

# C Block

Brownfield Cleanup Program

Site No. C224435

Brooklyn, Kings County



Department of  
Environmental  
Conservation

April 2026

## Report Recommends Cleanup of Contamination Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy to address contamination related to the C Block (“site”) located at 21 Freeman St., 37 Freeman St., and 209 West St., Brooklyn, Kings County. The public is invited to comment on a proposed remedy. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration and human exposure to site-related contaminants via soil vapors. To address this threat, a remedy was proposed and is 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 **April 24 through June 8, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224435/>.
- 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.

### Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed multi-track cleanup plan consists of:

- Removing Underground Storage Tanks, if encountered;
- Excavation and off-site disposal of approximately 50,300 cubic yards of contaminated soil to achieve Unrestricted Use in a Track 1 area of the site, and Restricted Residential Use in a Track 4 area;
- A subsurface barrier and/or soil vapor extraction (SVE) system to address soil vapor onsite and mitigate the potential for offsite soil vapor migration;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Placement of a highly visible demarcation barrier in any area that does not meet Unrestricted Use to separate remaining historic fill from clean backfill material;
- Placement of a Site Cover consisting of concrete foundation slabs and walls, hardscaped walkways, and, in landscaped areas, at least 2 feet of clean soil in the Track 4 areas;
- Importing clean material that meets the established Soil Cleanup Objectives for use as composite cover and backfill;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;

- If an Unrestricted Use cleanup is not achieved in the Track 1 area, Track 2 Restricted Use Residential SCOs will be applied;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns a Sub-Slab Depressurization System will be installed in the proposed building;
- 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 GPLC Owner LLC, GPLC Member LLC, and GPLC Holdco LLC (“applicants”) 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 applicants 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 3.74-acre site is located at 21 Freeman Street (proposed Building C1), 37 Freeman Street (proposed Building C2), and 209 West Street (proposed Building C3) in the Greenpoint neighborhood of Brooklyn and is bounded to the north by a residential/commercial building, to the east by West Street, to the south by a commercial parking lot, and to the west by the East River. The site consists of a private parking lot. Historical uses of the site include coal, lumber, and masonry materials storage.

The project site is also located within a Disadvantaged Community (ID 36047056300). The proposed redevelopment includes construction of three residential buildings, and the units will be a mix of approximately 70% market-rate and 30% affordable units. There will be new public access sidewalks and roadways along Freeman Street and a private internal connector road that will transect the site in a north-south direction to the adjoining cul-de-sac at the western end of Eagle Street. The sidewalks and roadways will include street lighting, trees, and plantings.

The shoreline along the East River will be stabilized and the waterfront will be developed into a public park/esplanade, including 32,000 -square-feet of public waterfront, shore public walkway, upland connection and view corridor, that will be transferred to the City of New York upon completion. New utilities, including water, sewer, gas, electric, telecommunications, will be construction to service the new buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224435) at:

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

## Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals (including hazardous levels of lead) in soil, metals and per & polyfluoroalkyl substances (PFAS) in groundwater, and VOCs in 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 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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NYSDEC, Division of Environmental Remediation  
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### Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure and Investigation  
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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/C224435/>

### **Brooklyn Public Library - Greenpoint**

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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