



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan **for** **HIP Cleaners** **BCP Site No. C241166**

Rochdale Village Mall #2
169-47 137th Avenue
Jamaica, NY 11434

June 2015
Revised: June 24, 2015

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Applicant: **Rochdale Village, Inc.**
Site Name: **HIP Cleaners (“Site”)**
Site Address: **169-47 137th Avenue**
Site County: **Queens**
Site Number: **C241166**

1. What is New York State Brownfield Cleanup Program?

New York State Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interest in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier which services the area in which the Site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Citizen Participation Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>.

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)				
<p align="center">Application Process:</p> <table border="1"> <tr> <td data-bbox="175 342 812 420"> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories </td><td data-bbox="812 342 1445 420">At time of preparation of application to participate in the BCP.</td></tr> <tr> <td data-bbox="175 420 812 661"> <ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period </td><td data-bbox="812 420 1445 661">When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.</td></tr> </table>		<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	At time of preparation of application to participate in the BCP.	<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
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<p align="center">After Execution of Brownfield Site Cleanup Agreement:</p> <table border="1"> <tr> <td data-bbox="175 720 812 762"> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </td><td data-bbox="812 720 1445 762">Before start of Remedial Investigation</td></tr> </table>		<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation		
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation				
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <table border="1"> <tr> <td data-bbox="175 825 812 968"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period </td><td data-bbox="812 825 1445 968">Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.		
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<p align="center">After Applicant Completes Remedial Investigation:</p> <table border="1"> <tr> <td data-bbox="175 1052 812 1121"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results </td><td data-bbox="812 1052 1445 1121">Before NYSDEC approves RI Report</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report		
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<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <table border="1"> <tr> <td data-bbox="175 1184 812 1398"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period </td><td data-bbox="812 1184 1445 1398">Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.		
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.				
<p align="center">Before Applicant Starts Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="175 1461 812 1530"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </td><td data-bbox="812 1461 1445 1530">Before the start of cleanup action.</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.		
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.				
<p align="center">After Applicant Completes Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="175 1593 812 1772"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) </td><td data-bbox="812 1593 1445 1772">At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.		
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3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern, if any, that relate to the Brownfield Site. Additional major issues of public concern may be identified during the Brownfield Site's remedial process.

The current tenant at the Site operates a dry cleaner that utilizes PCE in their day to day operations. An indoor air sample collected within the space indicates elevated concentrations of PCE in indoor air. The dry cleaner employees and the members of the public that enter the dry cleaning establishment are likely to be exposed to PCE. Dry Cleaner operations and the use of the PCE in their day to day operations are governed by the applicable federal, state and local city laws. Exposure of PCE to the dry cleaner employees' is governed by exposure limits established by the United States Occupational Safety and Health Administration (OSHA).

The public consisting of the dry cleaner customers, visitors to the mall and employees working in the adjacent tenant spaces may also be exposed to PCE from both the dry cleaner operations and vapor intrusion from PCE vapors in the subsurface below the Site. Further investigation is proposed for the dry cleaner and adjacent areas to delineate the extent of soil vapors.

Elevated concentrations of PCE (dry cleaning fluids and solvents) are present as soil vapor beneath that property. The proposed investigation under the BCP will address the concentrations of soil vapor by defining the impacted area and media. Once the contaminant zone has been fully characterized a remedy will be proposed in the RAWP which will address the source of the contamination and mitigate public exposure to PCE.

The Site is located within a potential Environmental Justice Area. Environmental Justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because the Site is located in an area with a large Hispanic-American community, all future fact sheets will be translated into Spanish.

Furthermore, there may be temporary impacts with regards to noise and odors from drilling activities.

Upon conclusion of the BCP Application 30-day public comment period, if issues of public concern are identified, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

4. Site Information

HIP Cleaners (the “Brownfield Site”) is in the New York State Department of Environmental Conservation Brownfield Cleanup Program, BCP No. C241166. Rochdale Village, Inc. has entered the BCP as a “Participant” and the “Applicant.” The BCP Site is defined by the dry cleaning facility footprint within the Rochdale Village Mall #2 with an address of 169-47 137th Avenue in the Jamaica section of Queens, 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, Inc. is the current owner and manager of the Site.

US EPA Facility Info:

http://oaspub.epa.gov/enviro/multisys2_v2.get_list?facility_uin=110002364502

This project does not involve any demolition, renovation or new construction and is focusing on Site characterization and remediation of the suspect release of Perchloroethylene or Tetrachloroethene (PCE) or “Perc” 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 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.

Site 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, 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. Rochdale Village including the Rochdale Village Mall #2 is encompassed within Lot 2 of Block 12495. Appendix C contains a map identifying the location of the Site.

The Site, occupies a 3,330 square foot (sf) retail space located within the Rochdale Village Mall#2. HIP Cleaners has been operating in the tenant space since around 1963. There are no records of any previous tenants occupying this Site. Prior to JS Rochdale the State of New York owned the Site and the larger property which was utilized for horse racing and managed by the Metropolitan Jockey Club and later the Greater New York Association. The current dry cleaner has utilized PCE in onsite dry cleaning operations as well as stored new and used PCE onsite since 1963.

