



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 exceeded 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 were believed to be related to historic fill.
• Slightly deeper soil (2-7 feet) near the west side of the site also exceeded criteria for petroleum related compounds, pesticides and metals related to historic fill.
• All on-site soils which exceeded unrestricted soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8, were excavated and transported off-site for disposal.

Approximately 2600 cubic yards (3900 tons) of soil were removed from the site.

Crushed stone was used to replace the excavated soil and establish the designed grades at the site.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

No institutional controls have been or will be put in place on the site.

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 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 and includes former lots 14, 15, 16 and 17, that were consolidated into one through a lot merger.

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

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. After remediation, the site has been developed

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 demolished around 1965. Residential structures on former lots 14 and 15 were demolished around 1981. Since the demolitions, former lots 14, 15 and 16 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/xtapps/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
ruth.curley@dec.ny.gov

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.ny.gov

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.



SITE LOCATION

**SITE PARCEL
LOT 16
83.3 X 100'**

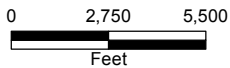
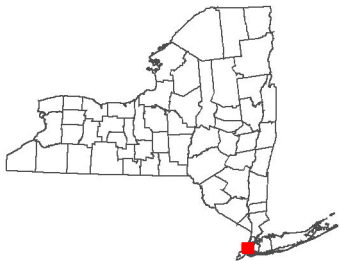


Figure 1

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

