



FACT SHEET

Brownfield Cleanup Program

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

March 25, 2009

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Waterpointe-Whitestone site located at 151-45 Sixth Road in Whitestone, Queens County. See map for the location of the site. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by 151-45 Sixth Road Whitestone Partners, LLC (Whitestone) under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Whitestone 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.

Public Comments about the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from March x, 2009 through April x, 2009. The draft Remedial Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

James Drumm
New York State Department of Environmental Conservation
Remedial Bureau B,
625 Broadway, Albany, NY 12233-7016

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by {insert name of applicant} with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

"Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

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>

Soil Remediation - The proposed end use of the site is for residential purposes. Remedial actions under the Track 2 cleanup under 6 NYCRR Part 375 are required to remove soils exhibiting concentrations above the Residential Soil Cleanup Objectives and to mitigate the product-impacted soils that have been identified at the site.

Ground Water Remediation - The primary ground water remedial mechanism will be the establishment of a ground water use restriction. Mitigation of the product-impacted soils, via excavation and disposal, and mitigation of the free product on the ground water table are designed to reduce the limited areas of site-attributed volatile organic compound (VOC) ground water impact. Additionally, recovery of the separate-phase product on the ground water in the area of the former asphalt plant will be conducted in conjunction with the proposed soil remediation activities.

Vapor Intrusion – Targeted compounds were detected in soil gas samples. The future development activities will incorporate preventative measures to minimize the potential for soil vapor intrusion into future structures. Vapor intrusion contingencies, such as sub-slab depressurization systems and liners, will be implemented, as required, beneath all on-site structures/garage foundation slabs.

Next Steps

NYSDEC will consider public comments as it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, 151-45 Sixth Road Whitestone Partners, LLC may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about three months.

NYSDEC will keep the public informed during the 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. The site was historically occupied by residential houses, a park/pavilion recreation area, a restaurant, a metal shop, a boat manufacturer, a shooting range and shop until circa 1950. 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 Underground Storage Tanks, staining, drums, impacted ground water, sump pit, storm water collection unit, and historic fill material.

Numerous investigative activities were completed at the site prior to the initiation of the RI activities approved under the BCP. Soil samples were obtained through the installation of test pits, the installation of soil borings and the collection of post-excavation samples in conjunction with on-site remedial activities (i.e. soil excavation). Impact by VOCs, SVOCs and metals was historically detected in the soil across the site.

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

- 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
- January 26, 2009 NYSDEC approval of the August 2008 Interim Remedial Action Report
- Submittal of final Remedial Investigation Report

Remedial investigation activities described in the RI Report were initiated in June 2007 and completed in August 2007. 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 help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP 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

James Drumm
New York State Department of Environmental
Conservation
Remedial Bureau B, 625 Broadway, Albany,
NY 12233-7016
(518) 402-9774
jjdrumm@gw.dec.state.ny.us

Health Related Questions regarding this site

Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure
Investigation, 547 River Street, Troy, NY
12180
(518) 402-7860
BEEI@health.state.ny.us

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.