



# FACT SHEET

## Brownfield Cleanup Program

**Uniforms for Industry**  
**C241103**  
**Queens, NY**

**October 2010**

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

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 Uniforms for Industry site (“site”) located at 129-09 Jamaica Avenue Richmond Hill, Queens County. See map for site location.

#### **The Proposed Remedy**

The remedy proposed for the site includes the removal of shallow volatile organic compound (VOC) contaminated soils which are responsible for the elevated soil vapors at the site. VOC contaminated groundwater will also be treated through the application of chemical oxidants. A long-term groundwater monitoring program will gauge the success of treatment and evaluate groundwater improvement over time.

The action also provides for a ventilation system (sub-slab depressurization system) beneath the new building’s basement foundation to prevent the infiltration of vapors as remediation of the groundwater progresses. In the event that vapors are found to be migrating toward area residences following soil removal, a vapor extraction system will be installed. Union Jamaica LLC (“applicant”) developed the proposed remedy after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program.

The proposed remedy is described in a draft cleanup plan called a “Remedial Work Plan”. The document is available for review at the location identified below under “Where to Find Information”.

#### **How to Comment**

NYSDEC is accepting written comments about the proposed remedy for 45 days, from October 21, 2010 through December 6, 2010.

Submit written comments to:

#### **Mr. Ronnie Lee**

New York State Department of Environmental Conservation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
[rslee@gw.dec.state.ny.us](mailto:rslee@gw.dec.state.ny.us)

## **Summary of the Proposed Remedy**

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

The proposed remedy will require that all soils in the northeast portion of the site to a depth of 15 feet be remediated to restricted residential cleanup levels. Restricted residential levels have been established by the NYSDEC for properties which are to have multiple residential units such as an apartment building or condominium complex and related common grounds. The restricted residential goals are protective of public health.

The proposed remedy will meet these goals by excavating contaminated soils to a depth of 15 feet and delivering them to a disposal facility which is licensed and permitted to receive this waste in accordance with all Federal, State and local regulations. Although contaminated groundwater is present at the Site, it does not represent an exposure concern for residents in the area since all water is supplied by the NYC municipal water system which receives its water from upstate reservoirs. However the proposed remedy will also treat groundwater with oxidants to reduce concentrations and restore groundwater quality.

The remedy also includes plans and contingencies to protect on-site and off-site residents from any related vapors through ventilation systems beneath the new building and at the northwest property line, if needed. Institutional controls will be implemented to limit the site to restricted residential uses and control any potential exposures to contaminated soil or groundwater. The proposed institutional controls include:

- Environmental easement to ensure that the use restrictions and proposed institutional/engineering controls remain in place;
- Notification to the NYSDEC prior to any action that could jeopardize the integrity of the remedy;
- Development of a site management plan;
- A prohibition on the development of water supply or irrigation wells on the site;
- Periodic inspection and certification to confirm appropriate use of the site and to ensure that engineering and institutional controls included in this remedy are in place and remain effective.

## **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about 18 months.

NYSDEC will keep the public informed during the cleanup of the site.

## **Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential purposes.

The Uniforms for Industry (“UFI”) Site is a 1.72-acre parcel located at 129-09 Jamaica Avenue, Richmond Hill, Queens, New York. The site is bounded by 127th Street to the west, Jamaica Avenue to the south, residential properties to the north, and a railroad to the east. The surrounding parcels are mainly residential with some first floor commercial and light industrial uses. The site is currently inactive but until November 2002 the site was used for commercial laundering services. A number of spills from machinery and underground storage tanks have led to soil, soil vapor and groundwater contamination. The site was formerly owned and operated by Ideal Vortex Laundry, which utilized a petroleum dry-cleaning machine during the 1930s through the 1950s. UFI acquired the property in the 1950s and continued laundry operation through November 2002, when all operations ceased. There have been a number of investigations conducted at the site dating as far back as 1993 which have identified both VOCs and petroleum contamination in the soil and groundwater. The results of sampling performed during the November 2008 through February 2009 Remedial Investigation and a supplemental investigation in September 2010 identified isolated areas of shallow soil contaminated with VOCs, mainly tetrachloroethylene, also known as PCE, Perc, or dry-cleaning solvent. The on-site groundwater has been found to be contaminated with Perc and petroleum compounds above regulatory guidelines. Ingestion of contaminated groundwater is not expected since the area is served by public water. Perc and its degradation compounds, were also detected at elevated concentration in soil vapor beneath the site. A study to investigate any off-site impacts from the soil vapors is planned and is scheduled to take place during the 2010/2011 heating season.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Work Plan).

#### **New York City Public Library**

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

### **Who to Contact**

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

#### Project Related Questions

##### **Mr. Ronnie Lee**

NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
(518) 402-9768  
rslee@gw.dec.state.ny.us

#### Site-Related Health Questions

##### **Ms. Bridget Callaghan**

NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180-2216  
(800) 458-1158 ext. 27860  
BEEI@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them 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.

