



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, NY 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
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project-Related Questions

Mandy Yau, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
man-tsz.yau@dec.ny.gov

Public Health questions:

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

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

FACT SHEET

Brownfield Cleanup Program

New York Express Dry Cleaners

69-60 188th Street
Fresh Meadows, NY 11365

SITE No. C241050

NYSDEC REGION 2

July 2016

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 New York Express Dry Cleaners site ("site") located in the 73rd Avenue Shopping Center at 69-60 188th Street, Fresh Meadows, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by MacArthur Holding B ("Applicant") with oversight provided by the NYSDEC. In addition, NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- 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; and
- Recording of an Environmental Easement to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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.

The following institutional controls have been or will be put in place on the site:

- SMP
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been or will be put in place on the site:

- SSDS

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BROWNFIELD CLEANUP PROGRAM

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is 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 and Background: The site is located in the northern section of the 73rd Avenue Shopping Center, which is located on 73rd Avenue and 188th Street (See Site Location Map on page 3). The site is identified as a portion of Block 7115 and Lot 30 on the Queens Tax Map. 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/externalapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's 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 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:

<http://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.

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

