HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC
231 West 29th Street, Suite 1104
New York, New York 10001 USA
Tel: (631) 462-5866
Email: Info@hydrotechenvironmental.com
WWW.HYDROTECHENVIRONMENTAL.COM
USA – Middle East – North Africa

Waterpointe – Whitestone New York
Block 4487, Lots 160, 169, 170 and 200;
Block 4524, Lots 77 and 92; and Block 4531, Lots 79 and 92
Whitestone New York

NYCDEC BCP Number: C241091

Site Management Periodic Review Report
2024 – 2025

Prepared for:
Edgestone Group LLC
136-33 37th Avenue, Suite 8B
Flushing, New York 11354

Prepared by:
Hydro Tech Environmental Engineering and Geology, DPC
231 West 29th Street, Suite 1104
New York, NY 10001

April 2025
(Updated July 2025)

CERTIFICATION STATEMENT

I, Tarek Z. Khouri, P.E., certify that I am currently the NYS registered Professional Engineer as defined in 6 NYCRR Part 375, and that this Periodic Review Report was prepared in accordance with applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

a. the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;
b. nothing has occurred that would impair the ability of such control to protect public health and the environment;
c. nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control;
d. access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

NYS PE Number: 086611

Name: Tarek Z. Khouri, P.E.

Signature:



Date: July 9, 2025

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Appendix 1 Certification Forms
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I. EXECUTIVE SUMMARY

HydroTech Environmental Engineering and Geology, DPC (HydroTech) has prepared this Periodic Review Report (PRR) for the Waterpoint-Whitestone New York site located at 151-45 6th Road, Whitestone New York (herein referred to as "the Site") on behalf of Edgestone Group LLC. This report is intended to document the implementation of, and compliance with, site management requirements outlined in the Site Management Plan dated December 22, 2017. The period of review is June 2024 (date of the previous Periodic Review Report) through June 2025.

The periodic review process is used to determine if the remedy continues to be properly managed as set forth in the guidance documents for the Site, and whether this remedy continues to be protective of human health and the environment. The objectives for the periodic review of this site are as follows:

- Determine if the remedy remains in place, is performing properly and effectively, and is protective of public health and the environment.
- Evaluate compliance with the Site Management Plan (SMP).
- Evaluate the condition of the remedy; and
- Verify that the intent of the Institutional Controls (ICs) continues to be met, and that Engineering Controls (ECs) remain in-place and are effective in protecting human health and the environment.

A. Site Overview

The entity 151-45 Sixth Road Whitestone Partners, LLC entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) in May 2006 to investigate and remediate an approximate 12.5-acre property located at 151-46 Sixth Road in Whitestone, Queens County, New York. Edgestone Group LLC purchased the site from Whitestone Partners in November 2012 and subsequently took over the remediation of the site. The site consisted of impacted soil and groundwater which had resulted from historic uses of the site as a metal shop, boat manufacturing plant, and concrete and asphalt manufacturing plants. Remedial Action on the Site began in July 2010 and was completed in August 2017. The Certificate of Completion (COC) for this site was issued on December 29, 2017.

The initial remediation included the excavation and off-site disposal of all on-site soil exceeding the NYSDEC Part 375 soil cleanup objectives (SCOs) for a Track 2 residential use, free-product removal and the collection of end-point samples to ensure attainment of SCOs to facilitate redevelopment of the 12.5-acre waterfront property. Backfill material was imported to the Site which was not part of the original remedial design or scope and was found to exceed RSCOs by the NYSDEC. As a result, an Order of Consent Index No. CO 2-20121114-01 was issued by the NYSDEC on November 27, 2012. Under the Consent Order, fill material that met the soil cleanup objectives could remain on-site. Nearly all the fill was removed in 2016 with a small amount remaining. In addition, NYSDEC required a cover and demarcation layer to eliminate incidental contact with unapproved fill.

Following additional excavation and offsite disposal of soil in 2016, solid waste remained at the site and needed to be removed or covered with a 2 feet of clean fill material. The 2 feet of clean fill was placed on site and ultimately seeded with a mixed grass species to aid in erosion prevention. The remaining areas of the site that did not require capping with clean fill were areas that were already capped with asphalt, concrete, or mole rock.

