



Environmental Management & Consulting

July 18, 2014

Chief, Site Control Section – Attn: Barb Woloson
NYS Department of Environmental Remediation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**Re: Revised BCP Application (Response to 7/3/2014 NYSDEC LOI)
HIP Cleaners Site, BCP#C241166**
169-47 137th Avenue
Queens, New York 11434
FLS Project No. 10215-001

Dear Ms. Woloson:

Fleming Lee-Shue (FLS) on behalf of Rochdale Village, Inc. (Site owner) is providing a second revision to the NYSDEC Brownfield Cleanup Program (BCP) Application for the HIP Cleaners (the Site) located within Rochdale Village at 169-47 137th Avenue, Queens, New York. The BCP application has been revised as per additional comments provided by NYSDEC in their July 3, 2014 Letter of Incompleteness (LOI). The following is a summary of the response to the comments in the NYSDEC's July 3, 2014 LOI.

Section I. Requesters Information –

- We have removed Herman E. Lessey, Jr. from the Requester's Name field in the BCP Application form leaving only "Rochdale Village, Inc." as the Requestor's name.

Section II. Property Information –

- We have removed the "R" from the lot number in Figure 2. Apparently this is a discrepancy between the New York City databases and the NYC tax map. We have reported the lot number as "2" in this BCP Application.
- The Block number has been corrected to "12495" in the BCP Application attachment.
- The lot size has been corrected to correspond with New York City databases which reports the Block 12495 lot 2 to have an approximate lot size of 107.3 acres.

Section VII. Property's Environmental History (#6) –

- Corrected the Environmental History section with HIP Cleaners history.
- The attachment text has been corrected from "Attachment" to "Exhibit." The previous environmental reports have been included on a cd in Exhibit B. The cd in Exhibit B also contains the entire BCP Application in electronic format.
- An address and phone number for the previous owner, New York State, has been provided along with a telephone number.

- The previous operator information has been corrected in the BCP Application attachment text.
- Previous operator years of operation have been clarified in the BCP Application attachment text.

Section VIII. Contact List Information (#2 and #6) –

- We have received verbal confirmation over telephone with the Rochdale Village Queens Library Branch manager, Elizabeth Eshun. We sent a letter included as Exhibit C to the Rochdale Village Queens Library that as per our phone conversation they agree to act as the document repository for this project.

Section IX. Land Use Factors –

- We have revised #12 regarding the location of the Site to floodplains within ½ mile. No floodplains were identified on the FEMA maps within ½ mile of the Site.
- We have revised questions #5 to clarify the post-remedial site use. There will be no change in the Site Use following any remedial activities that may take place at the Site.

Attached is the original revised copy of the BCP Application as well an electronic copy on a compact disk included under Exhibit B. A Remedial Investigation Work Plan (RIWP) to conduct remedial investigations at the Site in accordance with NYSDEC DER Technical Guidance for Site Investigation and Remediation (DER-10) was submitted with the prior June 3, 2014 submittal.

If you have any questions or require further information please reach out to me or Arnold F. Fleming, P.E. at our office at (212) 675-3225.

Sincerely,
Fleming-Lee Shue, Inc.



Daniel P. DiRocco
Project Manager

Enclosures: NYSDEC 7/3/2014 LOI
FLS 7/1/2014 Response to NYSDEC 6/14/2014 LOI
NYSDEC 6/12/2014 LOI
Hardcopy of BCP Application, rev2. with cd

Ec: Jane O'Connell, NYSDEC Region II
Sondra Martinkat, NYSDEC Region II
Herman E. Lessey, Jr. - Rochdale Village
Scott Fein, Esq. - Whiteman, Osterman & Hanna, LLP

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov



July 3, 2014

Rochdale Village, Inc.
c/o Herman E. Lessey, Jr., Safety Director
169-55 137th Avenue
Queens, NY 11434

RE: Brownfield Cleanup Application
HIP Cleaners
(Rochdale Village Mall #2)
BCP #C241166

Dear Mr. Lessey:

The New York State Department of Environmental Conservation (DEC) is in receipt of your revised application dated June 30, 2014 for participation in the Brownfield Cleanup Program pursuant to ECL § 27-1400 et seq. This letter is to advise you that your application has been determined to be incomplete. Upon review of your application, the following items were found to be missing/incomplete:

Section I – Requestor Information

- Please use “Rochdale Village, Inc.” as the name of the Requestor.

Section II – Property Information

- The Tax Lot # given on the Tax Map (Figure 2) differs from that given in the table on the application. Please reconcile the tax lot information.
- The Tax Block# differs between the table on the application and the Property Description. Please reconcile the tax block information.
- The lot size given in the table on the application (107.3 acres) differs from that given in the Property Description (115 acres). Please reconcile the lot size.
- The property description provided is not for the subject site. Please provide a description for the proposed site.

Section VII – Property’s Environmental History

- The Environmental History refers to a site other than the subject site. Please provide an Environmental History for the proposed site.
- You indicate that the environmental reports are included in Appendix III, but there is no Appendix III (or II or I). Please provide the 3 environmental reports cited in the narrative as separate files on the CD that contains the application and indicate in the narrative that they are included on the CD.
- Please include an address and phone number for the previous owner.
- The previous operators are the same as those given in the application for the JS Rochdale Cleaners (Rochdale Village Mall #1) site, #C241165. Please verify that the same previous operators were located at both site locations.
- Please provide the years in which the previous operators were located at the site.

Section VIII – Contact List Information

- Please provide a letter from the Rochdale Village – Queens Library acknowledging agreement to act as the document repository for this project.

Section IX – Land Use Factors

- In answer to Question #12, you indicate that there are floodplains within ½ mile of the site, but the explanation provided does not address floodplains within ½ mile of the site. Please provide an explanation.
- Please answer Question #5 in terms of the post remediation use of the site.

