

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

HIP Cleaners (Rochdale
Village Mall #2)
169-47 137th Street
Jamaica, Queens, NY 11434

SITE No. C241166

NYSDEC REGION 2

November 2019

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Queens Public Library – Rochdale Village Branch

169-09 137th Avenue
Jamaica, NY 11434
Call for hours: (718) 723-4440

Queens Community Board 12

90-28 161st Street
Jamaica, NY 11432
(718) 658-3308

Who to Contact

Comments and questions are 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

Project-Related Health Questions

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

For additional information on the New York's
Brownfield Cleanup Program, visit:
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 HIP Cleaners site (the "site") located at 169-47 137th Street, Jamaica, 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 or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapor.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **November 28, 2019** through **January 11, 2020**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241166/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Action Work Plan: The proposed Commercial Use remedy consists of:

- Installation of an active sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system to minimize the potential for 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;
- Post-remedial groundwater monitoring;
- Recording of an Environmental Easement to ensure proper future use of the site;
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions; and,

BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long term management of residual contamination as required by an Environmental 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 prior to 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 169-47 137th Avenue in Jamaica, NY within the Rochdale Village Mall #2, part of a larger community development and housing complex known as Rochdale Village. The site is 0.076 acres in size and is currently occupied by an active dry cleaner. A dry-cleaning facility has occupied the site for approximately 43 years.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241166) at:

<http://www.dec.ny.gov/cfm/externalapps/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 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 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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