After completion of the remedial work, the site achieved compliance with Track 4 Protection of Public Health Restricted Residential SCOs. However, elevated concentrations of both aromatic and non-aromatic compounds are present in the soil gas vapors. Therefore, any future on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building. A Site Management Plan (SMP) was developed which includes measures to mitigate and manage the potential threat that these soil gas vapors could pose to future structures on the property.

In accordance with the requirements of the SMP, the proposed development is anticipated to be known as Waterpointe and is anticipated to consist of a new residential community of approximately 281,559 zoning square feet that would be comprised of 52 detached residential homes. The SMP addresses the implementation of several Institutional Controls (IC) and Engineering Controls (EC) that are required by the Environmental Easement for the Site. These include the following:

1. Restricting property use to either restricted residential, commercial, or industrial use.
2. Restricting the use of groundwater as a source of potable water or process water without necessary treatment as determined by NYSDOH.
3. Installing a sub-slab vapor barrier system for each structure.
4. Installing a sub-slab depressurization system for each structure.
5. Maintaining the site-wide cover system which currently consists of either two feet of clean fill, asphalt, concrete, or mole rock; any site redevelopment will maintain the existing site cover which will then consist of either structures such as buildings, pavement, sidewalks, or soil where the upper two feet of exposed surface soil meets applicable SCOS for restricted-residential use; any fill material brought to the site will meet requirements for the identified site use.
6. Installing a minimum of two feet of soil that meets the unrestricted use soil cleanup objectives (atop a demarcation layer) on each residential development plot that is contemplated (~52 plots). The proposed unrestricted use areas for each lot will be located behind each residence, will be a minimum of 10 feet wide and will extend across the entire width of each proposed plot (likely 27 feet).

B. Effectiveness of the Remedial Program

During this reporting period, the Site development is still on hold and no remedial or construction work was performed. The site is being maintained per the requirements outlined in the 2017 SMP.

C. Compliance

During this reporting period, the site was maintained in compliance with the requirements of the SMP:

- Stockpiles were still covered in vegetation, which is preventing erosion.
- Concrete barriers remain in place around stockpiles located along a sloped hill to prevent erosion during storm events.
- The site-wide cover system was repaired in October 2019 per the NYSDEC approved Corrective Measures Work Plan. Since that time, the cover system was properly maintained.
- Site security is maintained through site fencing and locked front gate.
- Client regularly checked site security and cover conditions.

D. Recommendations

All activities reviewed under this PRR are in compliance with the requirements of the SMP; therefore, no further actions are warranted for this reporting period.

II. SITE OVERVIEW

A. Site Location and Description of Remedial Action

The Site is located in the County of Queens, New York and is identified as Block 4487, Lots 160, 169, 170, and 200, Block 4524, Lots 77 and 92; and Block 4531, Lots 79 and 92 on the Borough of Queens Tax Map. The site is situated on an approximately 12.5-acre area bounded by the East River to the north, commercial facilities including Atlas Fence and Railing, a contractor and storage yard, a trucking company, followed by 7th Avenue, followed by private residences to the south, Tropicana beverage distribution center followed by private residences to the east, and Vallo Transportation to the west. A site location map is provided in **Figure 1**.

The Site was historically occupied by residential houses, a park/pavilion recreation area, a restaurant, a metal shop, a boat manufacturer, and a shooting range until circa 1950. An asphalt plant operated on the site from approximately 1952 through 1992. Concrete manufacturing was conducted concurrently with the asphalt manufacturing operations until approximately 1986-1988. From the early 1980s through 2008, the site was also used for storage with incidental maintenance for truck, bus and other vehicle repairs by multiple tenants. These tenants included Globis Bus, US Towing, Ken-Ben Towing, Ras Dairy, Nicmanda Trucking and Tempa Construction, among others. Construction equipment and machinery was also stored at the site by various tenants. The buildings formerly occupying the site were razed by 2009 and the site was vacated. Barone Enterprises/Management, a contractor associated with excavation and backfill activities at the site, later occupied the site in a construction trailer located near the 6th Road entrance, during the remediation and redevelopment activities.