History of Site Use, Investigation, and Cleanup

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, the State 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 Division of Housing & Community Renewal (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 proposed to remediate and, if necessary, monitor contamination related to the dry cleaner operations.

Previous environmental investigations performed at the Site identified the use and storage of PCE at the HIP Cleaners to present an environmental concern. A 2010 soil and groundwater investigation at the Site 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.

Soil Vapor Sampling was conducted 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.

Contaminant Information

The following are some links from websites about PCE exposure:

- http://www.epa.gov/oppt/existingchemicals/pubs/perchloroethylene_fact_sheet.html
- <https://www.osha.gov/dsg/guidance/perc.html>
- PCE MSDS: <http://www.sciencelab.com/msds.php?msdsId=9927293>

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York State Brownfield Cleanup Program as a “Participant.” This means that the Applicant was the owner of the Site at the time of the disposal or discharges of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the Site. The Participant also must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant will not be altering the Site usage from its current commercial zoning designation. The Applicant will conduct investigation and, if necessary, cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a significant threat, it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant

may select the remedy from the approved analysis of alternatives.

Remedy Selection

When the investigation of the Site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a *A Certificate of Completion* (described below) to the Applicant; or
2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a Remedial Work Plan. The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the Site.

When the Applicant submits a proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a FER that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An institutional control is a non-physical restriction on use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that is pumping and treating groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A

Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Sondra Martinkat
Environmental Engineer,
Division of Environmental Remediation
NYSDEC
47-40 21st St, Long Island City, NY 11101
P: 718-482-4891; F: 718-482-4891
Email: sondra.martinkat@dec.ny.gov

Thomas V. Panzone
Regional Citizen Participation Specialist
Office of Communications Services
NYSDEC Region 2
47-40 21st Street
Long Island City, NY 11101
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Anthony Perretta
Public Health Specialist
New York State Department of Health
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Email: BEEI@health.ny.gov.
Tel: (518) 402-7880

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

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

12pm-8pm; Friday 10am-6pm; Saturday
10am-5:30pm; Sunday Close

Hours: Monday 9am-8pm; Tuesday 1pm-
6pm; Wednesday 10am - 6pm; Thursday

Appendix B

Site Contact List

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
Hon. Bill de Blasio
City Hall New York, NY 10007

NYS Assemblymember
142-15 Rockaway Boulevard
Jamaica, NY 11436

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

Hon. Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

NYC Comptroller
Hon. Scott Stringer
1 Centre Street
New York, NY 10007

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

John Wuthenow
Office of Environmental Assessment
& Planning
96-05 Horace Harding Expressway
Flushing, NY 11373

Hon. Gregory Meeks
U.S. House of Representatives
153-01 Jamaica Avenue, 2nd Floor
Jamaica, NY 11432

Hon. Letitia James
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Queens County Clerk
Queens County Clerk's Office
88-11 Sutphin Boulevard, 1st Floor
Jamaica, NY 11439

Hon. Ruben Wills
NYC Councilmember
95-26 Sutphin Boulevard
Jamaica, NY 11435

Nilda Mesa
Director
NYC Office of Environmental Sustainability
100 Gold Street – 2nd Floor
New York, NY 10007

Hon. James Sanders Jr.
NYS Senator
142-01 Rockaway Boulevard
South Ozone Park, NY 11436

Hon. Vivian E. Cook

New York City Department of City Planning
Carl Weisbrod, Commissioner
NYC Department of City Planning
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

169-43 137th Avenue
Queens, NY 11434

Tenants:

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

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

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

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

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

SUBWAYS
169-91 137th Avenue
Queens, NY 11434

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

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

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

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

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

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

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

Hair Mart

NYC Public School (P.S.) 80 Thurgood Marshall Magnet School

171-05 137th Ave
Jamaica, NY 11434

Rochdale Village – Queens Library

169-09 137th Avenue
Jamaica, NY 11434

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

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

Times-Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Queens Chronicle
62-33 Woodhaven Boulevard
P.O. Box 74-7769
Rego Park, NY 11374

Queens Examiner
69-60 Grand Avenue
Maspeth, NY 11378

NY 1 News
75 Ninth Avenue
New York, NY 10011

Queens Courier
Schneps Publications Inc.
38-15 Bell Blvd
Bayside, NY 11361

New York Post
1211 Avenue of the Americas
New York, NY 10036

Rochdale Village Bulletin Newspaper
Attn: Susan Van Brackle
Managing Editor
Community Room # 3
169-65 137th Avenue
Jamaica, NY 11434

Press of Southeast Queens
150-50 14th Road
Whitestone, NY 11357

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

Emily Lloyd, Commissioner
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
134-15 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

6. Community, Civic, Religious and other Educational Institutions:

Rochdale Village Luncheon
Club Senior Center
Attn: Executive Director
163-15 Baisley Boulevard
Jamaica, NY 11434

