

DECISION DOCUMENT

55 Eckford St LLC
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224168
May 2026



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

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Brownfield Cleanup Program
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Statement of Purpose and Basis

This document presents the remedy for the 55 Eckford St LLC brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the 55 Eckford St LLC site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (*e.g.*, hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of contaminated soils which exceed restricted-residential soil cleanup objectives (RRSCOs), as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet across the entire site. If a Track 2 restricted-residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 5,800 cubic yards of contaminated soil will be removed from the site. Collection and analysis of documentation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If deeper excavation is needed to remove source areas as defined above, confirmation samples will be collected at the remedial depth reached. If confirmation sampling indicates that SCOs were not

achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

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

4. Groundwater Extraction & Treatment

Groundwater extraction and treatment will be implemented as part of site-wide dewatering activities to facilitate soil removal below the water table. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to dewater the site up to the proposed remedial excavation depth of 15 feet below ground surface (ft bgs). The extraction system will create a depression of the water table so that contaminated groundwater is directed toward the on-site extraction wells. The extracted groundwater will be treated according to permit requirements of the NYC Department of Environmental Protection before being discharged to the sewer system.

5. In-situ Chemical Reduction

In-situ chemical reduction (ISCR) will be implemented to treat arsenic in soil and groundwater. MetaFix® and GeoForm® Extended Release will be injected into the subsurface across the entire 10,367 square-foot (0.238-acre) site area to immobilize arsenic in saturated soil and groundwater by means of reductive precipitation and adsorption onto iron minerals, which will prevent off-site migration of contaminated groundwater.

Based on site conditions and bench-scale treatability testing, it is estimated that 85 injection points will be installed, *via* direct push technology, in a grid pattern across the site. The chemical injections will consist of injecting the MetaFix® and GeoForm® into a 15-foot vertical treatment zone within the saturated subsurface, from 15 to 30 ft bgs, at each injection point. It is anticipated the injections will be completed during a single event. The chemical injection specifications, treatment mechanisms, and bench-scale treatability results are described in the Remedial Action Work Plan, including Appendix E - Chemical Injection Specification (Treatability Study).

Monitoring will be required upgradient, within and downgradient of the treatment zone. Monitoring will be conducted for total and dissolved metals (including arsenic, iron, manganese, magnesium, calcium, and barium) and SVOCs, as well as indicator parameters supporting oxidation-reduction potential and any other parameters recommended by the manufacturer.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system (SSDS), or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

Engineering and Institutional Controls

Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 2 restricted-residential cleanup at a minimum, and will include imposition of a site cover as a contingency if soil less than 15 feet deep does not meet the restricted residential SCOs.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g);
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH); and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 7 above.
 - Engineering Controls: The contingent Cover System discussed in Remedy Element 9 below, and the Vapor Mitigation System discussed in Remedy Element 6 above.

This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater and soil vapor to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.
- c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system. The plan includes, but is not limited to:
- procedures for operating and maintaining the system; and
 - compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.

Contingent Remedial Elements

In the event that Track 2 restricted residential cleanup is not achieved throughout the entire site, the following contingent remedial elements will be required for those areas not achieving Track 2, and the remedy will achieve a Track 4 restricted residential cleanup.

9. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Prevention and Building Code or local building code, whichever is applicable for the site.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration NYSDEC guidance, as appropriate. The remedy is protective of public health and the environment.

Date

Richard A. Mustico, Director
Remedial Bureau A

DECISION DOCUMENT

55 Eckford St LLC
Brooklyn, Kings County
Site No. C224168
May 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C224168>

Brooklyn Public Library - Greenpoint
107 Norman Ave
Brooklyn, NY 11211
Phone: (718) 389-4394

Brooklyn Community Board Office 1
435 Graham Avenue
Brooklyn, NY 11211
Phone: (718) 389-0009

Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>.

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:

The 0.238-acre site is located in the Greenpoint neighborhood of Brooklyn and is identified as Block 2698, Lot 32. The site is bound to the north by a five-story residential development (65 Eckford Street, BCP Site No. C224218), to the east by Eckford Street followed by five connected two-story residential buildings (54-62 Eckford St), to the south by a three-story residential building (67 Engert Ave) and four connected three-story residential buildings (57-63 Engert Ave) followed by Engert Avenue, and to the west by a single-story warehouse building (488 Leonard St) and a parking lot followed by Leonard Street.

Site Features:

The site currently consists of undeveloped, vacant land and is surrounded by a construction fence. In 2024, the site was partially developed with a six-story unfinished steel frame construction with concrete foundations and a partial basement, which has been removed.

Current Zoning and Land Use:

The site does not currently contain any buildings or structures. The site is located in the Greenpoint-Williamsburg Special Mixed-Use District (MX-8) of Brooklyn in an area zoned for residential (R6A, R6B) and light manufacturing (M1-2). The proposed construction (five-story, multi-unit residential building) will be as-of-right and will be consistent with applicable zoning regulations. The site is surrounded by mixed commercial and residential uses to the west and north and residential uses to the east (across Eckford Street) and south.