Please provide the missing/incomplete information within ten (10) days to the following address:

Chief, Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

Should this information not be received within thirty (30) days from the date of this letter, your application will be deemed withdrawn. In that case, you may resubmit the application without prejudice subject to the rules and requirements in place at the time of resubmittal. You will be notified when your application is considered complete. If you have any questions, please call this office at 518-402-9553.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief
Site Control Section

KAL/BA/sls

cc: R. Cozy, Director, Remedial Bureau_B
S. Martinkat, Project Manager, Region 2
J. O'Connell, RHWRE, Region 2
L. Oliva, Regional and Project Attorney, Region 2
K. Lewandowski
B. Anderson
Herman E. Lessey, Jr. Requestor's Representative (hlessey@rochdalevillage.com)
Arnold F. Fleming, Requestor's Consultant (arnie@flemingleeshue.com)
Scott Fein, Requestor's Attorney (sfein@woh.com)



Environmental Management & Consulting

July 1, 2014

Chief, Site Control Section – Attn: Barb Woloson
NYS Department of Environmental Remediation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**Re: Revised BCP Application
HIP Cleaners Site, BCP#C241166**
169-47 137th Avenue
Queens, New York 11434
FLS Project No. 10215-001

Dear Ms. Woloson:

Fleming Lee-Shue (FLS) on behalf of Rochdale Village, Inc. (Site owner) is providing the revised NYSDEC Brownfield Cleanup Program (BCP) Application for the HIP Cleaners (the Site) located within Rochdale Village at 169-47 137th Avenue, Queens, New York. The BCP application has been revised as per comments provided by NYSDEC in their June 12, 2014 letter. The following is a summary of the response to the comments.

Section I. Requesters Information – The Requesters’ email and attorney information have been added and the entity information print-out from the NYS Department of State’s Corporation & Entity Database for Rochdale Village Inc. has been attached as Exhibit A with the revised BCP Application.

Section II. Property Information – A USGS 7.5 minutes quadrangle map with the approximate site location has been attached to the revised BCP Application as Figure 1. A NYC Tax Map depicting the Rochdale Village lot and the location of the Site, HIP Cleaners, within has been attached to the revised BCP Application as Figure 2. A property base map depicting the Site and surrounding area has been attached to the revised BCP Application as Figure 3.

As per Rochdale Village’s protocol, and due to accounting oversight by the State of New York Rochdale Village requires that subcontractors including surveying services to produce Metes & Bounds Descriptions are required to go through a bidding process. We hope to have a Metes & Bounds Description produced for the Site within the next 4-6 weeks. We will forward it to NYSDEC as soon as it is available.

Section III. Current Property Owner/Operator Information – The Site operator, HIP Cleaners, telephone number has been added to the revised BCP Application form.

Section VI. Project Description – The project scope and schedule have been expanded and clarified in the revised BCP Application attachment.

Section VII. Property's Environmental History (#6) –The previous owner and operator information has been updated in the revised BCP Application attachment. Please note that the prior Jamaica Race Course was owned by the State of New York. Rochdale Village was constructed in the 1960s with New York State funding to provide affordable rental and cooperative housing to moderate- and middle-income families. Rochdale Village, Inc. is a Mitchell Lama housing cooperative organized under Article II of the Private Housing Finance Law and operates under the supervision of the New York State Division of Housing and Community Renewal (DHCR). The Site, HIP Cleaners, is located in the Rochdale Village Mall#2 which is part of the Rochdale Village and is managed by Rochdale Village Inc.

Section VIII. Contact List Information (#2 and #6) – The names of the administrators for the school and day care facilities listed in the attached BCP Application attachment have been updated.

Section X. Statement of Certification and Signatures – The BCP Application has been revised to clarify that Herman E. Lessey, Jr, Safety Director for Rochdale Village, Inc., is both the representative and signatory for Rochdale Village Inc.

Attached is the original revised copy of the BCP Application as well an electronic copy on a compact disk. A Remedial Investigation Work Plan (RIWP) to conduct remedial investigations at the Site in accordance with NYSDEC DER Technical Guidance for Site Investigation and Remediation (DER-10) was submitted with the prior June 3, 2014 submittal.

If you have any questions or require further information please reach out to me or Arnold F. Fleming, P.E. at our office at (212) 675-3225.

Sincerely,
Fleming-Lee Shue, Inc.



Daniel P. DiRocco
Project Manager

Enclosures: NYSDEC Letter of Incompleteness dated June 12, 2014
Hardcopy and CD of BCP Application, rev. 7/1/2014

Ec: Jane O'Connell, NYSDEC Region II
Sondra Martinkat, NYSDEC Region II
Herman E. Lessey, Jr. - Rochdale Village
Scott Fein, Esq. - Whiteman, Osterman & Hanna, LLP

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov



June 12, 2014

Rochdale Village, Inc.
Mr. Herman Lessey Jr., Safety Director
169-55 137th Avenue
Queens, NY 11434

RE: Brownfield Cleanup Application
HIP Cleaners
(Rochdale Village Mall #2)
BCP #C241166

Dear Mr. Lessey:

The New York State Department of Environmental Conservation (DEC) is in receipt of your application dated May 30, 2014 for participation in the Brownfield Cleanup Program pursuant to ECL § 27-1400 et seq. This letter is to advise you that your application has been determined to be incomplete. Upon review of your application, the following items were found to be missing/incomplete:

Section I. Requester Information:

The Requestor information did not include the fax or email information. Please revise page 1 to include this information and resubmit this page.

The required print out of entity information from the NYS Department of State's Corporation & Entity Database was not submitted. Please submit this document.

The Name of the Requestor's Attorney information was not submitted. Please revise page 1 to include this information and resubmit this page.

