

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Teitelbaum Dry Cleaning Inc.

35-45 35<sup>th</sup> Street  
Astoria, NY 11106

SITE No. C241149

NYSDEC REGION 2

April 2020

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

### Queens Public Library

#### Broadway Branch

40-20 Broadway  
Long Island City, NY 11103  
(718) 721-2462

## Who to Contact

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

### Project-Related Questions

Shaun Bollers, Project Manager  
NYSDEC, Region 2 Office  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Teitelbaum Dry Cleaning Inc. site ("the site") located at 35-45 35<sup>th</sup> Street, Long Island City, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants in the groundwater, and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan" (RAWP) for 45 days, from **April 9 through May 23, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241149/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed remedy consists of:

- Installation and operation of a Soil Vapor Extraction system to remove and treat volatile organic compounds in soil on-site, and prevent soil vapor migration off-site;
- Treatment of contaminated groundwater through injection of chemical oxidants into the groundwater;
- Installation and operation of an active sub-slab depressurization system to mitigate the impacts of vapor intrusion into the on-site building;
- Collection and analysis of post-remedial groundwater and soil vapor samples to evaluate the effectiveness of the remedy;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use (commercial use) of the site.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by S & C Properties LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on the previous page.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is comprised of an approximate 9,950 square foot parcel (0.23 acres) located near the southwest corner of the block and is bound to the west by 35<sup>th</sup> Street, to the south by a commercial building followed by 36<sup>th</sup> Avenue, to the east by commercial buildings followed by 36<sup>th</sup> Street, and to the north commercial buildings followed by 35<sup>th</sup> Avenue. The site is currently improved with a one-story commercial/manufacturing building currently utilized as an industrial dry cleaner, which is not open to the public. Dry cleaning operations are first noted on Sanborn Fire Insurance maps dated 1970 and continue to date.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241149) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated volatile organic compounds (cVOCs) which are present site-wide in groundwater and soil

vapor, and in one localized area of soil within the northwestern portion 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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

---

*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.*

---

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:  
<http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

Site Location Map

