

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

**353 McKibbin Street
Site Code C224102**

Document Repositories

Brooklyn Public Library

Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
718-602-1348

NYSDEC Region 2 Office

Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(call in advance – 718-482-4909)
Hours: M-F 9:30 AM to 5:30 PM

**Written or verbal comments on the
proposed remedy as well as any
environmental concerns can be
directed to:**

Nicholas S. Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, New York 11101
(718) 482-4608
snbollers@gw.dec.state.ny.us

**Public health questions and
concerns can be directed to:**

Bridget Callaghan, Public Health
Specialist
NYSDOH
547 River Street
Troy, NY 12180
(800) 458-1158 Ext 27860
bkc01@health.state.ny.us

**FACT SHEET
353 McKibbin Street**

APRIL 2008

353 McKibbin St.
Brooklyn, NY
Site No: C224102

**Remedial Action Work Plan (RAWP)
Available For Public Comments
Comment Period runs from April 10 through May 24, 2008**

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), requests public comment as it reviews a proposed remedy to address contamination related to the Mehadrin Dairy Facility Site located at 353 McKibbin Street, Brooklyn, Kings County, New York. The proposed remedy is described in a RAWP submitted by Mehadrin Dairy Corporation BBM, LLC and LFW Dairy Corporation, LLC under New York's Brownfield Cleanup Program (BCP).

Site Description: The approximate one-acre Site is located in an industrial area and is zoned MI-2 for "Manufacturing District". The site is bounded by McKibbin St. to the south, Bogart St. to the east, Boerum St. to the north and a concrete facility to the west. See attached map for the location of the Site. 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, a lacquer spaying operation, and paper box storage company. The Site is currently undeveloped and unoccupied, and is secured with fencing. A commercial use redevelopment is planned for the Site. The Volunteer plans to redevelop the Site as a kosher dairy food warehouse and distribution facility.

Investigations to date: Mehadrin Dairy Corporation BBM, LLC and LFW Dairy Corporation, LLC (the Volunteer) was admitted to NYSDEC's BCP as a volunteer to investigate and remediate the Site. A Brownfield Cleanup Agreement between the Volunteer and the NYSDEC was signed on April 19, 2005.

Environmental investigations conducted at the Site include a Phase I Environmental Site Assessment (ESA) completed in 2003, a Phase II Site Investigation (SI) completed in 2003, a Phase II SI completed in 2006, and a Remedial Investigation (RI) completed in 2007. The RI included the collection and analyses of more than 100 environmental samples. A Remedial Investigation Report (RIR) dated March 8, 2007 documenting RI activities and findings has been approved by the NYSDEC and NYSDOH. The RIR concluded that subsurface soil, soil vapor and groundwater contained contaminants related to former on-Site industrial operations and to historic fill, and that remediation of the Site was necessary. The RIR is available for public review at the document repository identified in box at left.

Components of the Remedy: The RAWP has several goals: 1) Identify cleanup levels to be attained or the process to be used to determine these levels; 2) Explain why the RAWP concludes that the results of remediation will protect public health and the environment; and 3) Provide a detailed description of the remedy selected to address Site contamination. The Volunteer will perform the work with oversight by NYSDEC and the NYSDOH.

The Volunteer has proposed a remedy in accordance with the requirements of 6NYCRR Part 375 - Track 4 Restricted Use with Site Specific Cleanup Objectives. The proposed remedial action will include:

- Excavation and off-Site disposal of soil exceeding Track 4 Site-specific cleanup objectives.
- Collection and analysis of post-excavation documentation samples.
- Installation of a composite cover system consisting of the proposed building's structural foundation slab and/or a minimum 1 foot clean fill/subbase gravel.

Brownfield Cleanup Program

Components of the Remedy (cont'd):

- Installation of a chemical vapor barrier and a subslab depressurization system (SSDS) beneath the foundation slab
- Installation and operation of an air sparging/soil vapor extraction system (AS/SVES) beneath the entire Site.
- Periodic groundwater monitoring to assess the remedy.
- Implementation of a NYSDEC-approved Site Management Plan (SMP) that would include the following institutional and engineering controls:
 - a) management of the composite cover system to restrict excavation below the demarcation barrier or buildings foundation slab
 - b) identification of any use restrictions on the Site; and
 - c) provisions for the continued proper operation, maintenance and monitoring of the components of the remedy.
- Imposition of an institutional control in the form of an environmental easement that would:
 - a) limit the use and development of the property to commercial use;
 - b) require compliance with the approved SMP;
 - c) restrict the use of; and
 - d) require annual certification of institutional and engineering controls.

The proposed remedial action is expected to achieve a cleanup that is appropriate for the anticipated future commercial use of the Site, and ensure that the resulting Site conditions are protective of human health and the environment.

Technical Assistance Grants: Based on the types and levels of contaminants on the Site, and the current and planned land uses in the area, NYSDEC, in conjunction with NYSDOH, has determined that the Site presents a significant threat to public health and the environment. For sites where a significant threat determination has been made, eligible community groups may obtain technical assistance grants (TAGs) of up to \$50,000 to obtain independent technical assistance to increase public awareness and understanding of remedial activities. Contact NYSDEC to obtain information about eligibility and application procedures for TAGs.

Next Steps: NYSDEC is accepting public comments on the RAWP from April 10 through May 24, 2008. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on page 1. The RAWP and previous NYSDEC-approved documents for the project are available for review at the document repositories shown on page 1. NYSDEC will consider public comments as it completes its review of the RAWP, have any necessary revisions made and, if appropriate, approve the RAWP. NYSDOH must concur in the approval of the RAWP. When the NYSDEC approves the RAWP, the Volunteer may proceed with the design and construction of the site remedy.

NYSDEC has determined that the project is sufficiently complex that it requires that remedial design will follow as a separate phase of the BCP project. The reasons for this include the establishment of the design parameters and specifications for the proposed engineering controls through an on-site pilot study.

Brownfield Cleanup Program 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. 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. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations.

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. 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. For further information on New York's Brownfield Cleanup Program, please visit the Department's web site at:

www.dec.state.ny.us/website/der/bfield

Brownfield Cleanup Program

Site Location Map

