

## **APPENDIX A**

### **Applicant Information and Property Description Narrative**

Appendix A  
Applicant Information

129 Jamaica Avenue Reclamation LLC (Volunteer)

110-31 Merrick Boulevard  
Jamaica, New York 11433

Contact: Mr. Thomas A. Ciano

Tel: (212) 284-7120

Email: [TAMCiano@aol.com](mailto:TAMCiano@aol.com)

UFI, Inc. (Participant)

173 Foster Avenue,  
Valley Stream, New York 11580

Contact: Mr. Richard Sena

Tel: (845) 623-0941

Email: [rsena@ufi-ny.com](mailto:rsena@ufi-ny.com)

**Applicant Relationship to Property**

129 Jamaica Avenue Reclamation LLC (Volunteer) – Contract Vendee

UFI, Inc., (Participant) – Current Owner

## Property Description Narrative

The Site is located at 129-09 Jamaica Avenue, Richmond Hill, New York 11418. The building was formerly owned and operated by Ideal Vortex Laundry, which utilized a petroleum dry cleaning machine during the 1930's through 1950's. Uniforms for Industry (UFI) acquired the property in the 1950's and continued laundry operations through November 2002, when all operations were ceased.

The Site consists of an approximately 1.72-acre irregular-shaped parcel of land and is developed with two (2) interconnected one (1)- to two (2)-story vacant industrial buildings, located on the central and southeastern portions of the Site, respectively. The onsite facility, constructed of brick, steel, wood, and concrete in 1929, with a series of additions in the 1950s and the 1960s, with the last addition constructed in the 1990s, occupies approximately sixty-five percent (65%) of the Site.

Ten (10) underground storage tanks (USTs) were historically located on the Site as follows: one (1) 10,000-gallon No. 6 fuel oil UST; three (3) 2,000-gallon mineral spirit USTs; one (1) 7,500-gallon mop oil UST; one (1) 6,000-gallon No. 2 fuel oil UST; one (1) 6,000-gallon mop oil UST; and three (3) 2,000-gallon mineral oil USTs. During the 2003 removal of the underground tanks located throughout the property, suspect impacted soils were identified.

On February 17-18 and March 26, 2004, VERTEX installed four (4) groundwater monitoring wells at the Site. The Additional Subsurface Investigation performed by GC Environmental in August 2005 included twelve (12) soil borings and the installation of eight (8) groundwater monitoring wells. The main results of these investigations are as follows:

- Soil contamination includes compounds associated with petroleum products, as well as chlorinated organic compounds. Petroleum contamination present in the soil is believed to originate with leaking fuel oil and mop oil underground storage tanks, which have been removed. The likely source of chlorinated solvents is from spills and/or discharges over time from historical operations at the Site and from potentially offsite sources.
- Concentrations of petroleum compounds in soil vary widely in the areas sampled, and appear to be concentrated in the general area of two specific borings, B-1 and B-2, where total VOCs range from 11,121 micrograms per kilogram ( $\mu\text{g/Kg}$ ) in soil boring B-1 to 181,400  $\mu\text{g/Kg}$  in soil boring B-2.
- Groundwater contamination is highest in MW-8, where separate-phase free product has also been observed. Contamination includes significant levels of petroleum compounds, as well as chlorinated solvent compounds. Total volatile organic compounds (TVOC) range from 11 micrograms per liter ( $\mu\text{g/L}$ ) in MW-12 to 281,200  $\mu\text{g/L}$  in MW-8 (free product sample). The next highest TVOC concentration was detected in MW-1 (11,887  $\mu\text{g/L}$ ).

- Separate-phase free product has been observed in up to four onsite monitoring wells at measured thicknesses up to 6 feet (MW-8). Based on multiple water level gauging rounds, it does not appear that the free product plume is migrating offsite.
- The extent of chlorinated solvent and petroleum contamination throughout the Site is most likely associated with releases over an extended period of time from dry cleaning operations and leaking USTs onsite into the soil, and potentially from offsite sources.