Section II. Property Information:

The required County tax map with identifier numbers (Section/Block/Lot) indicating where the site location is, metes and bounds description of the site property, and USGS 7.5 minutes quad map were not submitted. Please submit these maps.

Also, the required property base map was not submitted. Please submit a property base map(s) of sufficient detail, clarity and accuracy to show i) a distance of at least 1,000 feet around the proposed brownfield property at a scale no smaller than one inch equal to 200 feet; ii) map scale, north arrow orientation, date and location of the property with respect to adjacent streets and roadways; and iii) proposed brownfield property boundary lines clearly marked.

Section III. Current Property Owner/Operator Information:

The Operator information did not include a telephone number. Please revise page 3 to include at a minimum, the operator's telephone number and if possible the fax and email information.

Section VI. Project Description:

The scope of the project is vague. Please provide a general scope of work to be done during the project. (i.e.: install monitoring wells, possibly install a vapor barrier or sub/slab depressurization system (SSDS), excavate and remove soil, demolition, construction, rehab existing building, etc.). Realizing it is difficult to be specific as additional investigation is to be performed, based on what is already known, you should be able to provide a general idea of what type of work is expected.

The required estimated project schedule was not provided. Please provide an estimated project schedule with time frames (estimated dates) of various tasks/milestones which will be performed (i.e.:BCP Application deemed complete June 25, 2014; BCA issued August 11, 2014; Investigation begins September 1, 2014 etc.; FACT Sheet sent; RAWP submitted November 1, 2014, FER submitted, CoC issued December 15, 2015 etc. etc.).

Section VII. Property's Environmental History (#6):

The previous owners last known addresses and telephone numbers were not provided, nor was their relationship to the requestor stated as required. Please revise to include the noted deficiencies.

The previous operators last known addresses and telephone numbers were not provided, nor was their relationship to the requestor stated as required. Please revise to include the noted deficiencies.

Section VIII. Contact List Information:

The required names of the administrators of any school or day care facility located on or near the property were not included in #2 or #6. Please revise this list to include the name of the administrators.

Section X. Statement of Certification and Signatures:

The entity in the signature block "By an requestor other than an individual" is incomplete. This entity should be exactly the same as the requestor in Section I. Please revise this and provide a newly dated and signed signature page.

Please provide the missing/incomplete information within ten (10) days in both paper copy and with a new, revised cd of the complete application. Please submit all to the following address:

Site Control Section-Attn: Barb Wolosen
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

Should this information not be received within thirty (30) days from the date of this letter, your application will be deemed withdrawn. In that case, you may resubmit the application without prejudice subject to the rules and requirements in place at the time of re-submittal. You will be notified when your application is considered complete. If you have any questions, please call this office at 518-402-9553.

Sincerely,

Bernadette Anderson
for

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

KAL/bw

cc: R. Cozy, Director, Remedial Bureau B
S. Martinkat, Project Manager, Region 2
J. O'Connell, RHWRE, Region 2
L. Oliva, Regional Attorney and Project Attorney, Region 2
H. Lessey Jr., Safety Director, Rochdale Village, Inc.,
A. Fleming, P.E., Fleming-Lee Shue, Inc.
K. Lewandowski
B. Anderson, Site Control Section
B. Wolosen, Site Control Section Originator



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)**



ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

08/2013

Section I. Requestor Information				
NAME Rochdale Village, Inc.				
ADDRESS 169-55 137th Avenue				
CITY/TOWN Queens, NY		ZIP CODE 11434		
PHONE 718-276-5700	FAX N/A	E-MAIL hlessey@rochdalevillage.com		
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</p> <p>-Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and New York State Education Law. Documents that are not properly certified will not be approved under the BCP.</p> <p align="right"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				
NAME OF REQUESTOR'S REPRESENTATIVE Herman E. Lessey Jr. - Safety Director				
ADDRESS 169-55 137th Avenue				
CITY/TOWN Queens, NY		ZIP CODE 11434		
PHONE 718-276-5700 x 396	FAX N/A	E-MAIL hlessey@rochdalevillage.com		
NAME OF REQUESTOR'S CONSULTANT Arnold F. Fleming, P.E. & Fleming-Lee Shue, Inc.				
ADDRESS 158 W. 29th Street, 9th Fl.				
CITY/TOWN New York, NY		ZIP CODE 10001		
PHONE 212-675-3225	FAX 212-675-3224	E-MAIL arnie@flemingleeshue.com		
NAME OF REQUESTOR'S ATTORNEY Scott Fein				
ADDRESS One Commerce Plaza				
CITY/TOWN Albany, NY		ZIP CODE 12260		
PHONE 518-487-7729	FAX 518-487-7777	E-MAIL sfein@woh.com		
<p>THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. </td> <td style="width:50%; vertical-align: top;"> <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste. </td> </tr> </table>			<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.
<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.			
Requestor Relationship to Property (check one):				
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____				
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input type="checkbox"/> Yes <input type="checkbox"/> No -Proof of site access must be submitted for non-owners				

Section II. Property Information
Check here if this application is to request significant changes to property set forth in an existing BCA:
Existing BCP site number: _____

PROPERTY NAME **HIP Cleaners (Rochdale Village Mall#2)**

ADDRESS/LOCATION **169-47 137th Avenue** CITY/TOWN **Queens, NY** ZIP CODE **11434**

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
New York City

COUNTY **Queens** SITE SIZE (ACRES) **0.07**

LATITUDE (degrees/minutes/seconds) **40 ° 40 ' 25.64 "** LONGITUDE (degrees/minutes/seconds) **73 ° 46 ' 15.06 "**

HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP HORIZONTAL REFERENCE DATUM: **WGS 84**

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
163-15 Baisley Boulevard, Queens County	-	-	12495	2	107.3
(Site is located within the larger lot)					

