



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

**HIP Cleaners (Rochdale
Village Mall #2)**
169-55 137th Street
Jamaica, Queens, NY 11434

Where to Find Information

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

Queens Public Library – Rochdale Village Branch

169-09 137th Avenue
Jamaica, NY 11434
Call for hours: (718) 723-4440

Queens Community Board 12

90-28 161st Street
Jamaica, NY 11432
(718) 658-3308

Who to Contact

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

Project-Related Questions

Sondra Martinkat, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
sondra.martinkat@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

March 2023

SITE No. C241166

NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the HIP Cleaners site ("site") located at 169-55 137th Street, Jamaica, NY. Please see the map for the site location. The cleanup activities will be performed by Rochdale Village, Inc. ("applicant(s)") 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/C241166/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2023 and last about four months.

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:

- Complete installation of an active sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system to minimize vapor intrusion at the site and treat remaining tetrachloroethene (PCE) impacts in the soil;
- Maintenance of the existing composite cover system in place at the site;
- Completion of in-situ ("in-place") chemical oxidation (ISCO) treatment via an encapsulated reactant cylinder to be placed into groundwater wells for groundwater treatment;
- Post-remedial groundwater monitoring;
- Recording of an Environmental Easement to ensure proper use of the site;
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions; and,
- Develop a Site Management Plan (SMP) for long-term management of residual contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a 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 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.

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 located at 169-47 137th Avenue in Jamaica, NY within the Rochdale Village Mall #2, part of a larger community development and housing complex known as Rochdale Village. The site is 0.076 acres in size and is currently occupied by an active dry cleaner. A dry-cleaning facility has occupied the site for approximately 43 years.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C241166) at:

<http://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:

<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

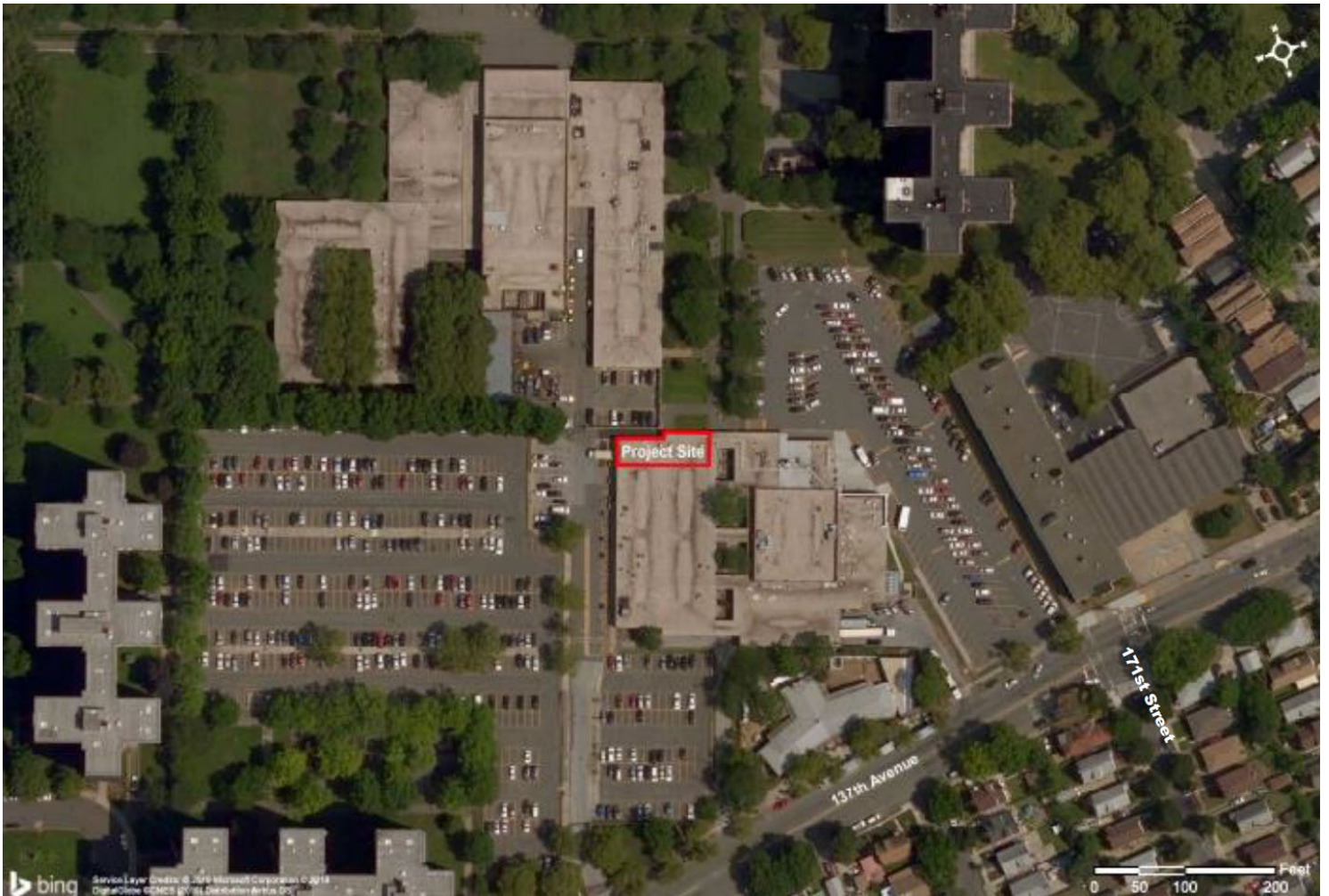
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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

Figure 1 – Site Location





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English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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Contact: Sondra Martinkat, 718-482-4891, sondra.martinkat@dec.ny.gov