## **APPENDIX B**

### Project Description

### **Project Description**

This Site is currently vacant (building structures are present) and impacted soil and groundwater have been discovered during recent investigation activities. The project involves completing the investigation and remediation of soil and groundwater impacts, including work required to address NYSDEC spill numbers 05-07800 and 02-08119. The Volunteer plans on redeveloping this property as a mix of commercial and low-income housing as part of community revitalization. More specifically, the proposed development consists at this stage of a seven-story building that fronts on Jamaica Avenue, partitioned into retail, residential, and community space at street level and residential units on all remaining floors. The rear (north) of the Site is proposed to be divided into a parking lot (circa 65 parking spaces) and outdoor space (see following page for conceptual model).

A key aspect of this project will be the completion of a true “brown to green” redevelopment. The Volunteer’s consultant, Roux Associates, Inc., in addition to DOMANI Sustainability Consulting, LLC (a subsidiary of Roux Associates), will complete investigation and remediation activities, and ultimately assist in the design and implementation of green building and sustainable land use practices.

### **Estimated Project Schedule**

The following schedule listing anticipated tasks is approximate and takes into account NYSDEC review of project plans, public comment periods, and the potential for multiple field mobilizations.

<b>Project Phase</b>	<b>Approximate Timeframe</b>
BCP Application	November 2006
Notification of Acceptance	December 2006
Signing of BCP Agreement	January 2007
Investigation Work Plan	Spring 2007
Investigation and Reporting	Spring 2007– Fall 2007
Remedy Selection	Winter 2007
Remedial Action	Spring 2008

## **APPENDIX C**

Environmental Reports/Data

## **APPENDIX D**

### Contact List Information



## **Section VIII. Contact List Information**

- 1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the site is located.*

### New York City

Mayor Michael R. Bloomberg  
City Hall  
New York, NY 10007  
Telephone 212-NEW-YORK  
Fax (212) 788-2460

Amanda M. Burden  
Chair of the City Planning Commission and  
Director of the Department of City Planning  
New York City Planning Commission  
22 Reade Street  
New York, NY 10007-1216  
Telephone (212) 720-3300  
Fax (212) 720-3219

### Queens County

Helen M. Marshall  
Office of the Queens Borough President,  
120-55 Queens Blvd.  
Kew Gardens, NY 11424  
Telephone (718) 286-3000  
Fax (718) 286-2916

NYC Planning Commission – Queens Borough Office  
120-55 Queens Blvd., Room 201  
Kew Gardens, NY 11424  
Telephone (718) 286-3170  
Fax (718) 286-3183

- 2. Residents, owners, and occupants of the site and properties adjacent to the site.*

### Occupants of the Site

Vacant

### Owners of the Properties Adjacent to the Site

#### North of Subject Property

Alexander I. Ishmael  
86-13a 127th Street  
Richmond Hill, NY 11418

South of Subject Property  
NYC Transit  
129th Street  
Richmond Hill, NY 11418

Balkan Brothers Holdings  
126-20 Jamaica Avenue  
Richmond Hill, NY 11418

East of Subject Property  
MTA/LIRR  
Hillside Avenue  
Richmond Hill, NY 11418

West of Subject Property  
Sheik MZ Ishmael  
86-15 127th Street  
Richmond Hill, NY 11418