1. Do the property boundaries correspond to tax map metes and bounds? Yes No
If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map) Yes No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? Yes No
For more information please see Empire State Development's [website](#).
If yes, identify area (name) _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: Yes No

5. Property Description Narrative:

See Attachment 1, Section I, No. 5

6. List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
None	

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
None		

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: HL _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME **Rochdale Village, Inc.**

ADDRESS **169-55 137th Avenue**

CITY/TOWN **Queens, NY**

ZIP CODE **11434**

PHONE **718-276-5700**

FAX **N/A**

E-MAIL **hlessey@rochdalevillage.com**

OPERATOR'S NAME **HIP Cleaners**

ADDRESS **169-47 137th Avenue**

CITY/TOWN **Queens, NY**

ZIP CODE **11434**

PHONE **718-527-5252**

FAX **N/A**

E-MAIL **N/A**

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- 1. Are any enforcement actions pending against the requestor regarding this site? Yes No
- 2. Is the requestor subject to an existing order relating to contamination at the site? Yes No
- 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
- 4. Has the requestor been determined to have violated any provision of ECL Article 27? Yes No
- 5. Has the requestor previously been denied entry to the BCP? Yes No
- 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? Yes No
- 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? Yes No
- 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? Yes No
- 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

- 1. Is the property, or was any portion of the property, listed on the National Priorities List? Yes No
If yes, please provide relevant information as an attachment.
- 2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? Yes No
If yes, please provide: Site # _____ Class # _____
- 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
- 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order # _____
- 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section VI. Project Description

What stage is the project starting at? Investigation Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): Yes No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	X	X			X
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	X	X			X
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- Above Ground Pipeline or Tank
 Lagoons or Ponds
 Underground Pipeline or Tank
 Surface Spill or Discharge
 Routine Industrial Operations
 Dumping or Burial of Wastes
 Septic tank/lateral field
 Adjacent Property
 Drums or Storage Containers
 Seepage Pit or Dry Well
 Foundry Sand
 Electroplating
 Coal Gas Manufacture
 Industrial Accident
 Unknown

Other: Dry Cleaning Machine

5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- Coal Gas Manufacturing
 Manufacturing
 Agricultural Co-op
 Dry Cleaner
 Salvage Yard
 Bulk Plant
 Pipeline
 Service Station
 Landfill
 Tannery
 Electroplating
 Unknown

Other: Jamaica Horse Racing Track

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: Unrestricted Residential Commercial Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
12. Are there floodplains within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.	
15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.	
16. Describe the geography and geology of the site in an attachment.	

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am Safety Director (title) of Rochdale Village, Inc. (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 7-16-14 Signature:  Print Name: Herman E. Lessey, Jr.

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020
- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Section I. Property Information

5. Property Description

HIP Cleaners (the Site) is an active dry cleaning facility located in the Rochdale Village Mall#2 with an address of 169-47 137th Avenue in the Jamaica section of Queens County, New York. Rochdale Village Mall#2 is located within the 107.3 acre Rochdale Village Community which includes several residential towers, two retail malls, community buildings and open space. Rochdale Village including the mall is owned and managed by Rochdale Village Inc. A print out of the Rochdale Village Inc. entity information profile from the NYS Department of State Corporation and Business Entity Database has been attached as Exhibit A. Rochdale Village including the Rochdale Village Mall#2 is encompassed within Lot 2 of Block 12495.

The Rochdale Village community was constructed on the footprint of the former New York State (NYS) owned Jamaica Race Course which operated from 1903 to 1959. Jamaica Race Course was managed by the Metropolitan Jockey Club and upon its cessation in 1959 the Greater New York Association. Construction of Rochdale Village including the Rochdale Village Mall#2 commenced within the years following cessation of the race course in 1959 and with residents moving in starting in 1963. Rochdale Village, Inc. is a Mitchell Lama housing cooperative organized under New York Code Article II of the Private Housing Finance Law and is supervised by the New York State Division of Housing and Community Renewal (DHCR). The Mitchell-Lama program which was created in 1955 provides affordable rental and cooperative housing to moderate- and middle-income families.

The Site, HIP Cleaners, occupies a 3,330 square foot (sf) retail space located within the Rochdale Village Mall#2. The dry cleaner, HIP Cleaners, has been operating in the tenant space since around 1963. There are no records of any previous tenants occupying this Site. The current dry cleaner has utilized tetrachloroethene (PCE) in onsite dry cleaning operations as well as stored new and used PCE onsite since 1963.

The footprint of the dry cleaner space is the defined Site to be included in the NYSDEC Brownfield Cleanup Program (BCP). A Metes and Bounds description of the dry cleaner footprint (Site) will be provided to NYSDEC for inclusion in the Environmental Easement upon completion of the remedial action. The following figures depicting the Site and surrounding area have been included under this attachment:

- Figure 1 is a USGS 7.5 minute quadrangle map;
- Figure 2 is the tax map depicting the Rochdale Village tax lot and the defined Site within the Rochdale Village Mall#2;
- Figure 3 is an aerial photograph depicting the Site and the surrounding area.

Section VI. Project Description

This project does not involve any demolition, renovation or new construction and is focusing on Site characterization and remediation of the suspect release of PCE related to the dry cleaner operations. A Remedial Investigation Work Plan (RIWP) was submitted with the previous June 4, 2014 BCP Application package. The scope of work for this project is to conduct a remedial investigation to first

confirm the previously reported presence of tetrachloroethene (PCE) at concentrations above the regulatory levels in media below the Site. The investigation will consist of soil, groundwater and soil vapor sampling at the Site in order to determine the nature and extent of contamination. If contaminants are found to extend offsite, the remedial investigation will step out to delineate the extent of contaminated media impacted by the Site operations. The results of the investigation will be summarized in a Remedial Investigation Report (RIR) and will be used to determine a scope for remediation and prepare a Remedial Action Work Plan (RAWP).

