

From: Ruth Curley
To: Kevin Brussee
CC: Michael Komoroske; Renata Ockerby; Thomas Panzone
Date: 4/23/2014 9:35 AM
Subject: C224183 - 85 Skillman -Approved Fact Sheet for Distribution
Attachments: c224183.final_factsheet_english.pdf; 85 Skillman St FS Fig 1 Parcel & Location Map.pdf; Cert_of_Mailing_form.pdf; c224183.final_factsheet_english.doc

Kevin

Attached is the final approved fact sheet and site location map for 85 Skillman.

Please have the fact sheet translated into Hebrew, and distribute the fact sheet (copied double-sided) to the site contact list in the approved Citizen Participation Plan, dated 2/28/2014. Copies to NYSDEC and NYSDOH may be provided electronically, rather than by paper copy. I have included a word version of the fact-sheet to assist in your translation effort.

The Citizen Participation Plan and the fact sheet (in both languages) must also be provided to the document repository.

Please provide the certification of mailing (and a copy of the distribution list) within 5 days of issuing the fact sheet.

Thanks

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(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence.

The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 85 Skillman Street - Former Junk Yard
DEC Site #: C224183
Address: 85 Skillman Street
Brooklyn, NY 11205

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 85 Skillman Street - Former Junk Yard site ("site") located at 85 Skillman Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Skillman Suites LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Excavation

Excavation and off-site disposal of contaminant source areas, including:

- A source area in the northeast corner of the site, where some buried electrical equipment and debris was found. Soils in this portion of the site exceed standards for polychlorinated biphenyls (PCBs)(up to about 150 parts per million). The depth of this material is zero to two feet deep.
- Other shallow soil at the site, where exceedances of criteria for petroleum related compounds, pesticides and metals were identified. These compounds are believed to be related to historic fill.
- Slightly deeper soil (2-7 feet) near the west side of the site also exceeds criteria for petroleum related compounds, pesticides and metals related to historic fill.
- All on-site soils which exceed unrestricted soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8, will be excavated and transported off-site for disposal.

Approximately 1900-2000 cubic yards of soil will be removed from the site.

On-site soil (7-11 deep) which does not exceed unrestricted SCOs may be used as backfill and to establish the designed grades at the site.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) may also be brought in to replace the excavated soil and establish the designed grades at the site.

Additional Details

Sampling will be performed to ensure that all contaminated soils have been removed and that soil remaining on-site satisfies unrestricted use objectives. If these objectives cannot be met, the alternate remedy requires that the top two feet of soil meet restricted residential soil standards. If the alternate remedy is chosen, provisions will be put in place to ensure that these soils remain covered by buildings, sidewalks, pavement or two feet of clean soil, and that the cover system remains in place and is maintained.

Cleanup activities will be conducted as specified in the approved Site Health and Safety Plan, which also includes a Community Air Monitoring Plan.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The 85 Skillman Street site (Site) is located in the Bedford-Stuyvesant section of Brooklyn. The site is bounded by commercial/residential properties and Park Avenue to the north, residential properties, a fire station and Bedford Avenue to the east, commercial, vacant property and Myrtle Avenue to the south and Skillman Street to the west.

Site Features: The site is formally identified as 85 Skillman Street, Section 3, Block 1900, Lot 16

on the NYC tax map. Lot 16 encompasses approximately 0.19 acres of property. The lot 16 parcel now includes the former lots 14, 15, 16 and 17, consolidated into one through a zoning lot merger.

The site is currently vacant property covered with crushed stone and gravel and used as a parking lot.

There are two other sites in DER programs, Site #C224156 (Former East Coast Industrial Uniform) and Site #224068 (K-Skillman St. Station) located 530 and 840 feet respectively, north of 85 Skillman street.

Current Zoning and Land Use: The site is zoned M1-2/R6A in a mixed use zoning district. This mixed use district permits a mixture of residential and non-residential (commercial, community, light manufacturing) uses in the same building. The intended use of the site is for restricted residential use as a multi-story apartment building with a basement.

Past Use of the site: All of the lots which now make up the site parcel were developed as residential properties at one time. Former lot 17 on the north side was redeveloped for industrial use as a sheet metal facility for a short period around 1950, an auto repair facility and then as a junk storage or storage facility. The structure on this lot was demolished around 1978, however the lot continued to be used as a small junkyard up until recently. The residence on former lot 16 was used for commercial and residential purposes until it was demolished around 1965. Former lots 14 and 15 were always utilized for residential purposes until the structures were demolished around 1981. Since the demolition of the structures on former lots 14, 15 and 16 these properties have been used for parking.

Site Geology and Hydrogeology: The topography of the site and the surrounding area slopes gently to the northwest towards the New York Shipyard and the East River. The ground level elevation on the property is approximately 33 feet above mean sea level.

The site is underlain by a layer of historic fill that is approximately 2 to 7 feet thick starting just below the ground surface. The historic fill generally consists of silty-sand, brick, wood, concrete and other debris. The native soils below the historic fill consist of brown silty-sand.

The approximate depth to groundwater is 31 feet below ground surface (bgs) in the area. Regional groundwater contour maps indicated that the groundwater flow should be to the northwest towards the East River. However, contrary to this, monitoring well water level measurements appear to indicate that the site area flow is in a southeasterly direction. Additional research indicates that groundwater flow, particularly on the eastern half of the site, may be influenced by the MTA's six subway dewatering wells located in the Nostrand and Marcy Avenue area 1,600 feet to the east of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224183>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library - Marcy Branch
617 DeKalb Ave. at Nostrand Ave.
Brooklyn, NY 11216
phone: 718-935-0032

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Ruth Curley
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
recurley@gw.dec.state.ny.us

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
NYSDOH - BEEI Empire State Plaza - Corning
Tower 1787
Albany, NY 12237
518 402-7860
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

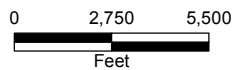
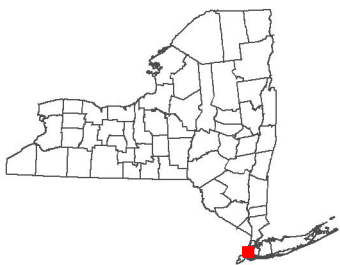


Figure 1
Site Location/Parcel Map
85 Skillman Street - Former Junk Yard
Brooklyn, Kings County
Site No. C224183



SITE NAME [insert]
SITE NO. [insert]

CERTIFICATION OF MAILING

I certify that I mailed on **[insert date]** a copy of the attached **[identify purpose of fact sheet and attach]** fact sheet by first class mail to the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at **[insert street address]** in the **[insert Village, Town, or City]** of **[insert name of municipality]**, New York, which box is under the exclusive care and custody of the United States Post Office Department:

Signature

Date

Attachment(s)