John L. Wolf Jr.  
86-19 127th Street  
Richmond Hill, NY 11418

Cecil Seepersaud Tarjam  
86-21 127th Street  
Richmond Hill, NY 11418

Patricia M. Canter  
86-23 127th Street  
Richmond Hill, NY 11418

Kayume Subhan  
86-25 127th Street  
Richmond Hill, NY 11418

Tyrone Cumberbatch  
86-27 127th Street  
Richmond Hill, NY 11418

TJ Samuel  
86-29 127th Street  
Richmond Hill, NY 11418

Margarita Suarez  
86-31 127th Street  
Richmond Hill, NY 11418

Suruj N. Jaikaran  
86-33 127th Street  
Richmond Hill, NY 11418

Mina Maharaj  
86-35 127th Street  
Richmond Hill, NY 11418

Kenneth Fenlator  
86-37 127th Street  
Richmond Hill, NY 11418

Saini S. Surinder  
86-39 127th Street  
Richmond Hill, NY 11418

Mahadeo Sohit  
86-41 127th Street  
Richmond Hill, NY 11418

Percy Arroyo  
86-43 127th Street  
Richmond Hill, NY 11418

Bibi Gafaloon  
86-46 127th Street  
Richmond Hill, NY 11418

Mohammad F. Hussain  
86-48 127th Street  
Richmond Hill, NY 11418

Ralph Soomai  
86-50 127th Street  
Richmond Hill, NY 11418

Oscar A. Perez  
126-19 Jamaica Avenue  
Richmond Hill, NY 11418

*3. Local news media from which the community typically obtains information.*

Newspaper  
Times Ledger  
Richmond Hill Times  
41-02 Bell Boulevard  
Bayside, NY 11361  
Telephone (718) 229-0300 Ext. 114

Television

New York 1 News  
75 Ninth Avenue  
New York, NY 10011  
(212) 379-3311

*4. The public water supplier which services the area in which the site is located.*

New York City Department of Environmental Protection  
59-17 Junction Boulevard, 10th Floor  
Flushing, NY 11373

*5. Any person who has requested to be placed on the site contact list.*

N/A

*6. The administrator of any school or day care facility located on or near the site.*

P.S. 54 Hillside School  
c/o Diane Jones, Administrator  
86-02127th Street  
Richmond Hill, NY 11418  
(718) 849-0962

P.S. 51  
c/o Magdaly Saint-Juste, Administrator  
87-45 117th Street  
Richmond Hill, NY 11418  
(718) 847-3416  
(718) 850-0738

P.S. 55 The Maure School  
c/o Mrs. Kubrin, Administrator  
131-10 97th Avenue  
Richmond Hill, NY 11418  
(718) 849-3845

P.S. 56 Harry Eichler School  
c/o Mrs. Leiter, Administrator  
86-10 114th Street  
Richmond Hill, NY 11418  
(718) 441-4448

P.S. 60 Woodhaven School  
c/o Frank DeSario, Principal  
91-02 88th Avenue  
Richmond Hill, NY 11418  
(718) 441-5046

P.S. 64 Joseph P. Addabbo School  
c/o Administrator (No Name Provided)  
82-01 101st Avenue  
Richmond Hill, NY 11418  
(718) 659-4624

P.S. 66 J. Kennedy-Onassis School  
c/o Phyllis Leinward, Principal  
85-11 102nd Street  
Richmond Hill, NY 11418  
(718) 849-0184

P.S. 90 Horace Mann School  
c/o Adrienne Ubertini, Principal  
86-50 109th Street  
Richmond Hill, NY 11418  
(718) 847-3370

P.S. 97 Forest Park School  
c/o Maureen Ingram, Principal  
85-52 85th Street  
Richmond Hill, NY 11418  
(718) 849-4870

P.S. 99 Kew Gardens School  
c/o Mrs. Paulette Foglio, Principal  
82-37 Kew Gardens Road  
Richmond Hill, NY 11418  
(718) 544-4343

P.S. 161 Arthur R. Ashe School  
c/o Jill Hoder, Principal  
101-33 124th Street  
Richmond Hill, NY 11418  
(718) 441-5493

P.S. 62 Chester Park School  
c/o Mrs. Angela O'Dowd  
97-25 108th Street  
Richmond Hill, NY 11418  
(718) 849-0992

J.H.S. 210 E. Blackwell Junior High School  
c/o Allma-Manning Roslyn, Principal  
93-11 101st Avenue  
Richmond Hill, NY 11418  
(718) 845-5942

Richmond Hill High School  
c/o Fran Descantis, Principal  
89-30114th Street  
Richmond Hill, NY 11418  
(718) 846-3335

Bais Yaakov Academy for Girls  
c/o Rabbi Newman, Administrator  
124-50 Metropolitan Avenue  
Richmond Hill, NY 11418  
(718) 847-5352

Benedict Joseph Labre School  
c/o Mary-Ann Mazzella, Principal  
94-25 117th Street  
Richmond Hill, NY 11418  
(718) 441-6674

Hebrew Academy of West Queens  
c/o Administrator (No Name Provided)  
88-01 102nd Street  
Richmond Hill, NY 11418  
(718) 847-1462

Holy Child Jesus School  
c/o Mr. Martin Abruzzo, Principal  
111-02 86th Avenue  
Richmond Hill, NY 11418  
(718) 849-3988