Numerous site assessments and limited investigations were performed from 2001 through 2005 to investigate potential impacts related to historic uses of the Site. These investigations indicated that historic operations had resulted in the presence of underground storage tanks containing gasoline, oil and diesel, an active spill case, miscellaneous drums and stained surface soils, impacts related to the former asphalt plan, impacts to groundwater, presence of historic fill material, sump with unknown discharge, underground storm water collection unit and additional miscellaneous historic use concerns. These impacts and areas of concern were remediated as part of the remedial actions implemented on-site from 2010 through 2017.

The Site was remediated in accordance with the scope of work presented in the NYSDEC-approved Remedial Action Work Plan dated March 2010 and the Comprehensive Corrective Measures Work Plan dated December 11, 2015. Below is a summary of the Remedial Actions required and implemented at the Site under the Remedial Action Work Plan:

- Excavation and off-site disposal of all soil exceeding residential soil cleanup objectives
- Soil sampling beneath building 1 after demolition in accordance with the post-excavation sampling plan.
- Excavation and removal of the existing on-site storm water lines with sample

collection in accordance with the post-excavation sampling plan.
- Excavation and removal of petroleum impacted soils that were contributing to soil vapors and separate phase product on the groundwater.
- Collection and off-site disposal of separate phase product on the groundwater.
- The registration and removal of underground storage tanks.
- The collection of endpoint samples.
- The import of clean backfill material.
- The completion of post remedial vapor sampling and the evaluation of the necessity to install active sub slab depressurization vapor intrusion control systems.

Following the import of backfill material to the Site, the material was found to be unacceptable by the NYSDEC. Therefore, a Corrective Measure was required. The following outlines the work performed under the Comprehensive Corrective Measures Work Plan:

- Excavation of soil in excess of the Protection of Public Health Residential and Protection of Groundwater SCOs and Track 4 SCOs as set forth in 6 NYCRR Subpart 375-6 and 6 NYCRR Subpart 375-3.8 (e) for Restricted Residential use, and the subsequent disposal of that material in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal.
- Post-remedial soil sampling.
- Filing of an environmental easement noting the site's history and requirements for sub-slab vapor control systems (i.e. the installation of below-slab vapor barriers and sub-slab depressurization systems for each building);
- Implementation of an operation and maintenance program for the sub-slab depressurization systems; and
- Implementation of an SMP, for long term management of residual contamination, which includes plans for (1) ICs and ECs; (2) monitoring; (3) operation and maintenance; and (4) reporting.

NYSDEC also indicated that in areas where concrete, mole rock or asphalt were not present, a 2-foot clean soil demarcation layer would be required throughout the entire site. Solid waste was separated from site soil utilizing screening methods and the remaining soil was sampled to identify if the soil met its respective SCOs.
Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved RAWP and CCMWP for the Site. The CCMWP was approved by NYSDEC on January 4, 2017.

The remedial action included the excavation and disposal of 107.41 tons of hazardous lead and hazardous cadmium soils, 7,335.23 tons of nonhazardous fill material, and 38,139.055 tons of beneficial use soils. Final tonnages and related soil disposal information is included in the FER dated December 22, 2017. Following remediation, the soil at the site demonstrated compliance with Protection of Public Health Residential and Protection of Groundwater SCOs and Track 4 SCOs.

B. Remedial Program

Endpoint sampling indicated that in some areas of the site, soil concentrations remain above the Class GA standards, and based on historic soil vapor sampling data, aromatic and non-aromatic contaminants present in the soil vapor; therefore, ECs and ICs are implemented to protect public health and the environment in the future. The Site has three ECs. These are:

1. Site wide cover system;
2. Vapor Barriers installed below building slabs; and
3. Sub-Slab Soil Depressurization Systems (SSDSs) installed beneath the vapor barriers which underlie the basement areas.

On May 9, 2018, NYSDEC issued an amendment regarding the site-wide cover system included in the December 2017 FER and SMP. This amendment indicated that a minimum of two feet of soil that meets the unrestricted use soil cleanup objectives would need to be installed (atop a demarcation layer) on each residential development plot that is contemplated (~52 plots). The proposed unrestricted use areas (future vegetable gardens) for each lot will be located behind each residence, will be a minimum of 10 feet wide and will extend across the entire width of each proposed plot (likely 27 feet).

