

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
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NYSDEC Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(call in advance) (718) 482-4897  
Hours: Mon. to Fri. 9 am to 5 pm.

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**For more information about NY  
State's Brownfield Cleanup  
Program, visit:**

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

**FACT SHEET #3**

New York Express Dry Cleaners  
69-60 188<sup>th</sup> Street  
Queens, New York

**Site No. C241050  
NYSDEC Region 2**

January 2011

**Supplemental Remedial Investigation Work  
Plan Available for Review and Comment**  
**Comment period runs from January 6 thru February 4, 2011**

This Fact Sheet is being provided to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup program ("BCP"). You have been sent this Fact Sheet because you own or live on property near the former New York Express Dry Cleaners (the "Site") located at the intersection of 188<sup>th</sup> Street and 73<sup>th</sup> Avenue in the Fresh Meadows neighborhood of Queens, NY. The Site's former owner, MacArthur Holding B, Inc. (the "Participant"), has submitted a draft Supplemental Remedial Investigation Work Plan ("SRIWP") to the NYSDEC and the New York State Department of Health ("NYSDOH") which proposes actions to investigate soil and groundwater contamination surrounding the Site. The draft SRIWP and other project documents are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting public comments on the draft SRIWP from January 6 through February 4, 2011.

**Site Description:** The former New York Express Dry Cleaner Site is located at 69-60 188<sup>th</sup> Street within a small shopping center at the corner of 73<sup>rd</sup> Avenue and 188<sup>th</sup> Street in Fresh Meadows, New York. The shopping center is currently comprised of a Chinese food store, a nail salon, a branch of CitiBank, a Blockbuster Video store, a Rite Aid Pharmacy store, and the former New York Express Dry Cleaners (New York Express), which had operated retail dry cleaning on their premises. New York Express was located at the north end of the shopping center and was adjacent to the Rite Aid Pharmacy. The surrounding area is a mixed residential/ commercial area. Past operations at the Site resulted in the release of chlorinated solvents to the environment.

**Summary of Previous Work:** Since 1997, investigations have detected chlorinated solvents in the soil, soil vapor, and groundwater beneath the Site. These chemicals were originally identified during the removal of an underground storage tank, which had been used to store heating oil. Several hundred cubic yards of contaminated soils containing petroleum and volatile organic compounds ("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 ("IRM") until September 2009. The analytical results of the SVE system influent samples demonstrated that the system had been successful in significantly reducing concentrations of the dry cleaning chemicals.

**Summary of Proposed Investigation:** The supplemental remedial investigation has several goals: (1) delineation of the vertical and horizontal extent of chemicals typically associated with dry cleaning operations; (2) determination of the quality of the soil beneath the Site relative to the BCP; (3) collection of groundwater samples from the five monitoring wells that had previously been installed at the Site in 2004 to determine the quality of the groundwater relative to the BCP; and (4) determine what steps need to be taken to complete work at the Site under the BCP. Following is a summary of the activities proposed in the

(continued on next page)

# BROWNFIELD CLEANUP PROGRAM

draft SRIWP:

- Utility Clearance
- Advancement of soil borings;
- Soil sampling and analysis;
- Groundwater sampling and analysis; and
- Additional soil boring and sampling, if needed, during the course of the investigation.

**Next Steps:** NYSDEC is accepting public comments on the draft SRIWP from January 6 through February 4, 2011. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on page 1. The draft SRIWP and previous NYSDEC-approved documents for the project are available for review at the document repositories shown on page 1. NYSDEC will consider public comments as it completes its review of the SRIWP, have any necessary revisions made and, if appropriate, approve the SRIWP. NYSDOH must concur in the approval of the SRIWP. When the NYSDEC approves the SRIWP, the Participant may proceed with the implementation of the investigation activities.

## BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW:

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and participants to investigate and/or remediate contaminated sites. Under the BCP, a Participant enters

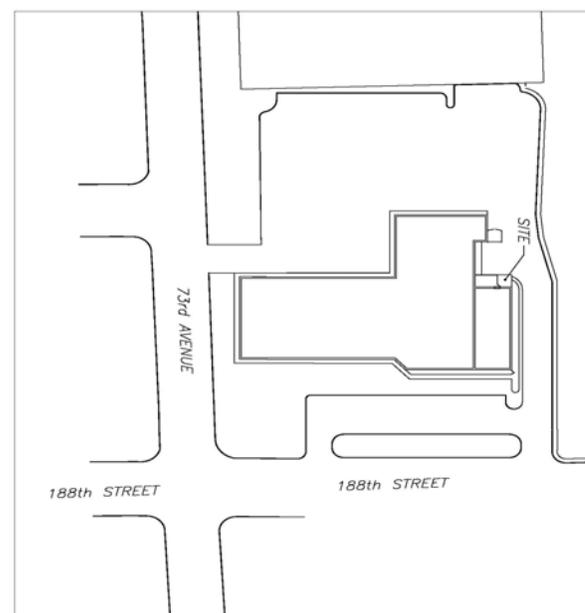
into a Brownfield Cleanup Agreement ("BCA") with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the site. When a Participant completes work, a release of liability from the NYSDEC is provided with standard reservations, and a COC is issued. With their receipt of a COC, MacArthur Holding B, Inc. would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for certain tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Participant does not comply with the terms of its BCA with NYSDEC, or if the Participant commits fraud regarding its application or its certification that it has met cleanup levels.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York State's Brownfield Cleanup Program, please visit our website at: <http://www.dec.ny.gov/chemical/8450.html>

**Fig. 1 – Site Location**



### 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.

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.

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