



FACT SHEET

Brownfield Cleanup Program

Waterpointe-Whitestone, New York
BCP Site #C241091
Whitestone, NY 11357

June 2010

Cleanup Action to Begin at Waterpointe-Whitestone Brownfield Site

Action is about to begin that will address contamination at the Waterpointe-Whitestone site ("Site") located at 151-45 Sixth Road in Whitestone, Queens County under New York's Brownfield Cleanup Program (BCP). See map for site location.

The cleanup action for the Site includes excavating soils on the Site that contain levels of contamination that exceed NYSDEC soil cleanup objectives for the site's future intended use and pumping floating product petroleum to the surface for off-site disposal. 151-45 Sixth Road Whitestone Partners, LLC ("Applicant") is the owner of record of the subject property; however the property is in foreclosure proceedings by CapMark Finance, Inc. and is in court-ordered receivership. Envirobusiness, Inc. d/b/a EBI Consulting was appointed Receiver by the Supreme Court of New York County of Queens on July 27, 2009. The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight. The cleanup activities will be performed by EBI on behalf of the Applicant pursuant to the receivership order.

Highlights of the Upcoming Cleanup Activities:

The cleanup activities are intended to:

- 1) Address contamination at the Site to achieve cleanup levels that protect public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of 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, business or other uses.

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:
www.dec.ny.gov/chemical/8450.html

The bulk of the upcoming cleanup activities will involve the excavation and removal of contaminant-impacted soil from the Site. The remediation will address elevated levels of metals, petroleum and semi-volatile (oil related) compounds that have been documented to exist in the soil. Additionally, an isolated area of pesticides will also be remedied via excavation. The soil will be loaded into trucks which will transport the soil off-site to an out of state disposal/soil recycling facility. In conjunction with the soil excavation activities, floating petroleum-related contaminants, if encountered, will be pumped from the

ground directly onto a tanker truck and removed from the Site for off-site treatment/disposal. Once the post-excavation samples determine that the cleanup goals have been met, the excavations will be backfilled to grade with clean fill.

The work is expected to commence in June of 2010, with the soil excavation work completed by August 2010. Additional post-remedial sampling activities (i.e. ground water and soil gas sampling) are expected to continue after that time for several months. The anticipated work hours are Monday – Friday from 7:00 am to 4:00 pm.

A Community Air Monitoring Plan (CAMP) will be in effect for the duration of the remediation phase. This CAMP includes monitoring the atmosphere to control/minimize the potential impact of vapors and dust on the neighboring community.

Next Steps:

The Applicant is expected to begin cleanup activities at the Site on or about June 2010. These activities are anticipated to take about six months to complete.

After the Applicant completes the cleanup activities, it will prepare a Final Engineering Report (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 then will issue a Certificate of Completion (COC) to the Applicant.

The Applicant would be eligible to redevelop the Site after it receives a COC. In addition, the Applicant:

- Would have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the Site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The Fact Sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, sub-slab depressurization systems) necessary at the Site in relation to the issuance of the COC.

Background:

NYSDEC previously accepted an application from the Applicant to participate in the BCP. The application proposes that the Site will be used for residential purposes after the cleanup is complete.

The Site is an approximate 12.5 acre parcel of land in Whitestone, 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. Most recently, it was used for vehicle storage and maintenance activities.

The Areas of Concern (AOCs) identified at the Site, related to past and current uses, include former and existing Underground Storage Tanks (USTs), 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 Remedial Investigation (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 from petroleum-related volatile and semi-volatile organics and metals was historically detected in the soil across the Site. In addition, localized impact from polychlorinated biphenyls (PCBs) and pesticides were noted at one location on 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 (RIWP), 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
- Submittal of final Remedial Investigation Report, November 21, 2008
- January 26, 2009 NYSDEC approval of the August 2008 Interim Remedial Action Report
- Release of Remedial Work Plan (RWP) for public Comment, March 2010

FOR MORE INFORMATION

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed. These documents include the site cleanup plan (Remedial Work Plan) and the application to participate in the BCP accepted by NYSDEC:

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

Mon & Thurs., 1 pm – 8 pm; Tues., 1 pm – 6 pm; Wed. & Fri., 10 am – 6 pm;
Sat., 10 am – 5:30 pm; Sun., closed

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

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 site contact 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.

