

Former Gutta Percha and Rubber Manufacturing Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C224351

Brooklyn, Kings County

January 2026

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Gutta Percha and Rubber Manufacturing Site (“site”) located at 41 & 49 Franklin Avenue, Brooklyn, Kings County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Rose Castle Redevelopment II LLC, Lot 15 LLC, Franklin Dev LLC, and Skillman Holdings NY LLC (“applicants”) with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224351/>.
- Documents also are available at the location(s) identified under “**Where to Find Information**”.

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation - Excavation and off-site disposal of approximately 20,600 tons of contaminated historic fill material exceeding the Unrestricted Use soil cleanup objectives, the site-specific cleanup criteria;
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Clean fill was brought in to replace the excavated soil and to establish the design grades at the site;
- Completion of a Soil Vapor Intrusion (SVI) Evaluation following completion of remedial excavation activities;
- Implementation of soil erosion, pollution, and sediment control measures in compliance with applicable laws and regulations;
- Appropriate off-site disposal of material removed from the site in accordance with federal, state, and local regulations for handling, transport, and disposal; and
- Implementation of a Construction Health and Safety Plan and Community Air Monitoring plan during all ground intrusive activities.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over

- after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

No institutional controls were required for the site.

No engineering controls were required for the site.

Next Steps

With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The 0.844-acre site is located in the Bedford – Stuyvesant section of Brooklyn and bounded to the north by 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. Prior to remediation, the site was vacant. Historical uses of the site include a rubber manufacturing and thermoplastic dental filling company.

The proposed development will consist of a new seven to nine-story residential building that will include an affordable housing component.

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://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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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/C224351/>

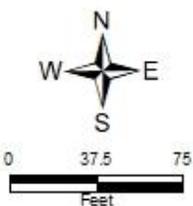
The Brooklyn Public Library – Williamsburg Branch

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

Brooklyn Community Board 3

1360 Fulton Street, 2nd Floor
Brooklyn, NY 11216
(718) 622-6601

Site Location



Site Map

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



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