Past Use of the Site:

In 1887, the site consisted of four undeveloped lots. By 1905, the site was part of the Meisel Danowitz & Co. woodworking operation and contained four one- and two-story buildings identified as 'moulding shed', 'planning & moulding lumber racks', 'kiln house', and an office. By 1916, the structures remained but were identified as 'vacant and dilapidated'; by 1942 identified as 'wool & rags sorting and baling'; and from 1951 until 1992 identified as 'electric plating,

storage, lacquer spraying'. Between 1993 and 2004, the structures remained but the use is unknown. NYC Department of Finance records show the site was owned by the Berkman Family by at least 1971. By 2003, the Berkman Family sold the property to Blue Diamond Development, LLC. In August 2005, the NYC Department of Buildings issued a demolition permit, and buildings were later demolished. By 2009, the property was sold to 55 Eckford Street Brooklyn LLC / Madison Realty Capital L.P. Between 2009 and 2015, construction permits were issued by NYCDOB for the site redevelopment into residential apartments. By 2016, a stop work order was issued for the site, and construction has been paused since then. In 2017, the site entered the Brownfield Cleanup Program (BCP) under the previous Applicant, TCJ Construction, who subsequently withdrew from the program. In April 2024 the site was purchased by 55 Eckford St LLC and reentered the BCP in November 2024.

Site Geology and Hydrogeology:

Based on review of the 1776-7 Original High and Low Grounds, Salt Marsh and Shorelines in the City of Brooklyn Map, the site lies within the edge of the shoreline of where an original salt marsh was located (*i.e.*, the current McCarren Park). Typically, in this area, fill was used to raise grades, which is underlain by clayey silts and silty sands.

The 2025 remedial investigation (RI) confirmed the subsurface geology consists of urban fill (bricks, concrete, *etc.*) to depths of 12 to 17 feet below grade (ft bg), followed by a clayey silt layer with interbedded peat that extends to depths ranging from 12 to 25 ft bg and a fibrous, fine-grained peat with clayey silt from 11 to 33 ft bg, which is underlain by native sands. Bedrock is anticipated to be encountered over 100 ft bg and consists of interbedded schist and weathered gneiss.

Groundwater is present from 12-14 ft bg and flows to the northeast. The nearest water body is the East River, approximately 3,000 ft to the west.

A site location map is attached as Figure 1 and a site plan is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Volunteer does not have an obligation to address off-site contamination. NYSDEC has determined that this site

poses a significant threat to human health and the environment; accordingly, enforcement actions are necessary.

NYSDEC will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). NYSDEC will bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, NYSDEC will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed

SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>.

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

arsenic	tetrachloroethane (PCE)
benzo(a)anthracene	n-heptane
benzo(a)pyrene	n-hexane
chrysene	2,2,4-trimethylpentane
trichloroethene (TCE)	

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

During the remedial investigation (RI), a total of 10 soil borings, 10 monitoring wells and nine soil vapor points were completed at the site and 78 soil samples, 10 groundwater samples, and nine soil vapor samples were collected. Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary

contaminants of concern for the site include metals (specifically arsenic), and to a lesser extent SVOCs in soil and groundwater, and VOCs in soil vapor.

Soil:

Soil analytical results were compared to the Restricted Residential Use Soil Cleanup Objectives (RRSCOs) and/or applicable Protection of Groundwater SCOs (PGSCOs).

Several metals were detected throughout the site to depths up to 30 ft bg including maximum concentrations of arsenic at 240 parts per million, or ppm (RRSCO and PGSCO are 16 ppm), barium at 725 ppm (RRSCO is 410 ppm), cadmium at 16.5 ppm (RRSCO is 2.5 ppm), copper at 1,580 ppm (RRSCO is 280 ppm), lead at 2,370 ppm (RRSCO is 400 ppm), mercury at 24.1 ppm (RRSCO is 0.3 ppm), and nickel at 1,300 ppm (RRSCO is 320 ppm).

Several SVOCs were detected in the western and southern site areas up to 26 ft bg including maximum concentrations of benzo(a)anthracene at 142 ppm (RRSCO is 1.4 ppm), benzo(a)pyrene at 138 ppm (RRSCO is 1 ppm), benzo(b)fluoranthene at 105 ppm (RRSCO is 1.4 ppm), benzo(k)fluoranthene at 81.9 ppm (RRSCO is 4.9 ppm), chrysene at 97.9 ppm (RRSCO is 4.9 ppm), dibenzo(a,h)anthracene at 36.3 ppm (RRSCO is 0.33 ppm), and indeno(1,2,3-cd)pyrene at 175 ppm (RRSCO is 1.4 ppm).

VOCs, PFAS, PCBs, and pesticides were non-detect or did not exceed RRSCOs.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater:

Groundwater analytical results were compared to the Ambient Water Quality Standards and Guidance Values (AWQSGVs).

