



# 55 Eckford Street LLC

Brownfield Cleanup Program

Site No. C224168

Brooklyn, Kings County

May 2026

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 55 Eckford Street LLC site ("site") located at 55 Eckford Street, Brooklyn, New York. Please see the map for the site location. The cleanup activities will be performed by 55 Eckford St LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (DEC). DEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224168/>.
- Documents also are available at the locations identified under "Where to Find Information."

Cleanup activities are expected to begin in May 2026 and last about eight months.

### 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 key components of the cleanup are:

- Excavation and off-site disposal of contaminated soil and fill material from the surface to 15 feet below ground surface (bgs) across the entire site;
- Removal, decommissioning and offsite disposal of any encountered underground storage tanks and/or associated equipment (e.g., fill lines, vent line);
- Performing chemical injections across the entire site, from 15 feet bgs to 30 feet bgs, to treat soil and groundwater;
- Collection and analysis of post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Installation of a sub-slab depressurization system beneath the future site building to address the potential for the migration of soil vapor, contaminated with volatile organic compounds (VOCs), into the site building and
- Importing clean material that meets the established soil cleanup objectives (for use as backfill).

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and residents and include required air monitoring as well as dust and odor suppression measures.

### Next Steps

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

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. DEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the

applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

DEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

### Site Description

The site is located at 55 Eckford Street in Brooklyn and is identified as Block 2698, Lot 32 on the New York City Tax map. The 0.24-acre site contained remnants of a six-story steel structure/unfinished building that was demolished by the applicant in June 2025.

In the early 1900s, the site was used for woodworking operations, and from at least 1951 to 1992, electric plating and lacquer spraying occurred at the site. Since at least the late 2000s, the site has been unused, except for construction of the now-demolished partial structure.

The anticipated cleanup will achieve restricted-residential use, which will allow for the planned development of a five-story residential building with multiple units.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224168) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

### 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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

### Stay Informed with DEC Delivers

**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.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

### DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### **Project-Related Questions**

Jolene Lozewski, P.G., Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
p: (518) 402-8805  
[jolene.lozewski@dec.ny.gov](mailto:jolene.lozewski@dec.ny.gov)

### **Project-Related Health Questions**

Benjamin Caligiuri, Project Manager  
NYSDOH, Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
p: (518) 402-7868  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:  
<https://extapps.dec.ny.gov/data/DecDocs/C224168/>

### **Brooklyn Public Library – Greenpoint Branch and Environmental Education Center**

107 Norman Avenue  
Brooklyn, NY 11222  
(718) 389-4394

### **Brooklyn Community Board 1**

435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009  
[Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

## Site Location





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