



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

JS Rochdale Cleaners

(Rochdale Village Mall #1)

165-50 Baisley Boulevard

Jamaica, Queens, NY 11434

SITE No. C241165

NYSDEC REGION 2

December 2018

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

**Where to Find Information:**  
*Project documents are available at the following location(s) to help the public stay informed.*

**Queens Library – Rochdale Village**  
Jasmine Harrison, Branch Manager  
169-09 137th Avenue Jamaica, NY 11434  
Call for hours: (718) 723-4440

**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**  
Sondra Martinkat, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7541  
[sondra.martinkat@dec.ny.gov](mailto:sondra.martinkat@dec.ny.gov)

**Project-Related Health Questions**  
Anthony Perretta  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

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 JS Cleaners site (the "Site") located at 165-50 Baisley Boulevard, Jamaica, Queens, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health. 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 **December 27, 2018** through **February 9 2019**. 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:** The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 4 Commercial Use remedy consists of:

- Installation of an active sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system to mitigate vapor intrusion at the site and treat remaining tetrachloroethene (PCE) impacts in the soil;
- Maintenance of the existing site cover system;
- Groundwater treatment using in-situ (in-place) chemical oxidation injections;
- Post-remedial groundwater monitoring;
- Recording of an Environmental Easement to ensure proper use of the site;
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions; and,
- Development of a Site Management Plan (SMP) for long term management of residual contamination as required by the Environmental

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Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

The proposed remedy was developed by Rochdale Village, Inc. (the "Participant") after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Site Description:** The site is located at 165-50 Baisley Boulevard, in the Jamaica neighborhood of Queens, NY within the Rochdale Village Mall #1, part of a larger community development and housing complex known as Rochdale Village. The site is approximately 0.73 acres and is currently vacant; the previous occupant, a dry cleaner (JS Cleaners), ceased operations in January 2017. Previously, the site had been used as a dry cleaner for approximately 19 years.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241165) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated volatile organic compounds (cVOCs), which are present at the site in soil, groundwater and soil vapor, with the highest detections identified in the area adjacent to the former dry cleaning equipment.

**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. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to

the public. The applicant(s) may 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 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 DEC 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>

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*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.*

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## 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](http://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.

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## Site Location Map