Nativity of the Blessed Virgin  
c/o Sister Marguerite Torre, Principal  
101-41 92nd Street  
Richmond Hill, NY 11418  
(718) 845-3691

Our Lady of the Cenacle School  
c/o Rose Marie McGoldrick, Principal  
87-25 136th Street  
Richmond Hill, NY 11418  
(718) 657-6690

Saint Elizabeth School  
c/o Mr. Ferguson, Principal  
94-01 85th Street  
Richmond Hill, NY 11418  
(718) 296-8440

Saint Mary Gate of Heaven School  
c/o Mr. Scannell, Principal  
104-06 101st Avenue  
Richmond Hill, NY 11418  
(718) 846-3773

Saint Stanislaus Bishop & Mart  
c/o Sister Francis Marie, Principal  
90-01101st Avenue  
Richmond Hill, NY 11418  
(718) 845-3188  
(718) 845-6206

Saint Thomas Apostle School  
c/o Susan Aloise, Principal  
87-49 87th Street  
Woodhaven, NY 11421  
(718) 847-3904

Theatre Street School  
c/o Teresa Cassesse Aubel, Principal  
87-61111st Street  
Richmond Hill, NY 11418  
(718) 846-9182

Yeshiva Tifereth Moshe Dov Rev  
c/o Administrator (No Name Provided)  
83-06 Abingdon Road  
Richmond Hill, NY 11418  
(718) 544-5400

Yeshivat Ohr Haiim  
co Rabbi Kashani, Principal  
86-06 135th Street  
Richmond Hill, NY 11418  
(718) 658-7066

Shaar Hatorah High School  
c/o Administrator (No Name Provided)  
117-06 84th Avenue  
Richmond Hill, NY 11418  
(718) 846-1940

\*\* School Closed In September 2006\*\*  
Bethlehem Christian Academy  
c/o Administrator  
91-11 Lefferts Boulevard  
Richmond Hill, NY 11418  
(718) 849-5110  
(718) 850-6480

Yeshiva Tifereth Moshe DC  
c/o Rabbi Russ, Principal  
83-06 Abingdon Rd.  
Richmond Hill, NY 11418  
(718) 846-7300

A To Z Learning Center  
c/o Bernice Budho, Principal  
123-21 Jamaica Avenue  
Richmond Hill, NY 11418  
(718) 805-4400

Dolly & Frank Russo Sr. Center  
c/o Martha Kuszek, Director  
118-03 101st Ave.  
Richmond Hill, NY 11418  
(718) 805-7117



E. Sholom Day Care Center II  
c/o Ellen Yanna, Director  
82-04 Lefferts Blvd.  
Richmond Hill, NY 11418  
(718) 805-2934  
(718) 441-9893

Heartshare Dolly & Frank Russo  
c/o Martha Kuszek, Director  
118-01 101st Ave.  
Richmond Hill, NY 11418  
(718) 805-7117

Heartshare Matilda Raffa Cuomo  
c/o Diane Cattrano, Director  
115-15 101st Ave.  
Richmond Hill, NY 11418  
(718) 441-5333

Learning Land Pre-School  
c/o Laura DeLuca, Owner  
80-10 Lefferts Blvd.  
Richmond Hill, NY 11418  
(845) 468-7428

Matilda Raffa Cuomo First Step  
c/o Diane Cattrano, Director  
115-15 101st Ave.  
Richmond Hill, NY 11418  
(718) 441-5333

My Precious Angels  
c/o Maria Burges, Director  
81-05 101st Ave.  
Richmond Hill, NY 11418  
(718) 843-0275

Once Upon A Time, Inc.  
c/o Head Mistress, Teresa Cassese Aubel  
87-61 111th St.  
Richmond Hill, NY 11418  
(718) 846-9182

Sholom Day Care  
c/o Administrator (No Name Provided)  
82-52 Abingdon Rd.  
Richmond Hill, NY 11418  
(718) 850-2934  
(718) 441-9893

St. John's Lutheran Pre-School  
c/o Administrator (No Name Provided)  
86-20 114th Street  
Richmond Hill, NY 11418  
(718) 441-3611