One dissolved metal, arsenic, was detected at in one groundwater sample at 94.19 parts per billion (ppb), which exceeds the AWQSGV of 25 ppb. Other dissolved metals detected in exceedance of the AWQSGVs included iron, manganese, and sodium; however, these are naturally occurring minerals and are not considered to be site-specific contaminants of concern.

Three SVOCs were detected slightly above their AWQSGVs of 0.002 ppb in one groundwater sample: benzo(a)anthracene at 0.09 ppb, benzo(b)fluoranthene at 0.007 ppb, and benzo(k)fluoranthene at 0.06 ppb. Benzo(a)pyrene (max. 0.10 ppb) was detected above its AWQSGV (non-detect), and chrysene (max. 0.09 ppb) was detected above its AWQSGV (0.002 ppb) in two groundwater samples.

Perfluorooctanoic acid (PFOA) was detected in all six groundwater samples ranging from 15.6 parts per trillion (ppt) to 48.8 ppt (AWQSGV is 6.7 ppt). Perfluorooctanesulfonic acid (PFOS) was detected in four samples from 2.38 ppt to 8.85 ppt (AWQSGV is 2.7 ppt). The sitewide presence of PFAS is indicative of an area-wide groundwater condition that is not specifically site-related. Groundwater in this area is not used as a source of drinking water.

PCBs and pesticides were not detected in groundwater.

Data indicates there is potential for off-site impacts in groundwater related to the site.

Soil Vapor:

Chlorinated VOCs (CVOCs) were found in soil vapor samples including maximum concentrations of trichloroethylene (TCE) at 3,910 ug/m³ and tetrachloroethylene (PCE) at 477 ug/m³. Several petroleum-related VOCs were found at the site, but only three compounds were elevated: n-heptane (max. 1,300 ug/m³), n-hexane (max. 1,120 ug/m³), and 2,2,4 trimethylpentane (max. of 1,880 ug/m³). Elevated soil vapor concentrations are limited to the northern and northeastern site areas.

The potential impacts of offsite soil vapor contamination will be evaluated by NYSDEC.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

The site is completely fenced, which restricts public access. However, persons who enter the site could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People will not come into direct contact with contaminated groundwater unless they dig below the ground surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there is no on-site building, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion from site contaminants is a potential concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives (RAOs) for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of groundwater contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation exposure to contaminants volatilizing from soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Soil Excavation and In-Situ Chemical Reduction remedy.

The elements of the selected remedy, as shown on Figures 3 through 5, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (*e.g.*, hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater

- above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of contaminated soils which exceed restricted-residential soil cleanup objectives (RRSCOs), as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet across the entire site. If a Track 2 restricted-residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 5,800 cubic yards of contaminated soil will be removed from the site. Collection and analysis of documentation samples at the remedial excavation depth will be used to verify that SCOs for the site have been achieved. If deeper excavation is needed to remove source areas as defined above, confirmation samples will be collected at the remedial depth reached. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

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

4. Groundwater Extraction & Treatment

Groundwater extraction and treatment will be implemented as part of site-wide dewatering activities to facilitate soil removal below the water table. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to dewater the site up to the proposed remedial excavation depth of 15 feet below ground surface (ft bgs). The extraction system will create a depression of the water table so that contaminated groundwater is directed toward the on-site extraction wells. The extracted groundwater will be treated according to permit requirements of the NYC Department of Environmental Protection before being discharged to the sewer system.

5. In-situ Chemical Reduction

In-situ chemical reduction (ISCR) will be implemented to treat arsenic in soil and groundwater. MetaFix® and GeoForm® Extended Release will be injected into the subsurface across the entire 10,367 square-foot (0.238-acre) site area to immobilize arsenic in saturated soil and groundwater by means of reductive precipitation and adsorption onto iron minerals, which will prevent off-site migration of contaminated groundwater.

Based on site conditions and bench-scale treatability testing, it is estimated that 85 injection points will be installed, *via* direct push technology, in a grid pattern across the site. The chemical

injections will consist of injecting the MetaFix® and GeoForm® into a 15-foot vertical treatment zone within the saturated subsurface, from 15 to 30 ft bgs, at each injection point. It is anticipated the injections will be completed during a single event. The chemical injection specifications, treatment mechanisms, and bench-scale treatability results are described in the Remedial Action Work Plan, including Appendix E - Chemical Injection Specification (Treatability Study).

Monitoring will be required upgradient, within and downgradient of the treatment zone. Monitoring will be conducted for total and dissolved metals (including arsenic, iron, manganese, magnesium, calcium, and barium) and SVOCs, as well as indicator parameters supporting oxidation-reduction potential and any other parameters recommended by the manufacturer.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system (SSDS), or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

Engineering and Institutional Controls

Imposition of an institutional control in the form of an Environmental Easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 2 restricted-residential cleanup at a minimum, and will include imposition of a site cover as a contingency if soil less than 15 feet deep does not meet the restricted residential SCOs.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g);
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH); and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Remedy Element 7 above.
- Engineering Controls: The contingent Cover System discussed in Remedy Element 9 below, and the Vapor Mitigation System discussed in Remedy Element 6 above.