A series of ICs are required to implement, maintain, and monitor these ECs. This SMP ensures compliance with these IC. Generally, these include:

- The ECs must be operated and maintained as specified in the SMP.
- The ECs on the Site must be inspected and certified at a frequency and in a manner defined in the SMP.
- Data and information pertinent to SMP for the Site must be reported to NYSDEC at the frequency and in a manner defined in the SMP; and
- On-Site environmental monitoring devices must be protected and replaced as necessary to ensure continued functioning in the manner specified in the SMP.

The Site has a series of ICs in the form of Site restrictions. Site restrictions that apply to the Site are:

- Use of ground water underlying the Site is prohibited without treatment rendering it safe for the intended use; and
- The Site may be used for individual residential units with a sole controlling owner, provided the ECs and ICs included in the SMP remain in effect, unless deemed unnecessary by NYSDEC/NYSDOH.

These EC/ICs should:

- Prevent ingestion of ground water with contamination levels that exceed drinking water standards.
- Prevent contact with, exposure to, or inhalation of significant concentrations of volatiles from contaminated ground water.
- Prevent contact with, exposure to, or inhalation of contaminants volatilizing

from contaminated soil at concentrations that pose a significant risk.

- Prevent migration of contaminants that would result in off-site ground water or surface water contamination at concentrations above the applicable Ground Water and Surface Water Quality Standards.
- Prevent incidental contact with residual soils via a site wide cover system consisting of a combination of asphalt, concrete, mole rock or 2 feet of clean fill soil cover and demarcation layer.

III. REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS OF THE REMEDIAL PROGRAM

A. Overview of Activities Performed during this Reporting Period

Development Activities

No development activities were performed during this reporting period. No lot division was performed in this reporting period. A map indicating the future development plans and the location of the foundation footings and retaining wall that was constructed during the previous reporting period is provided in **Figure 2**.

No intrusive work has been performed in this reporting period. No soil has been moved, shipped off-site, or imported to the site. All existing soil/fill stockpiles and site-wide cover system have been maintained in the same way as reported in previous PRR.

B. Determination of Performance, Effectiveness and Protectiveness of the Remedy

To date, no other engineering controls such as vapor barrier system or sub-slab depressurization system have been implemented except the existing site-wide cover system. The existing site-wide cover system includes clean fill with dense vegetation or solid cover such as asphalt, concrete and mole rock, which remains intact and continues to be protective of human health and the environment. Since construction work has been halted, no building slab has been poured as of the date.

The institutional controls specified in the SMP remain in effect during this reporting period. Groundwater use is prohibited, and individual residential units will be under the management of a sole entity pending full development of the Site. This entity has not yet been established since development is ongoing.

IV. IC/EC PLAN COMPLIANCE

A. IC/EC Compliance Requirements

The institutional control and engineering control compliance requirements for this site are specified in the table below:

Institutional Controls	1. The Institutional Controls restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH; Comply with Department approved Site Management Plan; Require the certifying entity to complete and submit to the Department a periodic certification

	of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and allow the use and development of the controlled property for restricted residential or commercial use or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws. **The site will ultimately be developed for Restricted Residential use.**
Engineering Controls	1. Install sub-slab Vapor Barrier Systems for each structure to mitigate migration of vapors into the building from groundwater. **No vapor barrier systems have been installed during this reporting period.**
	2. Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater. **No sub-slab depressurization systems have been installed during this reporting period.**
	3. A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks, or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d). **The site cover remains in good condition and continues to be protective of public health and the environment.**

B. IC/EC Certification

The ECs and ICs applicable to the site during this reporting period include the use and development of the controlled property for restricted residential use, restricting the use

of groundwater as a potable source and maintaining the site-wide cover system. Limited development of the site was performed during this reporting period; however, the development plans and work performed on-site to date are compliant with the site use restrictions. Groundwater is not being used as a potable water source as the site is currently vacant. Additionally, the site-wide cover system has not been breached except in the area excavated for the construction of the retaining wall and foundation footings for the first residence. The footings and retaining wall act as a barrier and impervious cover in those areas where the pre-existing cover, a 2-foot layer of clean fill, was breached. As such, the ECs and ICs are currently active and are being properly managed. A copy of the signed and stamped certification forms for the institutional controls and engineering controls is provided in **Appendix 1**.

