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**FACT SHEET #3**  
**353 McKibbin Street Site**

**MARCH 2007**

Proposed Mehadrin Dairy Facility  
353 McKibbin Street  
Brooklyn, NY  
Site No: C224102

**Remedial Investigation Report Under Review;  
Report Recommends Remediation of Brownfield  
Site Contamination**

An investigation has been completed for the 353 McKibbin Street Site located in the Borough of Brooklyn, City of New York, Kings County, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Mehadrin Dairy Corporation, BBM, LLC, and LWF Dairy Corporation have submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends actions to address contamination. The RI Report (dated March 8, 2007) is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by Mehadrin Dairy Corporation, BBM, LLC and LWD Dairy Corporation to participate in the BCP. The application proposes that the site will be used for commercial purposes, and is the proposed location of a food warehouse and distribution facility.

**Highlights of the Remedial Investigation Report**

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about potential off-site contamination issues, and;
- 4) recommend whether the Applicant believes that remediation is required. "Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation completed the RI field activities between October 2005 and February 2007, and included the collection and detailed laboratory analyses of more than 100 samples.

The following are some of the major findings and recommendations presented in the RI Report.

- Subsurface soils, soil gas and ground water at the site contained chemical substances likely related to filling and former on-site industrial operations.
- Two contamination release areas, designated as Hotspots HS-1 and HS-2, have been identified on site.
- Volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals were identified as chemical substances that are present at concentrations that exceed applicable screening standards in on-site subsurface soils.
- VOCs and metals have been detected at concentrations that exceed applicable screening standards in on-site ground water.
- VOCs have been detected in the soil gas samples taken from beneath the Site and the perimeter of the Site.
- Remediation of the site is necessary, and data collected during RI activities will be used to aid in the selection of the most effective long-term remedial measures consistent with the contemplated commercial use of the site.

## Next Steps

NYSDEC will complete its review and, if appropriate, approve the RI Report. Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation will develop a Remedial Work Plan. This work plan will describe how the Applicant will address the contamination related to the brownfield site. The remedial work will be performed with oversight by NYSDEC and NYSDOH. When Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation submits a Remedial Action Work Plan for approval, NYSDEC will announce the availability of the draft work plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of the McKibbin Street Site.

## Background

The site consists of approximately 1 acre of land and covers the following address, 353 McKibbin Street. The site is located in an industrial area and is zoned MI-2 for "Manufacturing District." Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation has entered the NYSDEC's "Brownfield Cleanup Program" as a volunteer to ensure that the site is investigated to determine presence or absence of any chemical substances related to the site's former industrial history, define the nature and extent of detected chemical substances, and provide data to aid the environmentally responsible clean up of the site. A Brownfield Cleanup Agreement between Mehadrin Dairy Corporation, BBM, LLC, LWF Dairy Corporation and NYSDEC was initiated on April 19, 2005.

Prior to the early 1900's, the site was undeveloped land. From circa 1907 through circa 1995, the site was the location of numerous industrial operations, including a chemical works facility, lacquer spraying processes, and paper box storage. Chemical substances likely related to these former industrial operations included chlorinated hydrocarbon compounds and polycyclic aromatic hydrocarbons (PAHs). Chlorinated hydrocarbon compounds include methylene chloride, trichloroethene and tetrachloroethene. These are volatile organic compounds commonly used as solvents and found in soil and groundwater at many industrial sites. PAHs are also found in many petroleum products, such as fuel oil and asphalt.

The Site is currently undeveloped and covered with grass/shrubs and domestic litter. The uppermost layer of soils on the site consists of urban fill. The Site is currently unoccupied and secured with fencing.

As previously discussed in this fact sheet, the RI field work was completed between October 2005 and February 2007, and included the collection and detailed laboratory analyses of more than 100 samples. The RI Report concluded that subsurface soils, soil gas and ground water contained chemical substances most-likely related to filling and former industrial operations, and the remediation of the site is necessary. To address the contamination identified at the site, a Remedial Action Work Plan will be prepared by Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation in cooperation with the NYSDEC and NYSDOH. The Remedial Action Work Plan will describe the proposed remedy that the NYSDEC and NYSDOH have found to be approvable for the site.

## Significant Threat

NYSDEC and NYSDOH have determined that this site poses a significant threat to human health and the environment. The site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites unless:

1. The project is not meeting the objectives of the Brownfield Cleanup Agreement (BCA) executed by the volunteers, Mehadrin Dairy Corporation, BBM, LLC and LWF Dairy Corporation, and NYSDEC, or
2. The volunteers as defined above or NYSDEC terminates the BCA.