This plan includes, but may not be limited to:

- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater and soil vapor to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.
- c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system. The plan includes, but is not limited to:
- procedures for operating and maintaining the system; and
 - compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.

Contingent Remedial Elements

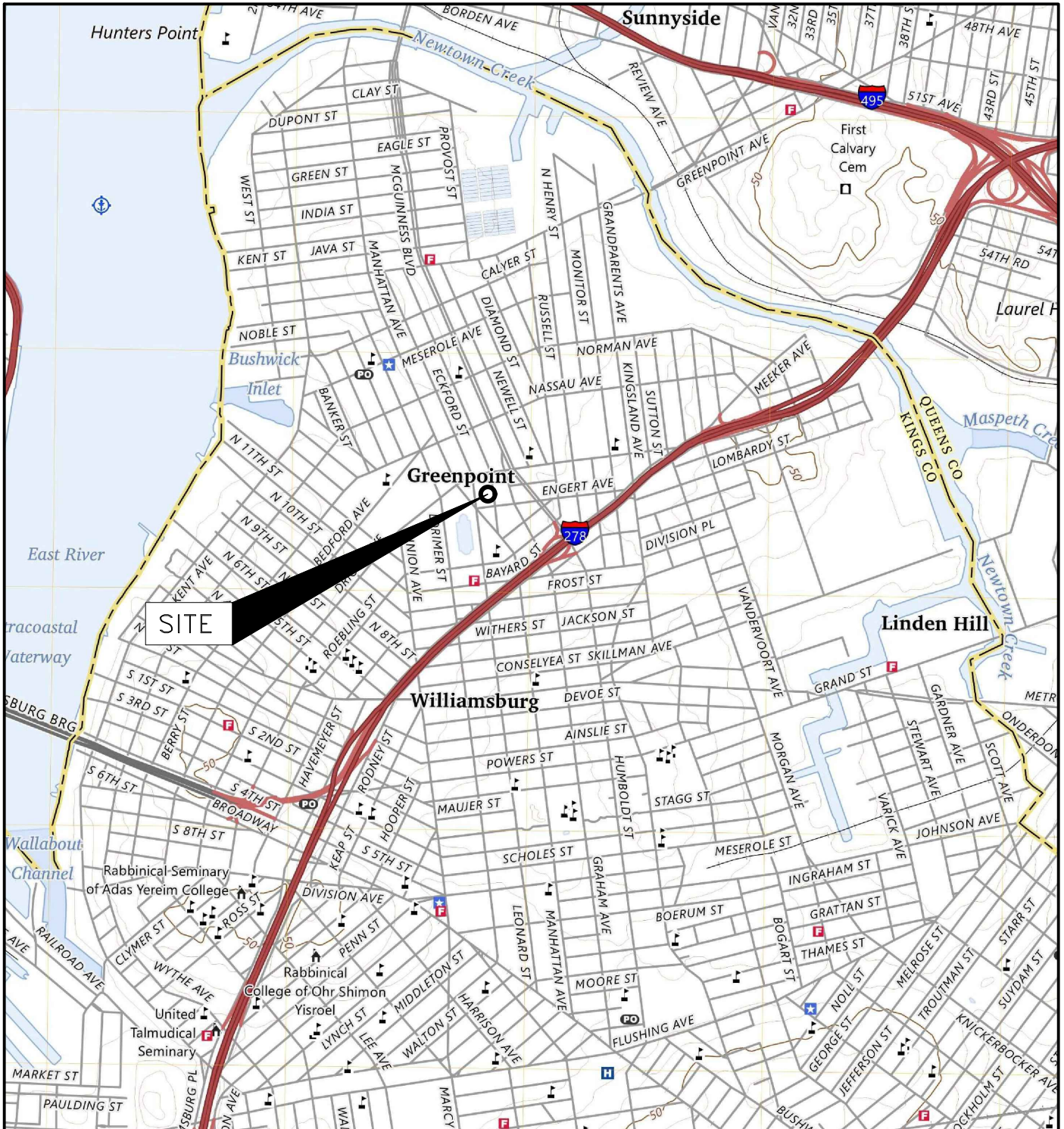
In the event that Track 2 restricted residential cleanup is not achieved throughout the entire site, the following contingent remedial elements will be required for those areas not achieving Track 2, and the remedy will achieve a Track 4 restricted residential cleanup.

9. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including

sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Prevention and Building Code or local building code, whichever is applicable for the site.

