

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Queens Borough Public Library

The Central Library
89-11 Merrick Boulevard
Jamaica, New York 11432
(718) 990-0778
Please call for hours

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

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

Project Related Questions

Jane O'Connell
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4599
jhoconne@gw.dec.state.ny.us

Public Health questions:

Bridget Callaghan
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET #4

Brownfield Cleanup Program

New York Express Dry Cleaners
69-60 188th Street
Queens, NY 11365

July 2013

SITE No. C241050
NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the New York Express Dry Cleaners site ("Site") in the 73rd Avenue Shopping Center located at 69-60 188th Street, Fresh Meadows, Queens, New York. Please see the map for the site location.

Based on the findings of the investigation NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 31, 2013** through **September 13, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 2 Residential-use remedy consists of:

- Operation of a Sub Slab Depressurization System (SSDS) to mitigate the potential for vapor intrusion from residual contamination at the Site.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy.
- Recording of an Environmental Easement to ensure implementation of the SMP.

The proposed remedy was developed by MacArthur Holding B (the "Participant") after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Supplemental Remedial Investigation Report", which describes the results of the site investigation was submitted by the Participant and is also available for review at the locations identified in the left-hand column.

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BROWNFIELD CLEANUP PROGRAM

Site Description: The Site is located in the northern section of the 73rd Avenue Shopping Center, which is located on 73rd Avenue and 188th Street in Fresh Meadows, New York. The shopping center is currently comprised of a takeout restaurant, a nail salon, a bank, a pharmacy, and the former New York Express Dry Cleaners, which had operated retail dry-cleaning on their premises. New York Express Dry Cleaners was located at the north end of the shopping center and was adjacent to the pharmacy. The surrounding area is a mixed residential/ commercial area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241050) at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are chlorinated volatile organic compounds (VOCs), primarily tetrachloroethylene (PCE) and its breakdown products, which are related to the operations at the former dry cleaner. These chemicals were detected during the removal of an underground storage tank (UST), which had been used to store heating oil. Several hundred cubic yards of contaminated soils containing petroleum and VOCs were excavated and removed from the Site following its discovery. In January 2006, a soil vapor extraction (SVE) system was installed and operated to remediate the soil beneath the Site. The SVE system was operated as an Interim Remedial Measure until September 2009. The analytical results of the SVE system influent samples demonstrated that the system had been successful in significantly reducing concentrations of PCE in soil. The SVE system was then converted to a Sub-Slab Depressurization System to prevent residual contaminated soil vapor from infiltrating on-Site or off-Site buildings.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy and will be published by NYSDEC in a final Decision Document. The draft RAWP is

revised as needed to describe the selected remedy, and will be made available to the public. The Participant will then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

