



NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**BROWNFIELD CLEANUP PROGRAM (BCP)**

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY  
BCP SITE #: \_\_\_\_\_

7/06

Section I. Requestor Information			
NAME 129 Jamaica Avenue Reclamation LLC			
ADDRESS 110-31 Merrick Boulevard			
CITY/TOWN Jamaica		ZIP CODE 11433	
PHONE 212-284-7120	FAX 212-262-9635	E-MAIL TAMCiano@aol.com	
NAME OF REQUESTOR'S REPRESENTATIVE Thomas A. Ciano			
ADDRESS 110-31 Merrick Boulevard			
CITY/TOWN Jamaica		ZIP CODE 11433	
PHONE 212-284-7120	FAX 212-262-9635	E-MAIL TAMCiano@aol.com	
NAME OF REQUESTOR'S CONSULTANT Roux Associates, Inc.			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia, New York		ZIP CODE 11749	
PHONE 631-232-2600	FAX 631-232-9898	E-MAIL jmakowski@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY Trisha L. Smith, Esq.			
ADDRESS Nixon Peabody LLP, 50 Jericho Quadrangle, Suite 300			
CITY/TOWN Jericho, New York		ZIP CODE 11753	
PHONE 516-832-7572	FAX 866-521-6036	E-MAIL tsmith@nixonpeabody.com	
THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW: (See Appendix A)			
<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.  NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
Requestor Relationship to Property (check one): Previous Owner      Current Owner <input checked="" type="checkbox"/> Potential /Future Purchaser      Other _____			
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
(Note: proof of site access must be submitted for non-owners)			



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DEPARTMENT USE ONLY  
BCP SITE #: \_\_\_\_\_

Section I. Requestor Information			
NAME <b>UFI, Inc.</b>			
ADDRESS <b>173 Foster Avenue</b>			
CITY/TOWN <b>Valley Stream</b>		ZIP CODE <b>11580</b>	
PHONE <b>845-623-0941</b>	FAX	E-MAIL <b>rsena@ufi-ny.com</b>	
NAME OF REQUESTOR'S REPRESENTATIVE <b>Richard Sena</b>			
ADDRESS <b>173 Foster Avenue</b>			
CITY/TOWN <b>Valley Stream</b>		ZIP CODE	
PHONE <b>845-623-0941</b>	FAX	E-MAIL <b>rsena@ufi-ny.com</b>	
NAME OF REQUESTOR'S CONSULTANT <b>G.C. Environmental, Inc.</b>			
ADDRESS <b>410 Saw Mill River Road</b>			
CITY/TOWN <b>Ardsley, New York</b>		ZIP CODE <b>10502</b>	
PHONE <b>914-674-4346</b>	FAX <b>914-674-4348</b>	E-MAIL <b>nk@gcenvironmental.com</b>	
NAME OF REQUESTOR'S ATTORNEY <b>David J. Freeman, Esq.</b>			
ADDRESS <b>Paul, Hastings, Janofsky &amp; Walker, LLP, 75 East 55th Street</b>			
CITY/TOWN <b>New York, New York</b>		ZIP CODE <b>10022</b>	
PHONE <b>212-318-6555</b>	FAX <b>212-230-7638</b>	E-MAIL <b>davidfreeman@paulhastings.com</b>	
THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW: (See Appendix A)			
<input checked="" type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		<input type="checkbox"/> <b>VOLUNTEER</b> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.  NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
Requestor Relationship to Property (check one): Previous Owner <input checked="" type="checkbox"/> Current Owner    Potential /Future Purchaser    Other _____			
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input type="checkbox"/> Yes <input type="checkbox"/> No			
(Note: proof of site access must be submitted for non-owners)			

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**Section II. Property Information Summary Sheet**

PROPERTY NAME: Uniforms for Industry

ADDRESS/LOCATION 129-09 Jamaica Avenue CITY/TOWN Richmond Hill, NY ZIP CODE 11418

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):  
Richmond Hill

COUNTY Queens

SITE SIZE (ACRES) 1.72

LATITUDE (degrees/minutes/seconds) 40 · 42 · 5.8"

LONGITUDE (degrees/minutes/seconds) 73 · 49 · 23 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☒ MAP

HORIZONTAL REFERENCE DATUM:  
Delorme 3D Topo Quadrangle

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

127-01 through 129-11 Jamaica Avenue

40

9281

44

1.72

1. Do the property boundaries correspond to tax map metes and bounds?

☒ Yes ☐ No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map)

☒ Yes ☐ No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?

☐ Yes ☒ No

For more information go to: [http://www.nylovesbiz.com/BrownField\\_Redevelopment/default.asp](http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp).