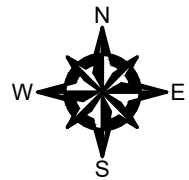
© 2026 - GZA GeoEnvironmental of NY.
 GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP Drawings\GZA CAD\163263.00 Revised RAMP_Jan2026.dwg [FIG 1 8.5x11] January 28, 2026 - 12:11pm Selia.Gupta



QUADRANGLE LOCATION

SOURCE:

USGS TOPOGRAPHIC MAPS: BROOKLYN, NY (2023).
 CONTOUR INTERVAL 10FT., NAVD-1988, ORIGINAL SCALE
 1:24,000 (1IN.=2,000FT.).



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55 ECKFORD STREET
 BROOKLYN, NEW YORK 11222

SITE LOCATION MAP

PREPARED BY:



GZA GeoEnvironmental of NY
 Engineers and Scientists
 www.gza.com

PREPARED FOR:

55 ECKFORD ST LLC

PROJ MGR: RL	REVIEWED BY: RL	CHECKED BY: VW
DESIGNED BY: SG	DRAWN BY: SG	SCALE: 1"=2000'
DATE: JANUARY 2026	PROJECT NO. 41.0163263.00	REVISION NO. -

FIGURE

1

SHEET NO. 1 OF 1

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 GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP\Drawings\GZA CAD\163263.00 Revised RAWP_Jan2026.dwg [FIG 2 - 17x11] January 28, 2026 - 12:23pm Seila.Gupta



GENERAL NOTES

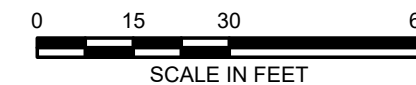
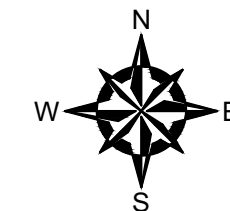
1. AERIAL IMAGERY DEVELOPED FROM © 2026 MICROSOFT CORPORATION © 2026 MAXAR © CNES (2026) DISTRIBUTION AIRBUS DS.
2. PREVIOUS 6-STORY STRUCTURE SHOWN ONSITE HAS BEEN DEMOLISHED IN JUNE 2025.

LEGEND

APPROXIMATE SITE BOUNDARY

Notes:

- 1) The site boundary is the same as the property boundary.
- 2) The depicted structure has been demolished - site is currently vacant.



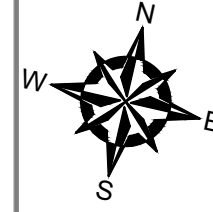
NO.	ISSUE/DESCRIPTION	BY	DATE

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55 ECKFORD STREET
 BROOKLYN, NY 11222

SITE PLAN

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST LLC	
PROJ MGR: RL	REVIEWED BY: RL	CHECKED BY: VW	FIGURE
DESIGNED BY: SG	DRAWN BY: SG	SCALE: 1" = 30'	2
DATE: JANUARY 2026	PROJECT NO. 41.0163263.00	REVISION NO. -	