V. MONITORING PLAN COMPLIANCE REPORT

A. Components of the Monitoring Plan

Components of the monitoring plan as specified in the SMP are indicated below:

Inspections:	**Frequency**
1. Site-Wide Inspection	Annually and/or whenever a severe condition has taken place
Reporting:	
1. Site-Wide Inspection Form	Annually
2. Periodic Review Report	Annually

B. Summary of Monitoring Completed

In accordance with the requirements of the SMP, a site-wide inspection was performed on April 3, 2025 by Ruijie Xu, Environmental Engineer from HydroTech, under direct supervision from the Remedial Engineer Tarek Z Khouri, to verify proper site management and implementation of ECs and ICs. The site inspection confirmed the following:

- On-Site ECs/ICs are implemented properly.
- ECs/ICs remain in-place and are effective.
- ECs/ICs are performing as designed.
- Nothing has occurred that would impair the ability of the controls to protect the public health and environment.
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access was available to the Site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls.
- Site records are complete and up to date; and
- Site usage is compliant with the environmental easement.

Engineering Control System Monitoring

To date, the site-wide cover system remains the only engineering control that has been installed on-site. No other engineering controls were implemented as of this reporting period.

Monitoring Schedule

Stockpile management and site security is currently being monitored monthly and after storm events and other potentially disruptive events.

General Equipment Monitoring

No equipment has been installed on-site in relation to the ECs.

Cover System Monitoring

During the site inspection performed on April 3, 2025, the site-wide cover system was inspected and appeared to be intact. Erosion controls were being employed per the guidance provided in the SMP and appeared to be still effective. Majority of Site is being covered with existing concrete or asphalt cover. Minor to medium-sized cracks were observed on the asphalt/concrete surfaces during the inspection but should not undermine the overall performance of the cover system. Dense vegetation cover was observed in the remaining exposed, uncovered area and on top of soil stockpiles as erosion control. Considering the existing surface elevation of the Site is uneven, rainwater was observed to be accumulated in several locations.

Site-wide Inspection

During the site-wide inspection performed on April 3, 2025, stockpile management was inspected for assessment of compliance with SMP requirements. Based on what was observed, proper stockpile management measures were being employed. The soil/fill stockpiles were observed covered with dense vegetation and the piles sitting on a sloped elevation were surrounded by concrete barricades to prevent erosion during rain and storm event. All the stockpiles remain in the same place as reported in the previous PRR.

In addition, a site supervisor had been assigned to perform periodic inspections of the stockpiles to ensure that the tarps and covers remained secured after storms and other potentially disruptive events.

Site security is also being properly maintained as the site continues to be secured by a locked chain link fence.

A copy of the site inspection photos is provided in **Appendix 2**.

Reporting

In accordance with the requirements of the SMP site inspection and associated reporting is required to be completed annually. This PRR is being prepared within the proper reporting timeline and fulfills the specified reporting requirement.

VI. OPERATION & MAINTENANCE PLAN COMPLIANCE REPORT

Components of the Operation & Maintenance (O&M) Plan for this site are outlined below:

Maintenance:	Frequency
1. Sub Slab Depressurization System Components	As needed

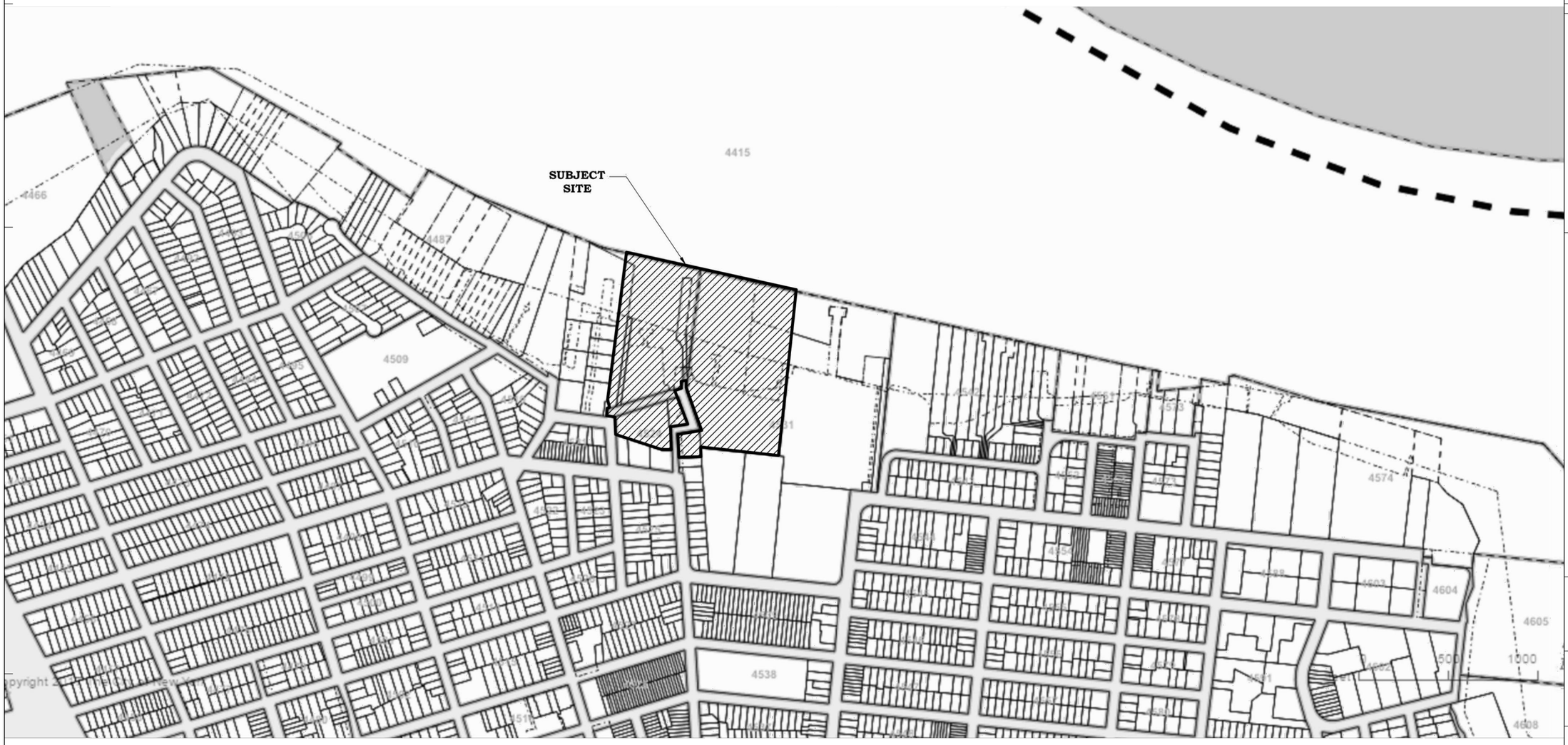
This O&M Plan provided in the SMP describes measures necessary to operate and maintain mechanical components of the remedy selected for the site, the sub-slab depressurization system. The SSDS will be installed and will be put into operation prior to the occupancy of each unit. However, since no SSD systems have been installed as part of the development activities performed to date, a compliance report cannot be provided for the O&M Plan for this reporting period.

VII. CONCLUSIONS & RECOMMENDATIONS

According to the site evaluation in this Periodic Review Report for the reporting period of June 2024 through June 2025:

1. Development of the site is still on hold.
2. The remedy therefore consists of only the site-wide cover system; vapor barrier systems and sub-slab depressurization systems designed for the development have not yet been installed.
3. The cover system is currently intact and is compliant with the requirements of the SMP; therefore, the remedy continues to be effective in protecting public health and the environment.
4. Several stockpiles are currently being stored on site. These stockpiles consist of site materials that were excavated for the installation of foundation footings and the retaining wall and clean backfill material (clean soil and gravels) that has been tested and approved for import by NYSDEC. Per the site inspection performed on April 3, 2025, stockpile management and erosion controls are being implemented effectively; and
5. Site security and general site management measures also continue to be effective.

Based on the findings of the site inspection and further information provided in this report, the overall remedy remains effective in protecting human health and the environment and no further actions are warranted with regard to augmentation or changes to SMP requirements at this time.