## BROWNFIELD CLEANUP PROGRAM (BCP)

**OVERVIEW:** New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers or Participants to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer or Participant enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site.

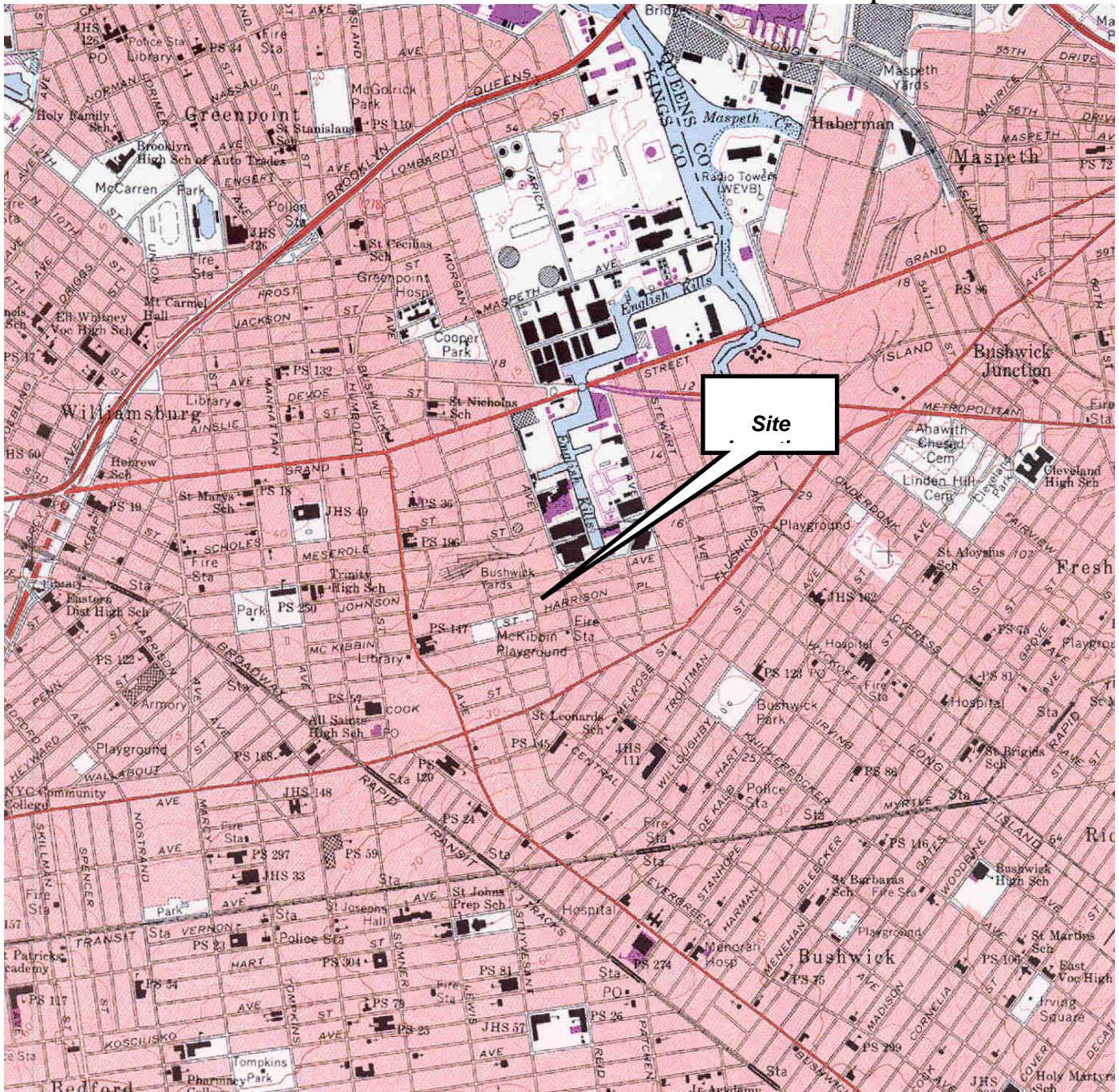
For information regarding New York State's Brownfield Cleanup Program, please visit our website at:

<http://www.dec.state.ny.us/webSite/der/bcp>



## Brownfield Cleanup Program

### 353 McKibbin Street Site Location Map



Base map is a reproduction of the U.S.G.S. 7.5 Minute Topographic Quadrangle of Brooklyn, New York, 1967, photorevised 1979.



#### SITE LOCATION MAP

PROPOSED MEHADRIN DAIRY FACILITY  
NYSDEC BCP SITE No. C224102  
353 McKIBBIN STREET

CITY OF NEW YORK, KINGS COUNTY, BROOKLYN, NEW YORK

Project No. 051.0567