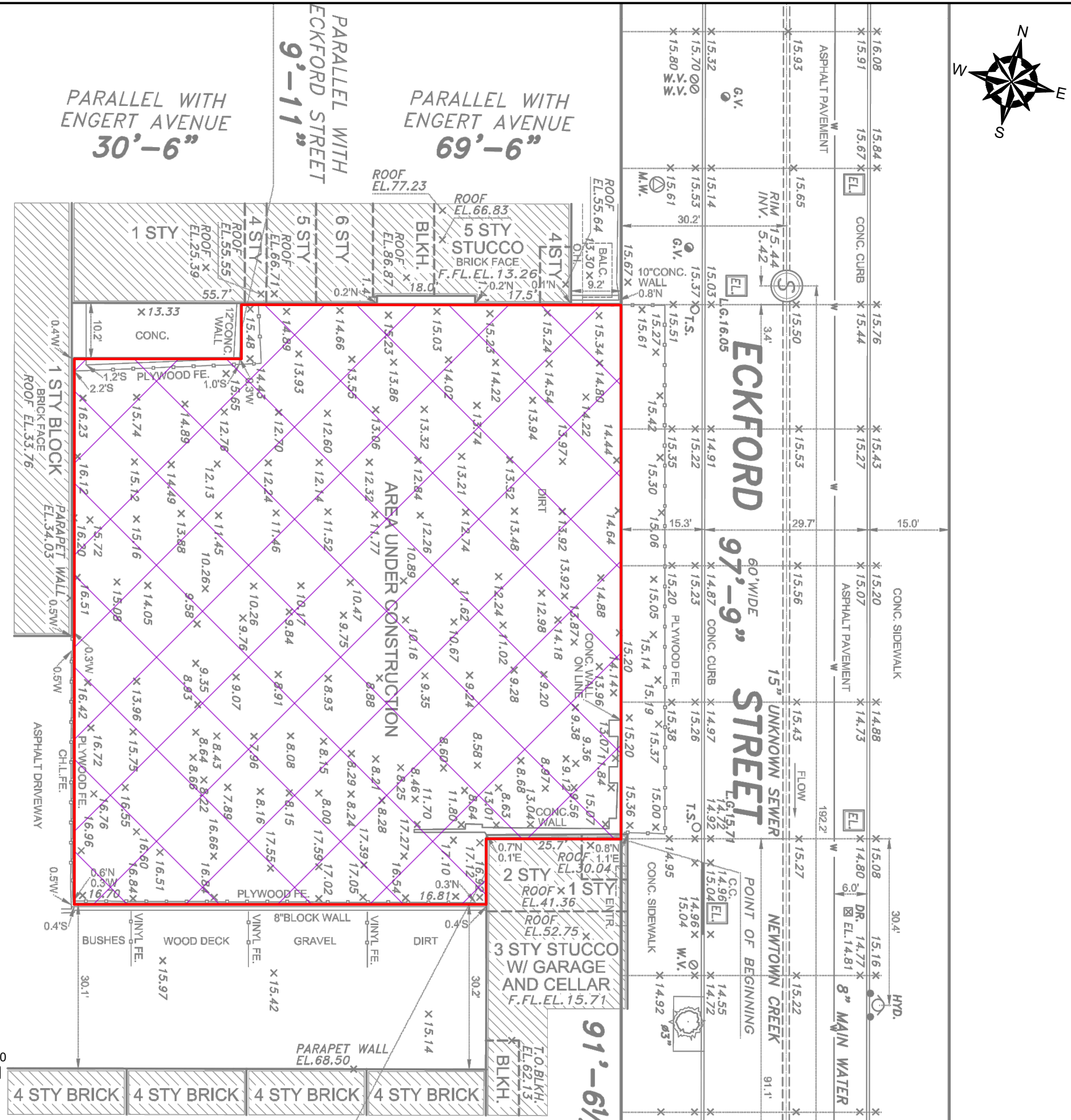


GENERAL NOTES

1. BASEMAP DEVELOPED FROM SURVEY TITLED "ARCHITECTURAL SURVEY", PREPARED BY "PERFECT POINT LAND SURVEYING", DATED JANUARY 14, 2026, ORIGINAL SCALE 1:20.
2. ALL ELEVATIONS REFERENCED ARE IN NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

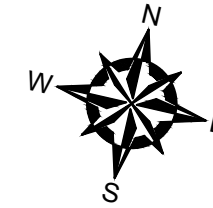
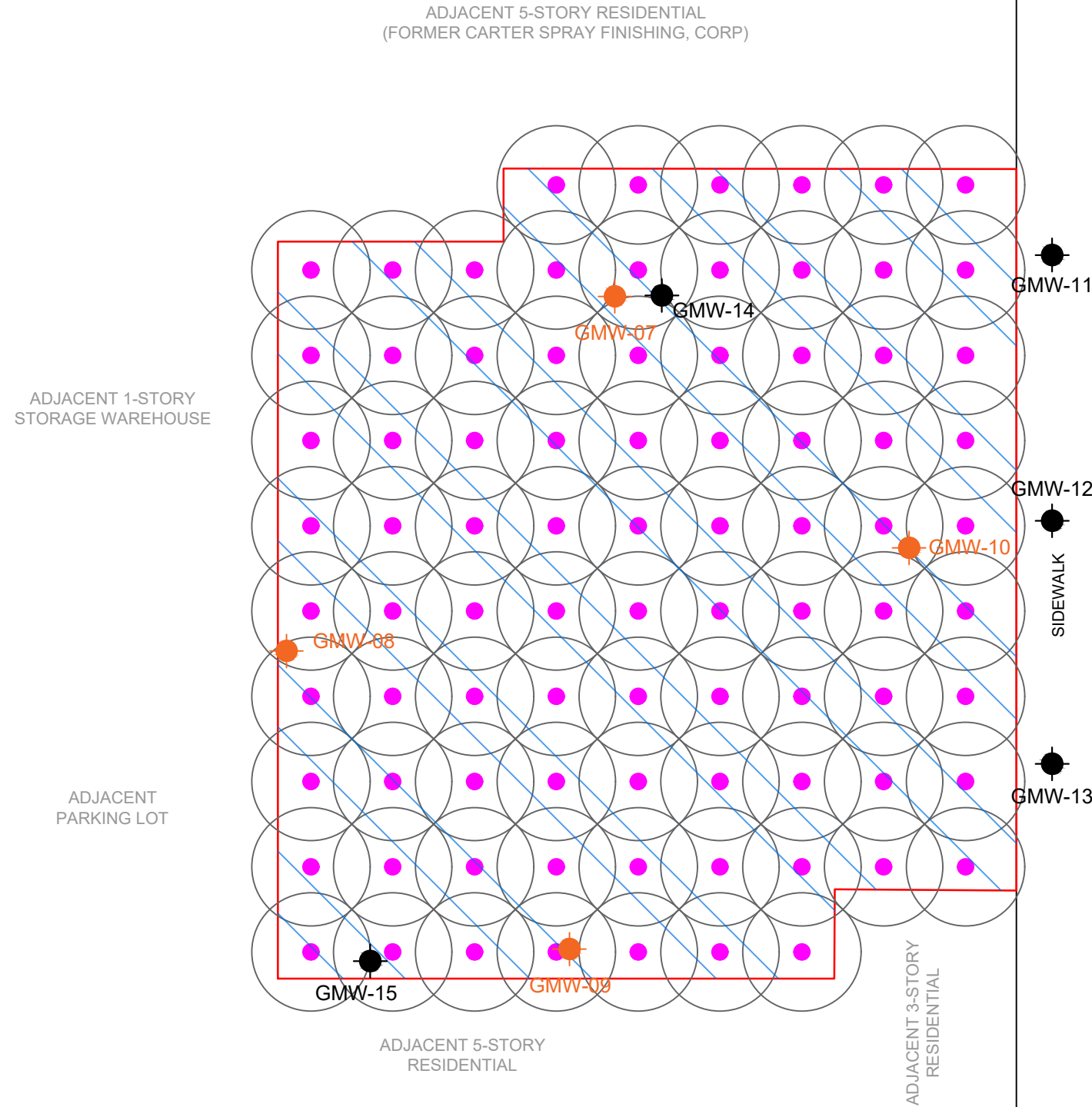
LEGEND

