



Office of Environmental Remediation

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Shaminder Chawla

Director

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Decision Document
E-Designation
Remedial Action Plan Approval

August 8, 2025

Re: 28 Skillman Street
Brooklyn Block 1885, Lot 15
Hazardous Materials, Air Quality E Designation
E-395: Rose Castle - CEQR 16DCP121K - 5/10/2017
OER Project Number 22EH-A377K; Portion of NYSDEC Site #C224351

The New York City Office of Environmental Remediation (OER) has received the November 2022 New York State Brownfield Cleanup Program (NYS BCP) Remedial Action Work Plan and New York State Department of Environmental Conservation (NYSDEC) Decision Document dated November 2022 for Hazardous Materials. We have also reviewed and approved the August 2025 Remedial Action Plan for Air Quality for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

Lotus Residences LLC applied for an apportionment of the 36,799-square-foot Block 1885, Lots 15 and 20 into five separate tax lots (Lot Nos. 10, 14, 15, 16, 20) in December 2024. The new lot 15 has area of 3,500-square-foot. The proposed development, 28 Skillman, will cover about 2,428-square-feet and will encompass part of Block 1885, new Lot 15. The developer is proposing to build a new 7-story building with a full cellar. The building will be used for residential units on the cellar level-floor 7, and mechanical space on the roof.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as “28 Skillman Street” pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 28 Skillman Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

The Site is enrolled in the NYS Brownfield Cleanup Program (portion of NYS BCP Site No C224351). In an effort to satisfy the Hazardous Materials “E” Designation requirements for this project, the applicant submitted the NYS Department of Environmental Conservation (DEC)-approved Remedial Action Work Plan (RAWP) dated November 2022, and the November 2022 NYS DEC Decision Document indicating RAWP approval.

The NYS BCP project manager for this project is Shawn Roberts. Full remedy details and all project related documents are available on the NYS DEC online repository:

<https://www.dec.ny.gov/data/DecDocs/C224351>.

The remedial action selected for the 28 Skillman site outlined in the November 2022 NYSDEC-approved Remedial Action Work Plan (RAWP) is protective of public health and the environment.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 28 Skillman Street site are as follows:

In order to satisfy the requirements of the E-designation, natural gas will be utilized at the site for hot water systems for residential purposes. Remaining systems, including space heating, and HVAC systems, will be powered electrically. Heating and cooling will be provided by fourteen (14) electric heat pump rooftop systems manufactured by Mitsubishi, including four (4) units of Model No. MXZ-SM36NAM2-U1, two (2) units of Model No. MXZ-SM48NAM2-U1, three (3) units of Model No. MXZ-SM60NAM2-U1, and two (2) units of Model No. PUZ-A12NKA7. The indoor units will be manufactured by Mitsubishi and will include six (6) units of model PEFY-P48NMAU-E4, six (6) units of model PEFY-P36NMAU-E4, one (1) unit of model PEFY-P24NMAU-E4, one (1) unit of model PEFY-P15NMAU-E4, one (1) unit of model PLA-A12EA7, and one (1) unit of model PKA-A12LA. The hot water system will include a total of six (6) gas-fired hot water heaters, each with a heat input capacity of 75,100 Btu/hr. The hot water heaters will be located in the mechanical bulkhead with the exhaust stack above the bulkhead roof (elevation 100.3 feet above grade). Two (2) hot water heaters would be A.O. Smith model FCG-75L. The other four (4) would be State Water Heaters model Proline® Ultra-Low NOx High Recovery Commercial-Grade Residential GS6-75-URRS. The State Water Heaters model GS6-75-URRS “complies with SCAQMD Rule 1146.2 and other Air Quality management Districts with similar requirements of 14 ng/J or 20 ppm. Two (2) electric unit heaters (EUHs) manufactured by INDEECO, model ULIR, will be installed to provide heat for the building. A copy of the stamped gas riser diagram is provided in Appendix E of the Air RAP. A copy of the stamped Mechanical Equipment Schedule and Specifications are provided in Appendix G of the Air RAP.

In order to satisfy the requirements of the E Designation 6 stacks will be located on the roof. All stacks will have a uniform height of 100.3 feet above grade. The north lot line is closest to Flushing Avenue, the east lot line is closest to Skillman Street, the south lot line is closest to Park Avenue, the west lot line is closest to Franklin Avenue.

The remedies for the Hazardous Materials and Air Quality E Designations described above conform to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and take into consideration OER guidance, as appropriate.

Shaminder for Adrian

Adrian Singleton
Project Manager



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