



**Department of  
Environmental  
Conservation**

# FACT SHEET

## Brownfield Cleanup Program

**Former Gutta Percha and  
Rubber Manufacturing Site  
43 Franklin Avenue  
Brooklyn, NY 11205**

**June 2024**

**SITE No. C224351  
NYSDEC REGION 2**

### Where to Find Information:

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224351/>  
and at these location(s):

#### **Brooklyn Public Library – Williamsburg Branch**

240 Division Avenue  
Brooklyn, NY 11211  
(718) 302-3485

#### **Brooklyn Community Board 3**

Restoration Plaza  
1360 Fulton Street, 2nd Floor  
Brooklyn, NY 11216  
(718) 622-6601  
[bk03@bc.nyc.gov](mailto:bk03@bc.nyc.gov)

### Who to Contact:

Comments and questions are always welcome and should be directed as follows:

#### **Project-Related Questions**

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[shawn.roberts@dec.ny.gov](mailto:shawn.roberts@dec.ny.gov)

#### **Project-Related Health Questions**

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NYSDOH  
Bureau of Environmental Exposure  
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Corning Tower Rm 1787  
Albany, NY 12237  
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[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Gutta Percha and Rubber Manufacturing Site ("site") located at 43 Franklin Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Rose Castle Redevelopment II LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224351/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2024 and last about 8 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of any underground storage tanks in accordance with local, state and federal regulations;
- Excavation and off-site disposal of contaminated soil to a depth of approximately 8 feet below surface grade across the site and to a depth of approximately 13 feet below ground surface in a "hot spot" area;
- Collection and analysis of confirmation samples to evaluate the effectiveness of the remedy;
- Performance of a soil vapor intrusion evaluation;
- Importation of clean soil that meets established soil cleanup objectives for use as backfill;

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** After the applicants completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

**Site Description:** The 0.809-acre site is located south of Flushing Avenue between Franklin Avenue and Skillman Street and was previously used as a parking lot until October of 2021. The site is bounded to the north by a vacant lot and an auto parts store followed by a mixed-use commercial/office building, to the east by Skillman Street followed by commercial/industrial buildings, to the south by multi-family residential buildings, and to the west by Franklin Avenue followed by a seafood distribution center and a hotel. The site was developed in the late 1800s and was part of the “Gutta Percha & Rubber Manufacturing Company,” a rubber manufacturing and thermoplastic dental filling company.

The proposed development will consist of a new mixed-use (residential and commercial building that will provide approximately 50 new affordable residential rental units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224351) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

**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 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 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://www.dec.ny.gov/chemical/8450.html>

***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.***

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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://www.dec.ny.gov/pubs/109457.html>

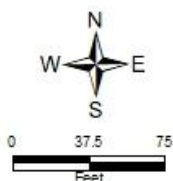
# BROWNFIELD CLEANUP PROGRAM

## Site Location



**Figure 1**  
**Site Map**

Former Gutta Percha and Rubber Manufacturing Site  
Brooklyn, NY  
Site No. C224351



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**Contact: Shawn Roberts at: (518) 402-9799 or [shawn.roberts@dec.ny.gov](mailto:shawn.roberts@dec.ny.gov)**