If yes, identify area (name) \_\_\_\_\_

☐ 50% ☐ 100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE:

See Appendix A

List of Existing Easements (type here or attach information)

Easement Holder

Description

None known

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

None known

Initials of each Requestor: \_\_\_\_\_

**Section III. Current Site Owner/Operator Information**OWNER'S NAME (if different from requestor) **UFI Inc.**ADDRESS **173 Foster Avenue**CITY/TOWN **Valley Stream, New York**ZIP CODE **11580**PHONE **845-623-0941**

FAX

E-MAIL **rsena@ufi-ny.com**

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☒ No
2. Is the requestor subject to an existing order relating to contamination at the site? ☐ Yes ☒ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? See Appendix B ☐ Yes ☒ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☒ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No

**Section V. Property Eligibility Information (Please refer to ECL § 27-1405)**


1. Is the property listed on the National Priorities List? ☐ Yes ☒ No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_ ☐ Yes ☒ No
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_ ☐ Yes ☒ No
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?  
If yes, please provide: Order # \_\_\_\_\_ ☐ Yes ☒ No
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment. ☐ Yes ☒ No

**Section VI. Project Description**

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

**See Appendix B**

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 1/4/06

## Section VII. Property's Environmental History

To the extent that existing information/studies reports are available to the requestor, please attach the following:

### 1. Environmental Reports See Appendix C

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☒ No

### 2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	Yes	Yes	No	No	Unknown
Chlorinated Solvents	Yes	Yes	No	No	Unknown
Other VOCs	Yes	Yes	No	No	Unknown
SVOCs	Yes	Yes	No	No	Unknown
Metals	Unknown	Unknown	No	No	No
Pesticides	Unknown	Unknown	No	No	Unknown
PCBs	Unknown	Unknown	No	No	Unknown
Other*					

\*Please describe: \_\_\_\_\_

### 3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					Yes
Other VOCs					Yes
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Above Ground Pipeline or Tank            | <input type="checkbox"/> Lagoons or Ponds                   | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input checked="" type="checkbox"/> Routine Industrial Operations | <input type="checkbox"/> Dumping or Burial of Wastes        | <input type="checkbox"/> Septic tank/lateral field               | <input type="checkbox"/> Drums or Storage Containers           |
| <input type="checkbox"/> Adjacent Property                        | <input checked="" type="checkbox"/> Seepage Pit or Dry Well | <input type="checkbox"/> Foundry Sand                            | <input type="checkbox"/> Electroplating                        |
| <input type="checkbox"/> Coal Gas Manufacture                     | <input type="checkbox"/> Industrial Accident                | <input type="checkbox"/> Unknown                                 |  |

Other \_\_\_\_\_

### 5. INDICATE PAST LAND USES:

- |   |  |   |   |   |                                     |
|---|--|---|---|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing   | <input type="checkbox"/> Agricultural Co-op | <input checked="" type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard   | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline               | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill           | <input type="checkbox"/> Tannery                | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown    |

Other: Laundry Operations, Auto Collision Work Shop/Filling Station

### 6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none"). Ideal Vortex Laundries, 129-09 Jamaica Avenue,

### 7. Operators Richmond Hill, NY 11418; "none" (no contact information).

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none"). Ideal Vortex Laundries, "none" (no contact information)

Same As Above



**Section VIII. Contact List Information**

Please attach, at a minimum, the names and addresses of the following: **See Appendix D**

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

**Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))**

Current Use: ☐ Residential ☐ Commercial ☒ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Intended Use: ☐ Unrestricted ☒ Residential ☒ Commercial ☐ Industrial

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)

☒ ☐

2. Is the proposed use consistent with applicable zoning laws/maps?

☒ ☐

3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?

☒ ☐

4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).

☐ ☒

5. Are there any federal or state land use designations relating to this site?

☐ ☒

6. Do the population growth patterns and projections support the proposed use?

☒ ☐

7. Is the property accessible to existing infrastructure?

☒ ☐

8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?

☐ ☒

9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?

☐ ☒

10. Are there floodplains within ½ mile?

☐ ☒

11. Are there any institutional controls currently applicable to the property?

No

12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. **See Appendix E**

13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas. **See Appendix F**

14. Describe on attachment the geography and geology of the site. **See Appendix G**

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am Vice President (title) of 129 Jamaica Avenue Reclamation LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 11/28/01 Signature: Thomas Ciand Print Name: Thomas Ciand

#### SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- One (1) hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

#### FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 12/11/06

Signature: Daniel Mandel

Print Name: DANIEL MANDEL

(By an requestor other than an individual)

I hereby affirm that I am Sec (title) of UFI Inc. (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 12/11/06

Signature: Daniel Mandel

Print Name: DANIEL MANDEL

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- One (1) hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

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