



FACT SHEET

Brownfield Cleanup Program

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

March 2011

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address contamination at the Former Uniforms for Industry (“site”) located at 129-09 Jamaica Avenue in Richmond Hill, Queens, NY under New York’s Brownfield Cleanup Program. See map for site location.

The cleanup action for the site includes the removal of shallow volatile organic compound (VOC) contaminated soils. 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 cleanup activities will be performed by Union Jamaica LLC (“applicant”). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

Highlights of the Upcoming Cleanup Activities

The cleanup activities are intended to:

- 1) address contamination at the site to achieve cleanup levels that protect public health and the environment, and
- 2) account for the intended or reasonably anticipated future use 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 include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

Initial activities will consist of the excavation of shallow soil contaminated with dry-cleaning solvents from three small locations on the Site. This material will be loaded on trucks for disposal at a licensed waste disposal facility. This activity is expected to take 2 to 3 weeks to complete. During this time trucks will be coming and going from the site and equipment such as excavators and backhoes will be operating on the Site. Trucks transporting the contaminated soil will follow a pre-determined truck route to limit the trucks to main roads such as Jamaica Avenue and the Van Wyck Expressway. Air will be monitored for dust and VOCs

during excavation and loading activities to assure compliance with pre-established Health Department limits. Following removal of the contaminated soil, construction activity related to the installation of the new building's foundation will proceed. This activity will also be monitored for dust and VOCs during all soil disturbance and related activity. The remaining soil to be excavated for the buildings basement areas is expected to be free of contaminants. This will be verified by soil testing before transporting the material off of the Site.

The injection of chemical oxidants will not take place until the installation of the buildings foundation has been completed. This work will involve the installation of small diameter pvc wells using a small drilling machine.

Next Steps

The applicant is expected to begin cleanup activities at the site on or about April 11, 2011. These activities will be coordinated with construction of the new building and are anticipated to take about 1 year to complete.

After the applicant completes the cleanup activities, it will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC then will issue a Certificate of Completion to the applicant.

The applicant would be eligible to redevelop the site after it receives a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

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 was recently completed and is currently under evaluation by the NYSDEC and the NYSDOH.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the site cleanup plan (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, 12th Floor
Albany, NY 12233-7016
(518) 402-9768
rslee@gw.dec.state.ny.us

Site-Related Health Questions

Ms. Dawn Hettrick

NYSDOH
Flanigan Square, 547 River Street
Troy, NY 12180-2216
(800) 458-1158 ext. 27860
deh02@health.state.ny.us

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.

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 . 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.

