



Department of
Environmental
Conservation

Where to Find Information:

Access project documents through the
DECinfo Locator
and at these locations:
<https://www.dec.ny.gov/data/DecDocs/C241166/>

Queens Library - Rochdale Village Branch

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

Queens Community Board No. 12

90-28 161st Street
Jamaica, NY 11432
(718) 658-3308
QN12@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Erick Bower, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-9824
erick.bower@dec.ny.gov

Project-Related Health Questions

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

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

FACT SHEET

Brownfield Cleanup Program

HIP Cleaners

(Rosedale Village Mall #2)
169-47 137th Avenue
Jamaica, NY 11434

January 2024

SITE No. C241166

NYSDEC REGION 2

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 HIP Cleaners (Rosedale Village Mall #2) site ("site") located at 169-47 137th Avenue, Jamaica, NY under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Rosedale Village, Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241166/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Vapor Intrusion Mitigation - Installation of an active sub-slab depressurization system and soil vapor extraction system to minimize the potential for soil vapor intrusion at the site and treat remaining tetrachloroethene (PCE) impacts in the soil.
- In-Situ ("in-place") Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds in the groundwater. A chemical oxidant was injected into groundwater beneath the site.
- Site Cover System - The site will continue to maintain the existing site cover system, which consists of the structures comprising the site development.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

BROWNFIELD CLEANUP PROGRAM

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site, to ensure proper future use of the site, and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, 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:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Cover System
- Vapor Mitigation
- Soil Vapor Extraction System
- Groundwater Treatment System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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.

Site Description: HIP Cleaners is located in Jamaica, NY and is identified as a portion of Lot 2, Block 12495 on the NYC

tax map. The site's address is 169-47 137th Avenue. The site is a single unit (0.062 acres) in a commercial building (Rochdale Village Mall #2) in Rochdale Village, a 115-acre development. The site is currently occupied by an active dry-cleaner. A dry-cleaning facility has occupied the site for approximately 47 years. There is no redevelopment currently planned for this site.

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:

<https://www.dec.ny.gov/cfm/externalapps/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 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:

<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>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Erick Bower, (518) 402-9824, erick.bower@dec.ny.gov