Remedial activities will most likely include the installation of a sub-slab depressurization to mitigate soil vapors and protect the health of current and future Site and neighboring tenants. Depending on the results of the Remedial Investigation, permanent groundwater monitoring wells may be installed if contaminants are identified in groundwater above the regulatory levels. If elevated soil levels are identified above regulatory limits a soil remedy will be proposed in the RAWP. Following implementation of the RAWP, a Final Engineering Report (FER) and Site Management Plan (SMP) will be prepared and submitted to the NYSDEC.

The investigation and remediation of the contamination at the Site will create costs for the Applicant because of the expenses associated with soil and groundwater remediation, the design and installation of a soil vapor mitigation system, labor or “trade” premium due to the need to use HAZWOPER-trained workers at the Site as well as ancillary monitoring and reporting costs.

Project Schedule:

	Task Name	Duration	Start	Finish
1	Acceptance into the BCP, Approval of RIWP	-	06/04/14	08/04/14
2	Remedial Investigation, field work	2 months	08/04/14	10/01/14
3	Draft and Submit Remedial Investigation Report	2 months	10/01/14	12/01/14
4	Draft and Submit Remedial Action Work Plan	2 months	12/01/14	02/01/15
5	Remedial Action Work Plan Approval from NYSDEC	2 months	02/01/15	04/01/15
6	Installation of SSDS	4 months	04/01/15	08/01/15
7	Final Engineering Report	2 months	08/01/15	10/01/15
8	Site Management Plan with OM&M	2 months	10/01/15	12/01/15
9	Certificate of Completion	1 month	12/01/15	01/01/16

Section VII. Environmental History

Site Environmental History

Prior to the construction Rochdale Village Mall#2 and Rochdale Village Community the property was a horse racing facility, Jamaica Race Course, which was owned by the State of New York and managed by the by the Metropolitan Jockey Club and later the Greater New York Association which today is known as the New York Racing Association. In 1959 NYS demolished the Jamaica Race Course and Robert Moses, the then NYC Construction Coordinator, along with Abraham Kazan of the United Housing Foundation (UHF) developed the Rochdale Village community as a cooperative housing project

with public assistance from New York State. Rochdale Village Inc. currently owns and manages the property under the supervision of the New York State DHCR. New York State is the mortgage holder of Rochdale Village.

HIP Cleaners has leased the Site located within one of Rochdale Village's retail malls since 1963 and operated as a dry cleaning facility. The chlorinated solvent PCE has been used and stored onsite since they started operations. As per a Phase II Environmental Site Assessment (ESA) conducted in 2010 PCE was detected in the soil, groundwater and soil vapor at concentrations exceeding regulatory standards below the Site. Hence Rochdale Village Inc. has submitted a RIWP along with this BCP Application to confirm the results of the 2010 Phase II ESA and define the extent of impacted media onsite and offsite. Upon completion of the remedial investigations a remedial action work plan will be proposed to remediate and, if necessary, monitor contamination related to the dry cleaner operations.

Environmental Reports

Three previous environmental investigations have been performed at the Site. Copies of the reports discussed below are provided in Exhibit B which also contains an electronic copy of the entire BCP Application.

A. 2010 GRS Group Phase I and II Environmental Site Assessment

GRS conducted a Phase I ESA of the entire Rochdale Village community, including the Rochdale Mall (Mall #2). The following environmental concerns in relation to the HIP Cleaners Site were identified in the Phase I ESA:

- Dry Cleaner facility use and storage of PCE
- #2 Fuel oil UST

GRS conducted a soil and groundwater investigation at the Site in 2010 which included the collection of five soil samples and one groundwater sample, from a temporary well, for laboratory analysis. The results and conclusions were as follows:

- PCE was identified in two of the five soil samples at concentrations that exceeded the Unrestricted Use Soil Cleanup Objectives (UUSCO):
 - The PCE concentrations ranged from 64.4 parts per million (ppm) in SB-7 collected just below the surface to 1.89 ppm at SB-8 within the groundwater interface.
 - SB-7 and SB-8 were collected on the Site, from below the interior floor slab, immediately adjacent to the dry cleaning machine.
- Analysis of the ground water sample, SB-6/TW-1, indicated a concentration of PCE of 12.3 parts per billion (ppb) which is above the NYS Groundwater Quality Standard (GQS) of 5 ppb;
- No soil vapor sampling was conducted during this investigation.

B. Soil Vapor Sampling, December 2013

Jet Environmental Consulting LLC conducted a soil vapor investigation at the Site in December 2013 which included the collection of two sub-slab vapor samples and one ambient indoor air sample for laboratory analysis. The results were as follows:

- PCE was identified in the ambient indoor air sample at a concentration of 48.7 ug/m³ which is above the NYSDOH air guideline value (AGV) for PCE of 30 ug/m³;
- PCE was identified in both soil vapor samples at concentrations of 1,140,000 ug/m³ and 57.6 ug/m³.

