



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Uniforms for Industry
DEC Site #: C241103
Address: 129-09 Jamaica Avenue
Richmond Hill, NY 11418

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Uniforms for Industry site ("site") located at 129-09 Jamaica Avenue, Richmond Hill, Queens County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the Site location.

The cleanup activities were performed by UFI, Inc., Union Jamaica LLC, Union Jamaica Commercial LLC, Richmond Hill Housing Limited Partnership, Richmond Hill Housing GP LLC, Richmond Hill Housing 2 Limited Partnership, Richmond Hill Housing 2 GP LLC, and Hillside Jamaica LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the Site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The components of the remedy include:

1. Excavation of contaminated soils in the central and eastern portions of the Site down to a maximum depth of 20 feet. The excavated soils were transported off-site for proper disposal;
2. Installation of an engineered cap/cover system consisting of concrete building slabs and sidewalks, asphalt paving of roadways and parking areas and the importation of virgin mined sand and certified clean topsoil for use as backfill above the demarcation barrier in the landscaped/green areas;
3. Treatment of groundwater with chemical oxidant injections;
4. Installation of a vapor barrier and operation of a sub-slab depressurization system beneath the Phase I building;
5. Operation of a mechanical ventilation system for the parking garage in the basement level of the Phase II building;
6. Implementation of a Site Management Plan; and
7. Imposition of an institutional control in the form of an Environmental Easement to prevent

future exposures to any residual contamination remaining at the Site.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the Site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the Site, such as a deed restriction, when contamination left over after the cleanup action makes the Site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the Site has been approved by NYSDEC.

The following institutional controls have been put in place on the Site:

- Ground Water Use Restriction
- Land Use Restriction
- Site Management Plan

The following engineering controls have been put in place on the Site:

- Vapor Mitigation
- Cover System
- Chemical Oxidant Injections

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the Site. In addition, the Applicant:

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The Uniforms for Industry (UFI) Site is a 1.72 acre parcel located at 129-09 Jamaica Avenue, Richmond Hill, Queens.

Site Features:

Two interconnected buildings make up approximately 2/3 of the Site. The remaining area is covered predominantly by pavement. The Site is bounded by 127th St. to the west, Jamaica Ave. to the south, residential properties to the north, and a railroad to the east.

Current Zoning/Use:

The surrounding parcels are mainly residential with some first floor commercial and light industrial properties. Residential housing is currently being constructed on the Site.

Historical Uses:

The Site was formerly owned and operated by Ideal Vortex Laundry, which utilized a petroleum-based dry-cleaning machine during the 1930s through the 1950s. UFI acquired the property in the 1950s and continued laundry operations through November 2002, when all operations ceased. A number of spills from machinery and underground storage tanks (USTs) have led to soil and groundwater contamination.

In June 2007, the Department entered into a Brownfield Cleanup Agreement (BCA) with UFI. Remedial Investigation (RI) fieldwork commenced in November 2008. The RI found that the on-site soil was contaminated with elevated levels of petroleum-based compounds, and the on-site soil vapor was contaminated with elevated levels of chlorinated volatile organic compounds (CVOCs). In addition, the on-site and off-site groundwater was found to be contaminated with volatile organic compounds (VOCs), including CVOCs such as tetrachloroethylene (PCE). Based on the results of the RI, an off-site Soil Vapor Intrusion Investigation (SVI) was performed to determine whether contaminated soil vapor had migrated off-site, and to assess the potential for off-site soil vapor intrusion. The SVI involved the collection of soil vapor samples in the sidewalks bordering the Site, and was performed in December 2010. Based on the results of the December 2010 sidewalk soil vapor samples which did not indicate a contaminated soil vapor plume in the areas sampled, no further action regarding the SVI is contemplated at this time.

Site Geology and Hydrogeology:

The Site overlies the Upper Glacial Aquifer of Long Island. The Upper Glacial Aquifer is approximately 115 feet thick at this location and is underlain by the Gardiners Clay which is approximately 75 to 100 feet thick beneath the site area and is a major confining unit. Underlying the Gardiners Clay lies approximately 125 feet of the Magothy Aquifer, followed by 180 feet of clay, which forms the Raritan confining unit. The Lloyd Aquifer, which is approximately 195 feet thick, underlies the Raritan confining unit. Bedrock below the site is located at approximately 650 feet.

The groundwater table surface lies approximately 38 to 40 feet below ground surface and flows to the southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241103>

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

QUEENS BOROUGH PUBLIC LIBRARY
Attn: SUSAN WETJEN
118-14 HILLSIDE AVENUE
RICHMOND HILL, NY 11418
Phone: 718-849-7150

Who to Contact

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

Project Related Questions

Ronnie Lee
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9615
rslee@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Callaghan
New York State Department of Health
EPS Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@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:
<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.

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



Hillside Ave

Metropolitan Ave

N

Alley

127th St

130th St

Site Boundary

Uniforms for Industry
Site #C241103

131st St

Jamaica Ave

87th Rd

129th St

130th St

126th St

127th St