

Willoughby Conversion Project

Brownfield Cleanup Program

Site No. C224420

Brooklyn, Kings County



Department of
Environmental
Conservation

October 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Willoughby Conversion Project site ("site") located at 1250 Willoughby Avenue, Brooklyn, Kings County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 1250 Willoughby Manager LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **October 1 through October 31, 2025**.

- Access the RIWP 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 NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), and metals in soil and/or groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Action Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The 0.340-acre site is located at 1250 Willoughby Avenue in the Bushwick neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3210, Lot 16. The site is bound by an industrial/manufacturing facility to the north; a multi-tenant industrial building to the east; a private residential property to the south; and Willoughby Avenue to the west. The site contains an asphalt-paved parking lot that is currently vacant. Previously, the site had been used for industrial and commercial operations, including a thermometer factory, celluloid eyeglass frames manufacturing, metal working, and radio repair. The buildings, except for one, were demolished by 1973; the remaining building was demolished by 1986.

The proposed redevelopment, which is known as the Willoughby Conversion Project, includes removal of paved surfaces and contaminated soil/fill to accommodate construction of a new 12-story, mixed-use building with an approximate floor plate of 8,850 square feet and a partial cellar. The building will include a lobby, retail commercial space, affordable housing units, utility rooms, and building amenities. The remainder of the site will consist of an approximately 5,250-square-foot rear yard at the eastern side of the site, and an about 900-square-foot ingress/egress setback along the sidewalk at the western side of the site.

Alternatives for cleanup will be evaluated once the Remedial Investigation Report is completed.

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

Rebecca Kerrigan, Project Manager
NYSDEC, Division of Environmental Remediation

625 Broadway, Albany, NY 12233-7016
p: (518) 402-9690
rebecca.kerrigan@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH, Bureau of Environmental Exposure and Investigation

100 S Mall Arterial, Albany, NY 12210
p: (518) 473-4780
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
(718) 628-8400

Site Location





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