6. Previous Owners

State of New York
New York State Housing Finance Agency
Hampton Plaza
38-40 State Street
Albany, NY 12207
Phone: 518-473-2526
Owned Property from ~1788 - 1963
Relationship to requestor: Landlord/Mortgage Holder

7. Previous Operators

New York Racing Association
11000 Rockaway Boulevard
Jamaica, NY 11420
718-659-2200
Operated from 1903 - 1959
Relationship to requestor: None; Managed Jamaica Race Course under New York State ownership

Section VIII. Contact List Information

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located:

Mayor of New York City
Bill de Blasio
City Hall New York, NY 10007

Office of the Queens Borough President
Melinda Katz
120-55 Queens Blvd.
Key Gardens, NY 11424

New York City Department of City Planning
Carl Weisbrod
Director, Department of City Planning
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007-1216

Queens Community Board 12
Chair: Adrienne E. Adams
District Manager: Yvonne Reddick
90-28 161st Street
Jamaica, NY 11432

Residents, owners and occupants of the property and properties adjacent to the property:

Current owners and occupants (tenants) of the property:

Site Owner:

Rochdale Village, Inc.
169-55 137th Avenue
Queens, NY 11434
Owner/Mortgage Borrower - 1963 – Present
Mortgage Holder: State of New York

Site Tenant:

HIP Cleaners
169-47 137th Avenue
Queens, NY 11434
(718) 527-5252
Operated from ~1963 – Present
No previous tenants

Owners and/or occupants (tenants) of adjacent properties:

Rochdale Village Mall #2

Owner:

Rochdale Village, Inc.
169-55 137th Avenue
Queens, NY 11434

Tenants:

Citibank, N.A.
169-21 137th Avenue
Queens, NY 11434

Hair Mart
169-43 137th Avenue
Queens, NY 11434

Kelly's Restaurant
169-75 137th Avenue
Queens, NY 11434

Southern Flair (closed)
169-77 137th Avenue
Queens, NY 11434

SUBWAYS
169-91 137th Avenue
Queens, NY 11434

Advantage Care
169-59 137th Avenue
Queens, NY 11434

Variety Drugs
169-33 137th Avenue
Queens, NY 11434

Law Office Naimark & Tannenbam
169-95 137th Avenue
Queens, NY 11434

Mr. Fish Market
169-41 137th Avenue
Queens, NY 11434

Ideal Supermarket
169-85 137th Avenue
Queens, NY 11434

Hot Tip Nails Salon
169-45 137th Avenue
Queens, NY 11434

NU-NU Car Service
169-21 137th Avenue
Queens, NY 11434

Carewell Medical Service
169-65A 137th Avenue
Queens, NY 11434

Howe It's Done Hair Salon
169-39 137th Avenue
Queens, NY 11434

NYC Public School (P.S.) 80 Thurgood Marshall Magnet
171-05 137th Ave
Queens, NY 11434

Rochdale Village – Queens Library
169-09 137th Avenue
Jamaica, NY 11434

2. Local news media from which the community typically obtains information:

The Daily News
4 New York Plaza
New York, NY 10004

Newsday
235 Pinelawn Road
Melville, NY 11747

Queens Chronicle
62-33 Woodhaven Boulevard
P.O. Box 74-7769
Rego Park, NY 1

Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Times News Weekly
PO Box 860299
Ridgewood, NY 11386-0299

3. The public water supplier which services the area in which the property is located:

New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

4. Any person who has requested to be placed on the contact list:

No one has requested to be placed on the contact list.

5. The administrator of any school or day care facility located on or near the property:

NYC Public School (P.S.) 80 Thurgood Marshall Magnet
171-05 137th Ave
Queens, NY 11434
718-528-7070
Principal: Kersandra Cox
Distance from Site: 0.05 miles east

Rochdale Village Nursery
172-20 130th Avenue, #11
Queens, NY 11434
718-723-2224
Director: Tonia Gaines
Distance from Site: 0.51 miles northwest

Nonas Tender Touch Child Care
13415 159th St
Jamaica, NY 11434
Director: Vivian Edwards
Distance from Site: 0.37 miles west-southwest

New World Educational Center
137-37 Farmers Blvd
Springfield Gardens, NY 11434
Director: Maneline Samuels
Distance from Site: 0.38 miles east-southeast

The location of a document repository for the project (e.g. local library).

Rochdale Village – Queens Library
169-09 137th Avenue
Jamaica, NY 11434
(718) 723 – 4440

Note: A copy of the letter sent to the repository acknowledging that it agrees to act as the document repository for the project is attached as Exhibit C.

Section IX. Land Use Factors

4. Is the proposed use consistent with applicable zoning laws maps?

The Site is located in a C2-2 commercial zoned area. The use of the property will not change and will therefore remain consistent with applicable zoning laws.

5. Is the proposed use consistent with applicable comprehensive community master plans local waterfront revitalization plans designated Brownfield Opportunity Area plans, other adopted land use plans?

The scope of work does not involve demolition, renovation or new construction at the Site therefore there will be no change in land use. The use of the Site will remain the same following any remedial activities that may take place. The Site will remain a commercial retail space and the current tenant, HIP Cleaners, will continue to operate at the Site.

12. Are there floodplains within ½ mile?

The Site is not located in or within a ½ mile of a Special Flood Hazard Area as per the Flood Insurance Rate Map maintained by the Federal Emergency Management Association (FEMA).

14. Describe the proximity to real property currently used for residential use, urban, commercial, industrial, agricultural and recreational areas.

Rochdale Village contains a power plant and the following recreational amenities: tennis courts, handball courts, football field, indoor community center, basketball courts, baseball field and a community garden. The following table presents the current uses of areas immediately adjacent to the Site:

Relationship to Site	Usage
West	Parking lot, Rochdale Village residential towers
North	Rochdale Village Management Building
East	NYC public school (PS 80)
South	NYC Public Library, 137 th Avenue

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas:

According to the 2010 GRS Phase II EA a groundwater sample collected at the Site indicated chlorinated VOCs, specifically PCE, at a concentration above the NYSDEC Groundwater Quality Standard (GQS). PCE was identified at 12.3 parts per billion (ppb) which exceeds the NYSDEC GQS of 5 ppb. The depth-to-groundwater at the Site is approximately 6 feet below the ground surface (bgs) as per measurements taken from a temporary well installed in the parking lot outside of the Site as part of the 2010 GRS Phase II EA. Regional documents indicate groundwater flow is in the general southerly direction towards Jamaica Bay. Potable water in New York City originates in reservoirs in upstate New York and there are no active water supply wells or recharge areas in the municipality.

