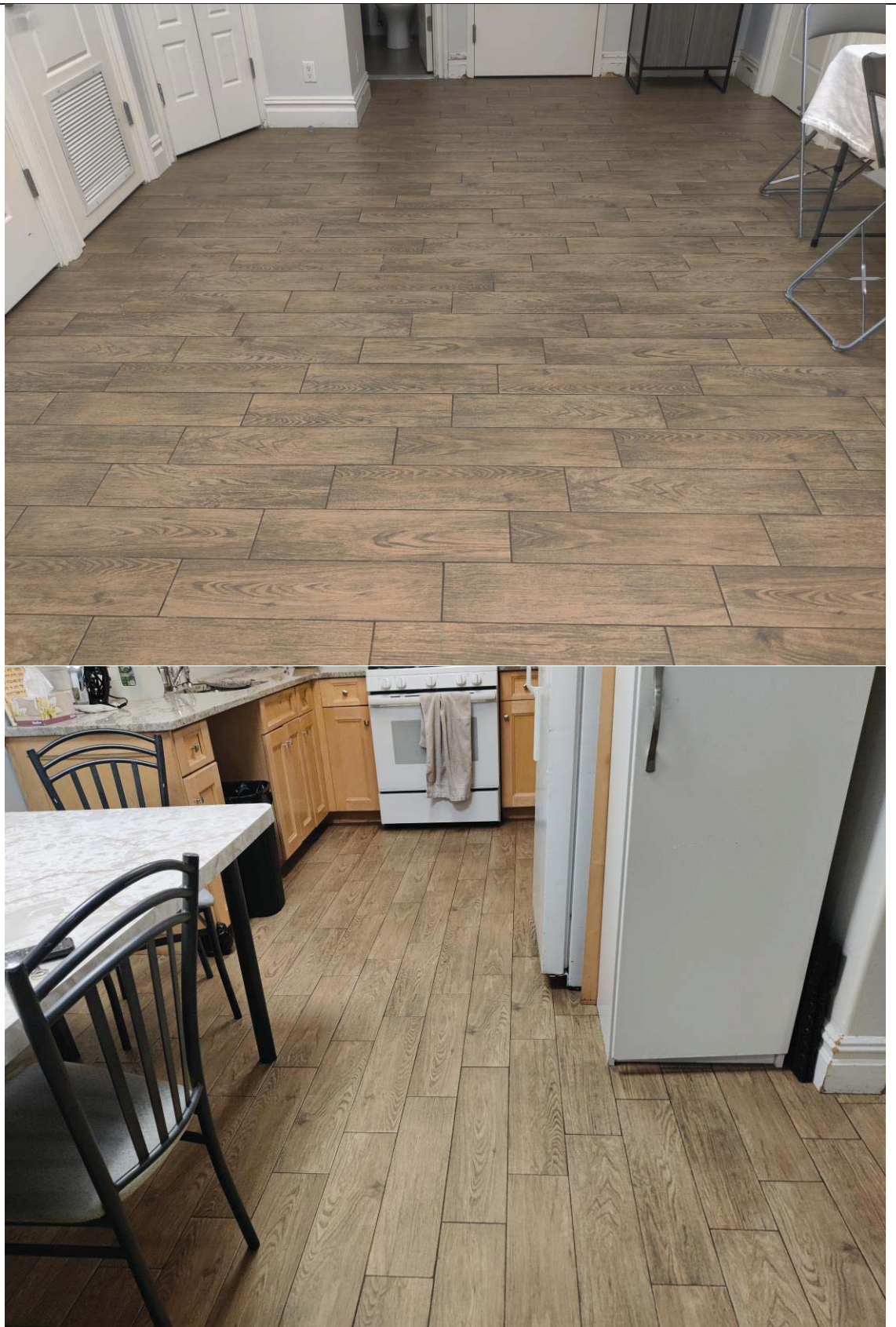






Photo 6 – Fan 1
(Building A) needs
repairs

