

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
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**For more information about NY
State's Brownfield Cleanup
Program, visit:**

www.dec.ny.gov/chemical/8450.html

**FACT SHEET #3
Brownfield Cleanup Program**

**Former East Coast Industrial
Uniform Site
39 Skillman Street
Brooklyn, NY 11205**

**SITE No. C224156
NYSDEC REGION 2**

January 2013

**Remedy Proposed for Brownfield Site
Contamination;
Public Comment Period Announced
Comment period runs from January 30 through March 18, 2013**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former East Coast Industrial Uniform Site ("site") located at 39 Skillman Street, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site are available for your review at the document repositories identified on the left-hand side of this page. NYSDEC is accepting public comments on the draft Remedial Action Work Plan (RAWP) from January 30 through March 18, 2013.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

Draft Remedial Action Work Plan: The cleanup plan is described in the draft RAWP. The proposed Track 4 remedy consists of:

- Excavation and off-site disposal of an underground storage tank (UST) and associated contaminated soil, and removal of historic fill materials from the upper 4 to 7 feet across the Site (already completed as an Interim Remedial Measure, or IRM)
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of applicable Soil Cleanup Objectives (already completed under the IRM)
- In-place treatment of contaminated soil and groundwater using a chemical oxidant solution
- Installation of a sub-slab depressurization system and vapor barrier beneath the buildings to be constructed on the Site
- Construction of a composite cover system consisting of (1) a minimum two-foot clean fill buffer with demarcation barrier in all landscaped and non-covered areas; and (2) concrete building foundations, sidewalks/pathways, asphalt roadways, and a ventilated parking garage to prevent human exposure to residual contaminated soil remaining under the Site.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy
- Recording of an Environmental Easement to ensure implementation of the SMP

The proposed remedy was developed by 39 Skillman Street LLC (the "Volunteer") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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BROWNFIELD CLEANUP PROGRAM

Site Description: The Site is located at 39 Skillman Street in Brooklyn and is identified as Block 1886 Lot 10 on the NYC Tax map. The property is 25,000 square feet (0.57 acres) and is developed with three attached buildings and a parking area formerly used by the East Coast Industrial Uniform laundry facility. East Coast Industrial Uniforms owned and operated a commercial laundry facility at the Site from 1974 to 2008, when the facility closed. In addition, a portion of the Site was formerly occupied by a gas holder which was operated by Brooklyn Union Gas and its predecessor companies. The gas holder was demolished sometime between 1918 and 1935 and the foundation was backfilled with soil imported from off-site when the facility closed. 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=C224156>

Summary of the Investigation: The Remedial Investigation (RI) identified petroleum contaminants typically associated with fuel oil and gasoline, including volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in soil and groundwater above the applicable standards, criteria and guidance values. Chlorinated volatile organic compounds (CVOCs) typically associated with dry cleaning solvents were also reported in groundwater above standards. In addition, fill material used to backfill the former gas holder and some of the remainder of the property was found to contain elevated levels of metals including arsenic, lead, copper, chromium, mercury and zinc.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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>.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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: 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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