16. Describe the geography and geology of the site:

The Site is located in the southern portion of Rochdale Village, which is situated in the southeast portion of Queens County in the State of New York. According to soil borings included in the 2010 GRS Phase II EA, the Site is underlain by native soils consisting of sand and silt of glacial origin with some gravel.

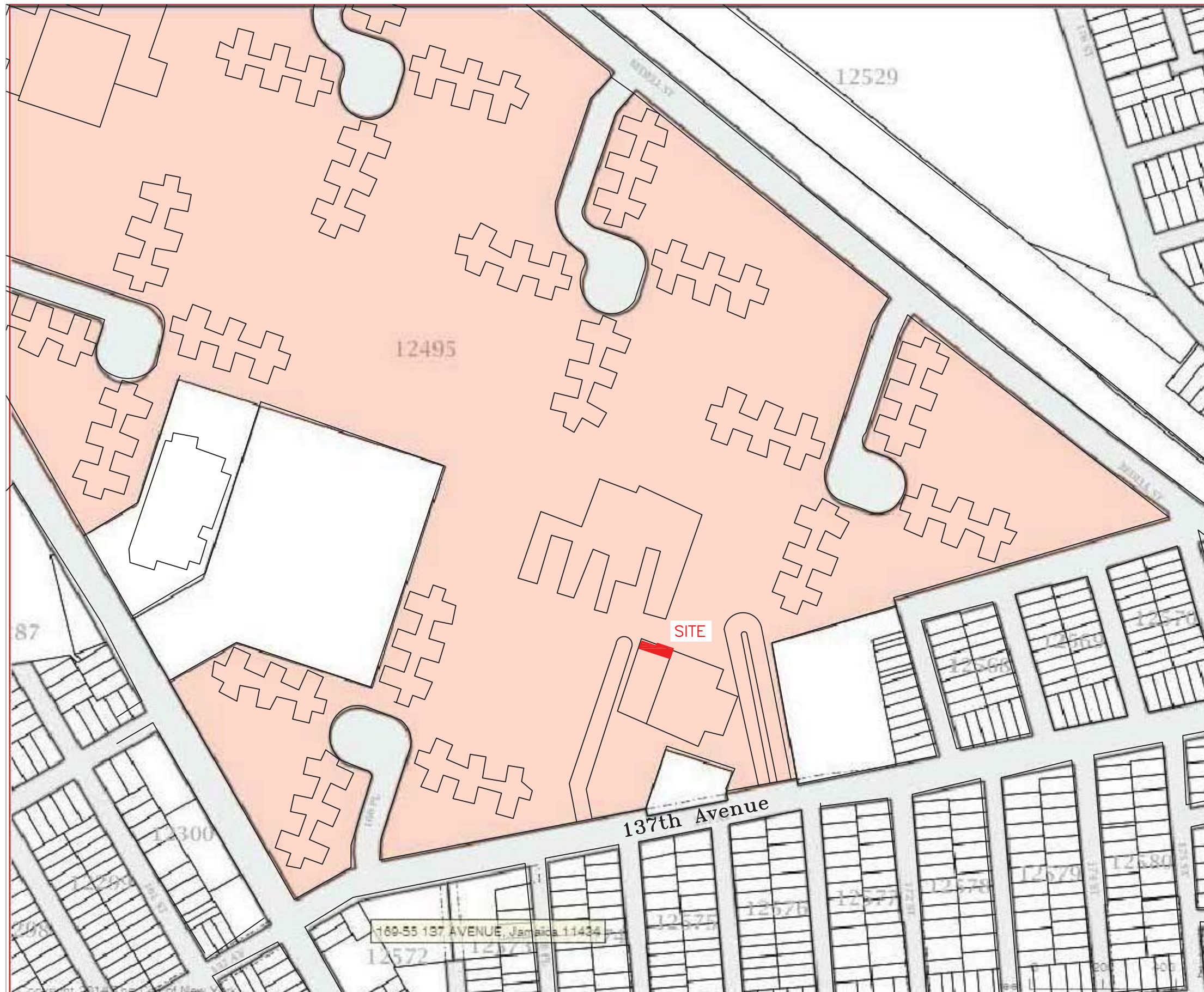
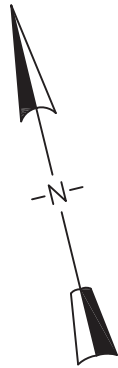
FIGURES



FIGURE 1: Site Location Map



SITE: HIP Cleaners
 Rochdale Village, Queens, New York
FLS Project No. 10215-001-1



