

Willoughby Conversion Project

Brownfield Cleanup Program

Site No. C224420

Brooklyn, Kings County



Department of
Environmental
Conservation

July 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to Willoughby Conversion Project ("site") located at 1250 Willoughby Avenue, Brooklyn, NY. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **July 2 through August 16, 2026**.

- Access the draft Remedial Investigation Report (RIR), RWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224420/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed multi-Track 2/Track 4 Restricted Residential Use remedy plan consists of:

- Removing any encountered Underground Storage Tanks;
- Excavation and off-site disposal of contaminated soil to approximately 2-15 feet below ground surface across the area of the site;
- Collecting and analyzing post-cleanup soil samples to evaluate the effectiveness of the cleanup;
- Installation of a Sub-Slab Depressurization System in the footprint of the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 1250 Willoughby Owner LLC and 1250 Willoughby Manager LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC 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 DEC and NYSDOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is approximately 15,000 square feet and is bordered by an industrial/manufacturing facility on the north, a multi-tenant industrial building to the east, a private residential property to the south, and Willoughby Avenue followed by a restaurant supply business to the west. Throughout the 1900s the site was developed with dwellings and single garages, as well as commercial and industrial operations including a thermometer factory, and eyeglass frame factory, and a radio repair business. The site is currently vacant and has been used as a parking lot since 1974. The site is located within a designated Environmental Zone (En-zone) and within a disadvantaged community.

The proposed redevelopment will include construction of a 12-story mixed-use building with an approximate footprint of 8,850 square feet with a partial cellar. The cellar will consist of utility rooms and building amenities; the first floor will contain a lobby, amenities, retail commercial space, and 100% affordable housing residential units; and the upper floors will contain 100% affordable housing residential units.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224420) at:

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

Summary of the Investigation

The primary contaminants of concern at the site include semi-volatile organic compounds (SVOCs), pesticides, and metals in soil; tetrachloroethene (PCE) in groundwater; and volatile organic compounds (VOCs) in soil vapor, including chlorinated and petroleum VOCs. PCE in groundwater may be attributed to off-site historical industrial activities. The site-wide soil exceedances in SVOCs, pesticides, and metals are attributed to non-native soil and historical on-site industrial operations. The soil vapor detections are attributed to historical on-site and off-site industrial operations.

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

Rebecca Kerrigan, Project Manager
DEC, Division of Environmental Remediation

DEC, Division of Environmental Remediation, Bureau B
625 Broadway, Albany, NY 12233
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Project-Related Health Questions

Ryan Minzloff
NYSDOH, Bureau of Environmental Exposure and Investigation

Corning Tower, 17th Floor, Albany NY 12237
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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224420/>

Brooklyn Public Library – Bushwick Library

340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Brooklyn Community Board 4

1420 Bushwick Avenue, Suite 370
Brooklyn, NY 11207
Phone: 718-628-8400
Email: BK04@CB.NYC.Gov

Site Location





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