



FACT SHEET

Brownfield Cleanup Program

Site Name: Uniforms for Industry

January 15, 2010

Site Number: BCP No. C241103

County: Richmond Hill, Queens

Remedial Investigation Report

An investigation has been completed for the Uniforms for Industry (UFI) site at 129-09 Jamaica Avenue in Richmond Hill, Queens County, New York. See map for the location of the site. The "Remedial Investigation Report" (RIR) was submitted by The ELM Group (ELM) under New York's Brownfield Cleanup Program (BCP), and is under review. The RIR describes the results of the remedial investigation and is available at the document repository identified below.

The Uniforms for Industry (UFI) site will be remediated pursuant to a Brownfield Cleanup Agreement entered with the NYSDEC on June 13, 2007. At this time, a future use scenario has not been confirmed for this site; however, a combination of residential and retail uses is anticipated.

Background

The site is located at 129-09 Jamaica Avenue, Richmond Hill, New York (herein referred to as "Site"). 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 1950's and the 1960's, with the last addition constructed in the 1990's, occupies approximately sixty-five percent (65%) of the site.

The site was formerly owned and operated by Ideal Vortex Laundry, which utilized a petroleum dry cleaning machine during the 1930's through 1950's. UFI acquired the property in the 1950's and continued laundry operations through November 2002, when all operations ceased. The site is currently vacant (building structures are present), and impacted soil and groundwater have been discovered during recent investigation activities.

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 include recreation, housing and business.

A **Brownfield** is any real property whose reuse or redevelopment may be complicated by the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

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Summary of the Remedial Investigation Report

This remedial investigation focused on completing an evaluation of the former primary and secondary sources of constituents identified via ELM's conceptual site model. ELM's model was based on the evaluation of historic site operations, site development history and configuration of subsurface infrastructure, and previous environmental findings. ELM's investigation focused on the evaluation and characterization of exposure pathways through the various media (soil, groundwater, soil vapor) and a determination of objectives that would be met to sufficiently develop a Remedial Action Work Plan.

ELM has determined that minimal exceedances above Restricted Residential Site Cleanup Objectives of secondary constituents of concern currently exist in the subsurface, in two very localized areas in the northern and northeastern portions of the site, pending regulatory cleanup objectives. ELM completed the objectives of the investigation by evaluating deep impacts to groundwater and determining that the subsurface geology indicates a confining clay layer located at 115 feet below grade surface. Indicators of Tetrachloroethylene (PCE) degradation compounds (Dichloroethene, Vinyl Chloride) were identified throughout the aquifer. ELM's investigation focused on the vertical extent of these compounds, with groundwater results of primary constituents identified at maximum depths of 115 feet prior to the clay confining layer.

ELM can state, with reasonable certainty, that the primary constituent (i.e.,) was not identified in soils exceeding Part 375 Restricted Residential SCOs across the site. The PCE gradients identified during this investigation indicate that PCE is present within the various media, however, at insufficient concentrations that would indicate a continuing source to groundwater, based on impact to groundwater standards.

Based on the available evidence, it is reasonable to conclude that secondary sources of PCE are not present. This conclusion is supported by the results of the vertical soil and groundwater profiling conducted as part of this investigation. The PCE concentration in the soil profiles above the water table decline vertically and may represent remnants of possible former source areas in the northeast section of the property. Beneath the water table, soil profile concentrations of PCE were not detected beneath 18 feet with confirmed absence up to 115 feet. Based on the groundwater sampling results, using the rudimentary 1% PCE/Trichloroethylene aqueous solubility "rule of thumb" of 1.5 ppm/10 parts per million respectively (Pankow and Cherry, 1996), there is no current evidence to support a finding that secondary sources of PCE/TCE are present. Additionally, based on the generally low dissolved concentrations as well as the bio-geochemical parameters, it appears that the chlorinated ethenes are being degraded and that there is no significant source contributing to the presence of dissolved phase groundwater constituents. Although dissolved VOCs in groundwater currently exist exceeding applicable NYSDEC TOGS standards, it is reasonable to assume that natural degradation of these compounds will continue, and eventually reach levels below TOGS standards.

The investigation was performed by ELM and its subcontractors with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Next Steps

NYSDOH must concur in the approval of the Remedial Investigation Report. The approved Remedial Investigation Report will be placed in the document repository (see below). The applicant will subsequently develop a Remedial Action Work Plan that summarizes the remedial actions for this site.

NYSDEC will keep the public informed during the remediation of the UFI site.

FOR MORE INFORMATION**Document Repository**

A local document repository has been established at the location given below to help the public to review the following project documents:

- UFI application for participation in the BCP;
- Brownfields Cleanup Agreement;
- Citizens Participation Plan;
- Remedial Investigation Work Plan.

Queens Borough Public Library
Richmond Hill Branch
118-14 Hillside Avenue
Richmond Hill, New York 11418

Contact: Alice Norris
(718) 849-7150

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Ronnie Lee
Bureau of Central Remedial Action
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9768
rslee@gw.dec.state.ny.us

If you know someone who would like to be added to the project mailing list, have him or her contact the NYSDEC project manager above. 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.