St. Luke's Nursery School  
c/o Administrator (No Name Provided)  
87-34 85th Street  
Richmond Hill, NY 11418  
(718) 296-6683

St. Paul's Nursery School  
c/o Administrator (Name of Administrator not available through Internet search)  
89-19 114th Street  
Richmond Hill, NY 11418  
(718) 849-4466 (Note: this telephone number is no longer in service and directory assistance has no new number available)

Tot's Learning World  
c/o Administrator (Name of Administrator not available through Internet search)  
94-24 Van Wyck Expressway  
Richmond Hill, NY 11418  
(No telephone number available through directory assistance or through Internet search)

Up the Ladder  
c/o Administrator (No Name Provided)  
80-11 101st Ave  
Richmond Hill, NY 11418  
(718) 843-4913

Very Important People DCC Cor  
c/o "Alice," Director (no last name given)  
95-06 101st Ave  
Richmond Hill, NY 11418  
(718) 641-2345

Bovov World Wide HS  
c/o Administrator (Name of Administrator not available through Internet search)  
83-06 Abingdon Rd.  
Richmond Hill, NY 11418  
(No telephone number available through directory assistance or through Internet search)

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 site.*

Queens Library  
Richmond Hill Branch  
118-14 Hillside Avenue  
Richmond Hill, NY 11418  
(718) 849-7150

## **APPENDIX E**

### Proximity to Real Property

According to the Zoning Ordinance of the City of New York and based on Roux Associates' visual inspection, the surrounding area is utilized for industrial, commercial, educational, transportation, and residential purposes.

To the north of the Site are residential properties, a portion of the Long Island Rail Road, Primary Electrical Supply, Regency Collision Co. and Hillside Avenue, beyond which are CVS Pharmacy, Hillside Car Wash and Express Lube Detailing Center, Mystic Wholesale Motors, a Getty gasoline service station, and additional commercial properties, including French Cleaners, a dry cleaning establishment, and residential properties.

To the east of the Site is a portion of the Long Island Rail Road, beyond which are residential properties, 130<sup>th</sup> Street, and commercial properties.

To the south of the Site is Jamaica Avenue, beyond which is the New York City Transit Authority (NYCTA) 129<sup>th</sup> Street Yard and additional commercial and residential properties.

To the west of the Site is 127<sup>th</sup> Street, beyond which is Los Amigos restaurant, Paris Flowers and Party Goods, and additional commercial, residential, and educational properties.

## **APPENDIX F**

### Potential Vulnerability of Groundwater to Contamination

Potable water in the area of the Site is provided by the municipal system from upstate reservoirs. Groundwater contamination has been identified at the Site. There are no known wellhead protection or groundwater recharge areas in the area of the Site.

## **APPENDIX G**

### Geography and Geology of the Site



According to the US Geological Survey (USGS) Topographic Map of Jamaica, New York Quadrangle, USGS, dated 1966, photorevised 1979, the Site's elevation is approximately 60 feet above mean sea level. Topographically, the Site is level with no abrupt changes in elevation. The topography in the vicinity of the Site slopes gently to the south towards Jamaica Bay, located approximately 4 miles to the south of the Site.

According to the Hydrogeologic Framework of Long Island, New York, USGS, 1989, the geology in the area of the Site consists of approximately 150 feet of glacial deposits composed of clay, sand, gravel, and boulders, which form the Upper Glacial Aquifer, underlain by approximately 125 feet of sand, clay, and gravel, which form the Magothy Aquifer. The Magothy Aquifer is underlain by approximately 180 feet of clay, which form the Raritan Confining Unit, underlain by approximately 195 feet of sand and gravel, which form the Lloyd Aquifer. The bedrock in the area of the Site consists of crystalline metamorphic and igneous rocks and is approximately 650 feet below grade.

Based on the information gathered during site investigation activities, the geology of the Site to the sampled depth of approximately 50 feet below grade consists of dense, brown-gray, fine-coarse sand with some fine-coarse gravel and occasional cobbles and small boulders.

Based on the results of monitoring well survey and groundwater level measurement, groundwater flow direction at the Site is to the southwest. Depth to groundwater below the Site is approximately 40 feet below grade. The water table is rather flat, but forms a small groundwater mound in the vicinity of Monitoring Well MW-1.