



FACT SHEET

Brownfield Cleanup Program

Waterpointe-Whitestone, New York
BCP Site #C241091
Whitestone, NY

March 25, 2009

Remedial Investigation Report; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the Waterpointe-Whitestone site, located at 151-45 Sixth Road in Whitestone, Queens County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. 151-45 Sixth Road Whitestone Partners, LLC submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by 151-45 Sixth Road Whitestone Partners, LLC to participate in the BCP. The application proposes that the site will be used for waterfront residential community and open space including a community accessible waterfront promenade.

Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

The following investigation activities were performed at the site:

- Underground utility clearance;
- Community air monitoring;
- Surface soil sampling and analysis;
- Subsurface soil sample collection and analysis;
- Temporary well point installation and sampling;
- Monitoring well installation and sampling;
- Soil gas sampling and analysis.

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report. The approved RI Report will be placed in the document repository. 151-45 Sixth Road Whitestone Partners, LLC may then develop a Remedial Work Plan. This plan describes how the Applicant would address the contamination related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. 151-45 Sixth Road Whitestone Partners, LLC is currently developing a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of Waterpointe-Whitestone, New York.

Background

The site is an approximate 12.5 acre parcel of land in the Whitestone section of Queens, New York. The site has a street address of 151-45 6th Road, Whitestone, New York, 11357 and is identified as the following lots and blocks: Block 4487, Lots 160, 169, 170 and 200; Block 4524, Lots 77 and 92; and, Block 4531, Lots 79 and 92.

The site is located in an area characterized by commercial/light industrial and residential development. The site is bordered by the East River to the north. An asphalt plant operated at the site from approximately 1952 through 1992. Concrete manufacturing was conducted concurrently with the asphalt manufacturing operations until approximately 1986-1988.

The areas of concern (AOCs) identified at the site, related to past and current uses, include former and existing USTs, staining, drums, impacted ground water, sump pit, storm water collection unit, and historic fill material.

Ground water samples were obtained through the installation of temporary points and five permanent monitoring wells at the site. The ground water samples collected from the temporary and permanent wells revealed impact from VOCs and metals.

To date, the following activities within the BCP have transpired:

- Submittal of BCP Application, November 2005
- Acceptance into BCP, May 1, 2006
- BCP Agreement Executed, June 19, 2006
- NYSDEC/NYSDOH approval of Remedial Investigation Work Plan (RIW), dated April 24, 2007
- Submittal of Interim Remedial Measure Workplan dated January 8, 2008
- Submittal of Interim Remedial Action Report dated August 2008
- November 14, 2008 NYSDEC Conditional approval of the October 7, 2008 Revised Remedial Investigation Report
- NYSDEC approval of the August 2008 Interim Remedial Action Report
- Submittal of Remedial Investigation Report

Remedial investigation activities described in the RI Report were initiated in June 2007 and completed in August 2007. As a result of the work conducted in 2007, additional sampling was deemed necessary and, upon concurrence from the NYSDEC project manager, was subsequently conducted in 2008, in accordance with 6 NYCRR Part 375 and DER-10. All work is documented in the RI Report.

Insert site map here

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to enable the public to review important project documents. These documents include the RI Report and the application to participate in the BCP, as accepted by NYSDEC:

Queens Library, Whitestone Branch
151-10 14th Road
Whitestone, NY 11357
(718) 767-8010

Who to Contact

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

Project Related Questions

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Conservation
Remedial Bureau B, 625 Broadway, Albany,
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Health Related Questions regarding this site

Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure
Investigation, 547 River Street, Troy, NY
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If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.