(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

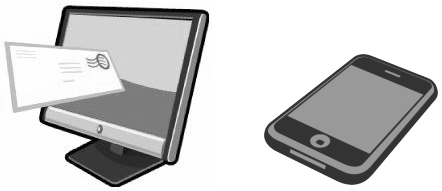
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go "Paperless":

- ☑ Get site information faster and share it easily;
- ☑ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☑ It helps the environment and stretches your tax dollars.

If "paperless" is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

Former Dutch Masters Paint and Varnish Co.

Department of Environmental Conservation

Brownfield Cleanup Program
Site No. C224262
Brooklyn, Kings County

October 2026

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Dutch Masters Paint and Varnish Co. site ("site") located at 29-41 Wythe Avenue and 180 North 14th Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by False Alarm LTD and M.A.J. Associates INC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (DEC). The applicant has submitted a proposed Final Engineering Report (FER) for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved FER and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224262/.
- Documents also are available at the locations identified under "Where to Find Information."

Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the cleanup objectives:

- Excavation - Excavation and off-site disposal of 41,383 tons of contaminated soil exceeding the Unrestricted Use soil cleanup objectives, the site-specific cleanup criteria. Of this, 4,042 tons were disposed of offsite as hazardous lead-impacted soil, and 37,341 tons were disposed of offsite as non-hazardous contaminated soil. Clean fill was brought in to replace the excavated soil as necessary and to establish the design grades at the site.
- End-Point Soil Sampling – End-point soil sampling was conducted across the site following completion of the remedial excavation to confirm the remaining soil meets the soil cleanup objectives.
- Underground Storage Tanks (USTs) – Five USTs were excavated, cleaned, and removed from the site for disposal.
- Dewatering – Groundwater extraction was completed to facilitate the remedial excavation. Groundwater was extracted from the subsurface across the site using a network of shallow and deep well points. Groundwater was pumped to a settling tank for treatment and discharged to a New York City combined sewer.

Next Steps

When DEC approves the FER, it will be made available to the public (see "Where to Find Information"). DEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description

The site is located at 29-41 Wythe Avenue and 180 North 14th Street in the City of Brooklyn, Kings County and is identified as Block 2279, Lot 1 on the New York City Tax Map. The site is about 0.65-acre and is located on the eastern side of Wythe Avenue, extending from North 13th Street to North 14th Street. The Site is bound by North 14th Street followed by a manufacturing/industrial building to the northeast, commercial/office buildings to the southeast, Wythe Avenue followed by a manufacturing/industrial building to the northwest, and North 13th Street followed by a commercial/office/hotel building to the southwest. Historic site use included a varnish factory, a typewriter ribbon manufacturer, a clothing warehouse, a motorcycle repair shop, a window weights manufacturer, a bed spring manufacturer, and art and music recording studios. The former site building was demolished prior to 2019 and the site remained vacant until the start of the cleanup in 2024.

The site is located within a disadvantaged community. The site is being redeveloped with a new seven-story mixed-use (commercial/industrial/incentive uses) building which will cover the entirety of the site. The new building will be used for light manufacturing, commercial office, and retail space. The site also includes an extensive geothermal ground source heat system.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224262) 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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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/C224262/

Brooklyn Public Library – Leonard Branch
81 Devoe Street
Brooklyn, NY 11211
(718) 586-6006

Brooklyn Community Board #1
435 Graham Avenue
Brooklyn, NY 11201
(718) 389-0009

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
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