- APPROXIMATE SITE BOUNDARY
- PROPOSED EXCAVATION AREA TO 15' BELOW GROUND SURFACE (ELEV. +0.0' NAVD88)



NO.	ISSUE/DESCRIPTION	BY	DATE
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55 ECKFORD STREET BROOKLYN, NY 11222			
EXCAVATION FOOTPRINT FOR ALTERNATIVE 2			
PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST LLC	
PROJ MGR: RL DESIGNED BY: SG DATE: JANUARY 2025	REVIEWED BY: RL DRAWN BY: SG PROJECT NO. 41.0163263.00	CHECKED BY: VW SCALE: 1" = 20' REVISION NO. -	FIGURE 11B SHEET NO.

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 GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP\Drawings\GZA CAD\163263.00 Revised RAWP_Jan2026.dwg [FIG 13 - 17x11] May 14, 2026 - 5:25pm jackson.bogach



GENERAL NOTES

- BASEMAP DEVELOPED FROM SURVEY TITLED "ARCHITECTURAL SURVEY", PREPARED BY "PERFECT POINT LAND SURVEYING", DATED JANUARY 14, 2026, ORIGINAL SCALE 1:20.

LEGEND

- APPROXIMATE SITE BOUNDARY
- PROPOSED CHEMICAL INJECTION AREA FROM 15' TO 30' BELOW GROUND SURFACE
- PROPOSED INJECTION LOCATION WITH 8' RADIUS OF INFLUENCE
- APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELLS
GMW-08
- PROPOSED LOCATION OF ADDITIONAL GROUNDWATER MONITORING WELLS
GMW-11

