

Greenpoint Ferry Site

Brownfield Cleanup Program

Site No. C224272

Brooklyn, New York County



Department of
Environmental
Conservation

January 2026

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 Greenpoint Ferry site ("site") located at 127-141 West Street (aka 1 Java Street), Brooklyn, New York, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 1 Java Owner, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224272/>.
- Documents also are available at the locations identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Demolition - Demolition of the existing Site buildings and off-site disposal of construction and demolition (C&D) debris to allow for remedial excavation.
- Excavation - Excavation and off-site disposal of about 800 tons of contaminated soil and about 7,000 tons of contaminated historic fill material exceeding the Restricted-Residential and Protection of Groundwater soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Sub-Slab Depressurization System - A sub-slab depressurization system (SSDS) was installed in the building to mitigate soil vapor intrusion.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-Slab Depressurization System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The site is located at 127-141 West Street (aka 1 Java Street) in Brooklyn, New York City (Kings County), also identified as part of Block 2538 and Lot 1 on the New York City Tax Map. The Site is a 2.42-acre property bordered on the west by the East River, on the south by Java Street, on the east by West Street, and on the north by India Street. The site was previously developed with two connected warehouse-style buildings.

The property has been developed and now contains a mixed residential and commercial use building, including an affordable housing component, and a waterfront recreational/green space area. The cleanup standard for the site is a Track 4 Restricted-Residential remedy.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224272) 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

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224272/>

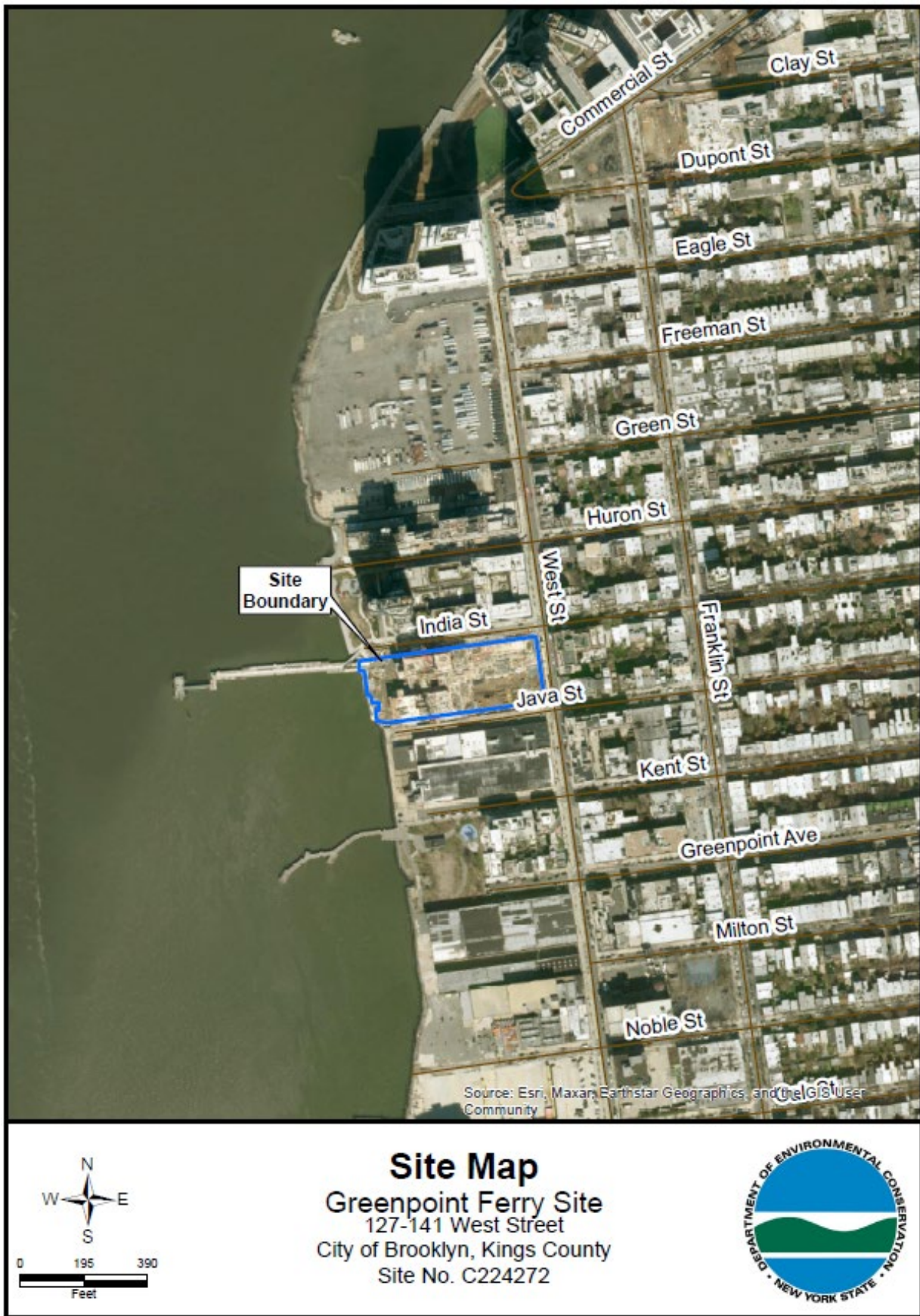
Greenpoint Branch, Brooklyn Public Library

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

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009

Site Location





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