



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Teitelbaum Dry Cleaning Inc.
35-45 35th Street
Astoria, NY 11106

SITE No. C241149
NYSDEC REGION 2

May 2021

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C241149/>
and at these location(s):

Queens Public Library

Broadway Branch

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

Queens Community Board #1

4502 Ditmars Boulevard LL Suite 125,
Astoria, NY 11105
(718) 626-1021

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

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

Project-Related Questions

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

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-0450
bee@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Teitelbaum Dry Cleaning Inc. site ("site") located at 35-45 35th Street, Astoria, NY. Please see the map for the site location. The cleanup activities will be performed by S & C Properties, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C241149/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in May 2021 and last about one month.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Installation and operation of a soil vapor extraction (SVE) 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 (SSDS) within the existing on-site building and within a new mixed-use development located on the south adjoining property to mitigate the impacts of vapor intrusion into each building;
- Collection and analysis of post-remedial groundwater, soil vapor, indoor air, and SVE discharge samples to evaluate the effectiveness of the remedy;
- Maintenance of the existing site cover to allow for commercial use of the site;
- Implementing a Health and Safety Plan and a Community Air Monitoring Plan to establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures;
- Implementing a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement (EE) to ensure proper use of the site.

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Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. 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 COC.

Site Description: The site is comprised of an approximate 9,950 square foot (0.23 acres) parcel located near the southwest corner of the block and is bound to the west by 35th Street, to the south by a commercial building followed by 36th Avenue, to the east by commercial buildings followed by 36th Street, and to the north commercial buildings followed by 35th 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 began in 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:

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

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 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:

<https://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

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: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

