

55 Eckford Street LLC

Brownfield Cleanup Program

Site No. C224168

Brooklyn, Kings County



Department of
Environmental
Conservation

March 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to 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. Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH, has determined that the site poses a significant threat to public health or the environment. This decision is based on contaminants being found in groundwater and soil vapor at the site. To address this threat, NYSDEC has developed the proposed cleanup plan summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 4 2026 through April 19 2026**.

- Access the Remedial Investigation (RI), 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."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan

The proposed Track 2 Restricted-Residential remedy plan consists of:

- Excavation and off-site disposal of contaminated soil and fill material from the surface to approximately 15 feet below ground surface (bgs) across the entire site;
- Performing chemical injections across the entire site, from 15 feet bgs to 30 feet bgs, to treat the full horizontal and vertical extent of contamination (e.g., arsenic and semi-volatile organic compounds (SVOCs)) in site soils, as well as arsenic and SVOCs in groundwater.
- Removal, decommissioning and offsite disposal of any encountered Underground Storage Tanks and/or associated equipment (e.g., fill lines, vent line).
- Installation of a sub-slab depressurization system (SSDS) beneath the future site building to address the potential for the migration of soil vapor, contaminated with volatile organic compounds, into the site building.
- Collection and analysis of post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup;
- A soil vapor intrusion evaluation will be conducted after the remediation is complete to verify the performance of the SSDS;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Recording of an Environmental Easement (EE), including Institutional Controls (ICs), to prevent future exposure to any residual contamination remaining at the site;

- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls, (2) Engineering Controls, (3) monitoring, (4) operation and maintenance and (5) reporting.

The proposed cleanup plan was developed by 55 Eckford St LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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.

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 21 units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224168) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are metals and SVOCs present in the site soils and groundwater, and VOCs in the soil vapor.

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 SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC 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

Benjamin Caligiuri, Project Manager
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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/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

Site Location





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