Holy Unity Baptist Church
Attn: Pastor
167-10 137th Avenue
Jamaica, NY 11434

Bethel Services
Attn: Pastor
170-20 140th Avenue
Jamaica, NY 11434

Rochdale Village Management Office
169-65 137th Avenue
Jamaica, NY 11434

Rochdale Village Board of Directors
Attn: Lisa Stark, President
169-65 137th Avenue
Jamaica, NY 11434

Rochdale Village Community Center
Attn: Executive Director
169-65 137th Avenue
Jamaica, NY 11434

Rochdale Village Social Services
Attn: Executive Director
169-65 137th Avenue
Jamaica, NY 11434

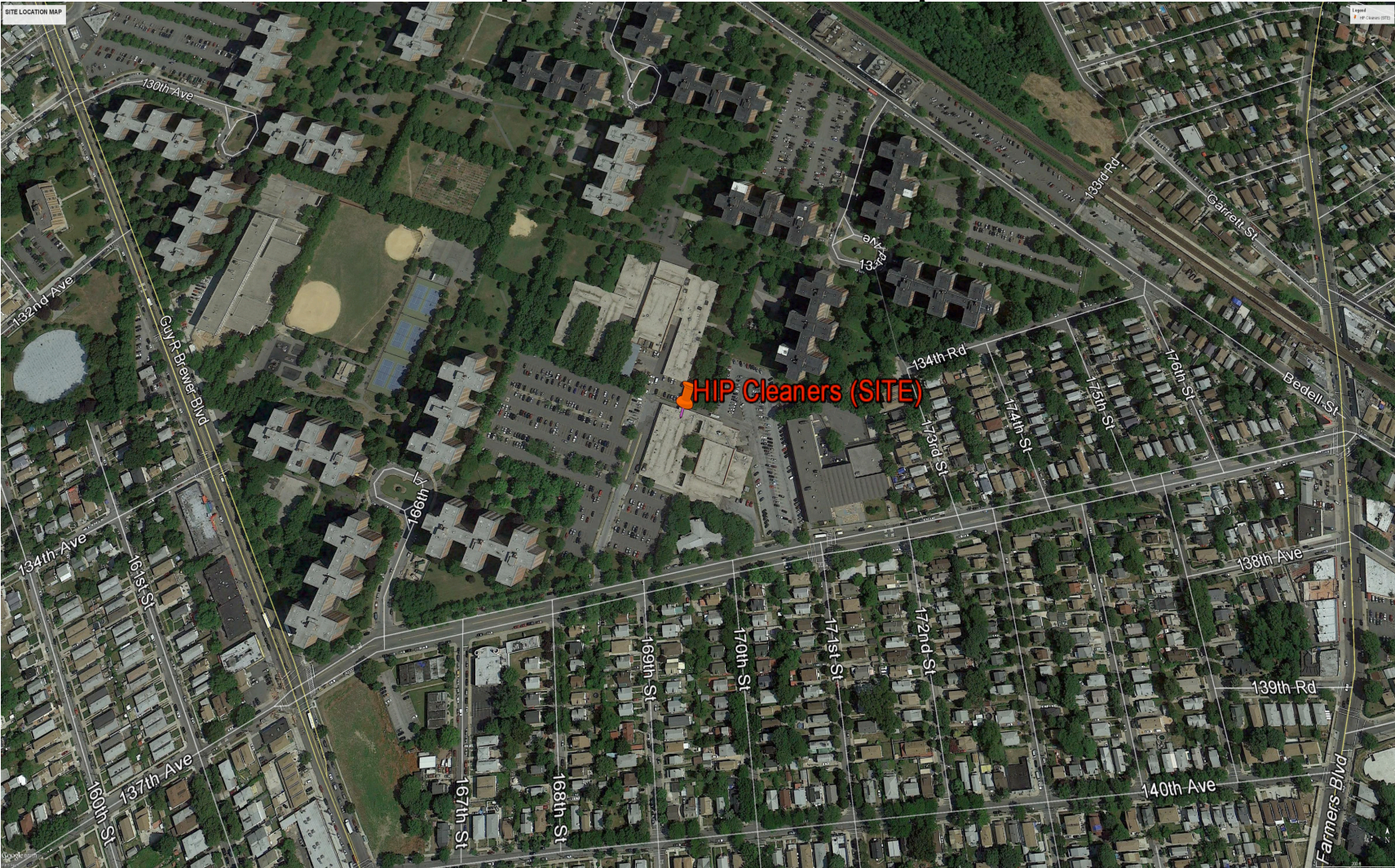
Rochdale Village Board of Directors
Attn: Kamal Saleem
Environmental Conservation Chairman
169-65 137th Avenue
Jamaica, NY 11434

Rochdale Village Civic Association
Attn: Hon. Clifton Stanley Diaz, President
P.O. Box 340881
Rochdale Village Station
Rochdale Village, NY 11434

Rochdale Village Website:
<http://www.rochdalevillage.com/>

Rochdale Village Civic Association Website:
<http://www.rochdalevillagecivicassociation.org/index.html>

Appendix C Site Location Map



Appendix D– Brownfield Cleanup Program Process