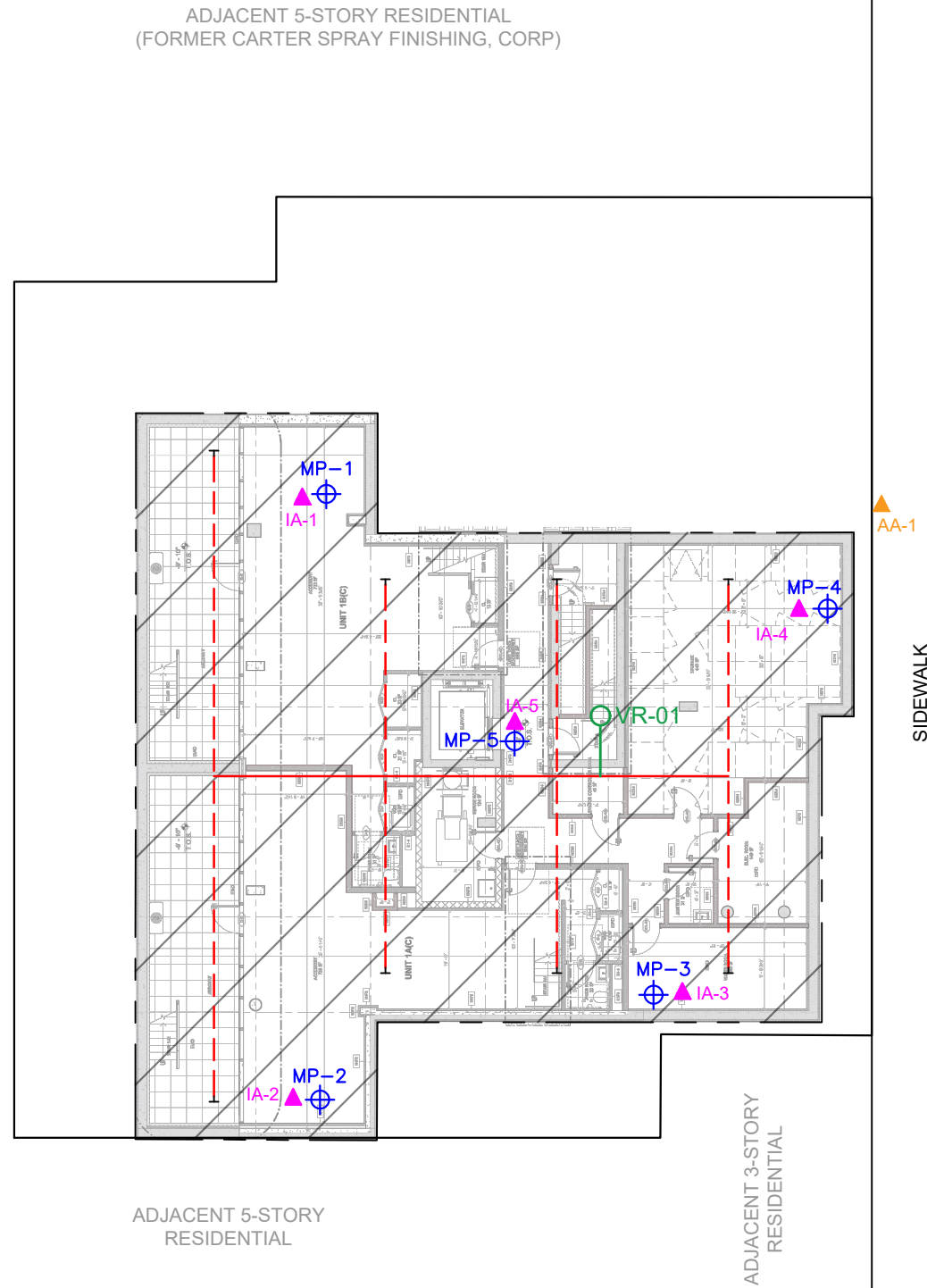


ECKFORD STREET

ADJACENT 2-STORY RESIDENTIAL

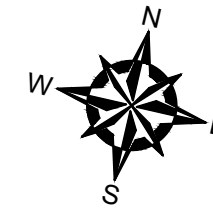
NO.	ISSUE/DESCRIPTION	BY	DATE
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55 ECKFORD STREET BROOKLYN, NY 11222			
CHEMICAL INJECTION AREA FOR TRACK 2 REMEDY			
PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST LLC	
PROJ MGR: RL	REVIEWED BY: RL	CHECKED BY: VW	FIGURE 13 SHEET NO.
DESIGNED BY: SG	DRAWN BY: SG	SCALE: 1" = 20'	
DATE: MAY 2026	PROJECT NO. 41.0163263.00	REVISION NO. -	

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 GZA-J:\Active 163200 to 163299\163263.00 - 55 Eckford St BCP\Drawings\GZA CAD\163263.00 Revised RAWP_Jan2026.dwg [FIG 14A - 17x11] March 30, 2026 - 12:41pm jackson.bogach



ECKFORD STREET

ADJACENT 2-STORY RESIDENTIAL



GENERAL NOTES

- FLOORPLAN DEVELOPED FROM DRAWING TITLED "CONSTRUCTION PLAN LEVEL 1", PREPARED BY "INOA ARCHITECTURE", ORIGINAL SCALE $\frac{3}{16}''=1'-0''$, DATED FEBRUARY 21, 2025.

LEGEND

- APPROXIMATE SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- 4-INCH DIAMETER SOLID SCHEDULE 80 PVC SSDS PIPE BENEATH BUILDING SLAB
- 4-INCH DIAMETER SLOTTED SCHEDULE 80 PVC SSDS PIPE BENEATH BUILDING SLAB
- 6-INCH DIAMETER VERTICAL GALVANIZED STEEL RISER PIPE EXTENDS THROUGH CELLAR SLAB
- PVC CAP
- PROPOSED MONITORING POINT LOCATION
- MP-1
- HORIZONTAL EXTENT OF ACTIVE SSDS, WATERPROOFING BARRIER AND/OR VAPOR BARRIER CONSISTING OF 20-MIL DRAGO WRAP, AND 12" GAS PERMEABLE AGGREGATE LAYER
- PROPOSED INDOOR AIR SAMPLE LOCATIONS
- PROPOSED AMBIENT AIR SAMPLE LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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BROOKLYN, NY 11222

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS) LAYOUT

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 55 ECKFORD ST LLC	
PROJ MGR: RL DESIGNED BY: SG DATE: JANUARY 2026	REVIEWED BY: RL DRAWN BY: SG PROJECT NO.: 41.0163263.00	CHECKED BY: VW SCALE: 1" = 20' REVISION NO.: -	FIGURE 14A SHEET NO.