Environmental Management & Consulting

158 West 29th Street, 9Fl.
New York, NY 10001

169-47 137th Avenue, Rochdale
Village, Queens, New York

FIGURE 2

- HIP CLEANERS -

TAX BLOCK AND LOT
BOUNDARY

Date
June 20, 2014

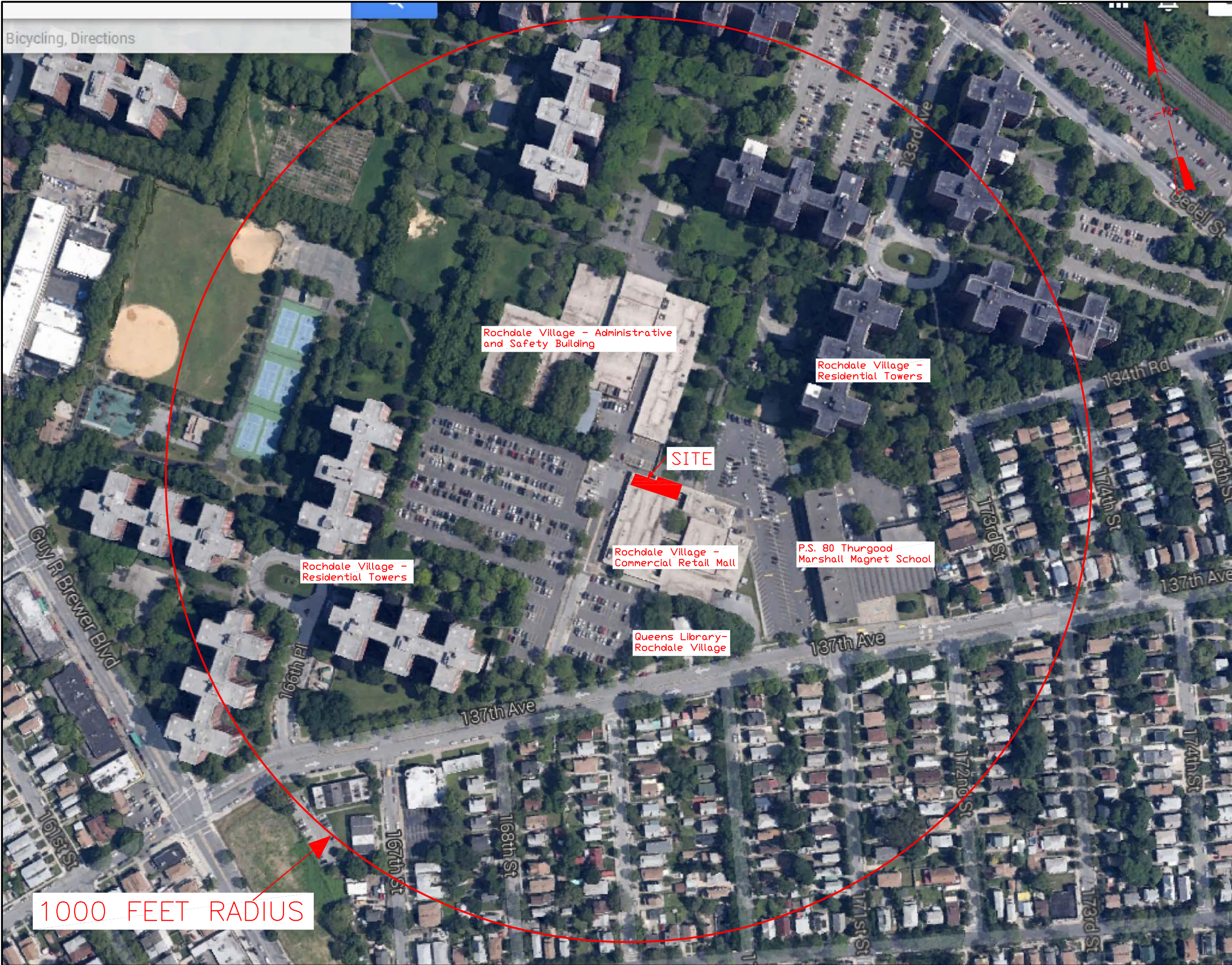
Project Number
10215-001-1

LEGEND

 Block 12495 Lot 2



Scale in Feet



Rochdale Village - Administrative and Safety Building

Rochdale Village - Residential Towers

SITE

Rochdale Village - Commercial Retail Mall

P.S. 80 Thurgood Marshall Magnet School

Rochdale Village - Residential Towers

Queens Library-Rochdale Village

1000 FEET RADIUS



Environmental Management & Consulting

158 West 29th Street, 9Fl.
New York, NY 10001

169-47 137th Avenue, Rochdale
Village, Queens, New York

FIGURE 3

- HIP CLEANERS -

SITE PLAN WITH
SURROUNDING
PROPERTIES

Date
March 4, 2014

Project Number
10215-001-1

LEGEND

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through June 18, 2014.

Selected Entity Name: ROCHDALE VILLAGE, INC.

Selected Entity Status Information

Current Entity Name: ROCHDALE VILLAGE, INC.

DOS ID #: 126635

Initial DOS Filing Date: FEBRUARY 19, 1960

County: QUEENS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

BAKER GREENSPAN & BERNSTEIN, ESQS

2099 BELLMORE AVENUE

BELLMORE, NEW YORK, 11710

Chief Executive Officer

JEAN RANDOLPH CASTRO

168-24 127TH AVENUE APT 2D

JAMAICA, NEW YORK, 11434

Principal Executive Office

ROCHDALE VILLAGE, INC.

169-65 137TH AVENUE

JAMAICA, NEW YORK, 11434-4593

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
471960	Par Value	25

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 19, 1960	Actual	ROCHDALE VILLAGE, INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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EXHIBIT B

EXHIBIT C



Environmental Management & Consulting

July 7, 2014

Sent via email eeshun@queenslibrary.com & US Mail

Queens Library – Rochdale Village
Elizabeth P. Eshun, Branch Manager
169-09 137th Avenue
Jamaica, NY 11434
(718) 723-4440

Re: Site 169-47 137th Avenue, Queens
NYSDEC Document Repository Request
NYSDEC BCP Site: C241166

Dear Ms. Eshun:

I am writing to confirm our telephone conversation on July 3, 2014 in which the Rochdale Village Branch of the Queens Library agrees to maintain a document repository for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site located at 169-47 137th Avenue in Queens. The documents are to be made accessible for the public from the time the application is deemed complete by the NYSDEC until the completion of the BCP process, at which time we will notify you.

Please provide a written confirmation to the address below or email (daniel@flemingleeshue.com) acknowledging that the Rochdale Village Branch of the Queens Library will act as the document repository for this project. If you have any questions or concerns regarding the request please feel free to contact me.

Sincerely,
Fleming Lee-Shue, Inc.

A handwritten signature in blue ink that reads "Daniel DiRocco".

Daniel DiRocco
Project Manager