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DATE	DESCRIPTION	CHK

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HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

TEL: (631) 462-5866

FAX: (631) 462-5877

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

151-45 6TH ROAD,
WHITESTONE, NY

PROJECT FIGURE

FIGURE 1: SITE LOCATION MAP

PROJECT NO.	DATE
220021	4/13/22
DRAWN BY V.D.	REVIEWED BY M.R.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



LEGEND:

- - - - LOCATION OF RETAINING WALL

LOCATION OF FOUNDATION FOOTINGS FOR FIRST RESIDENCE

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77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

TEL: (631) 462-5866

FAX: (631) 462-5877

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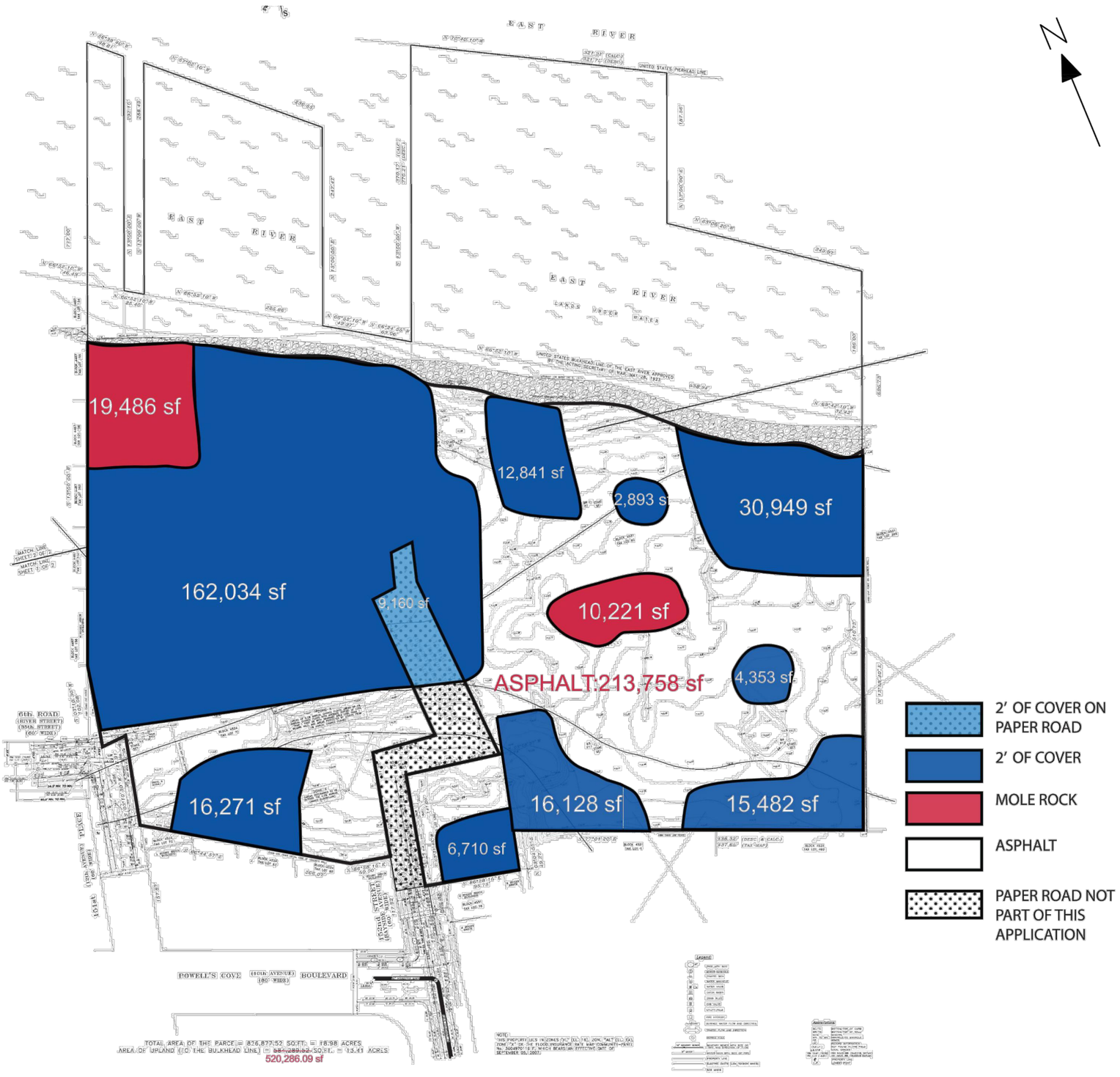
PROJECT NAME AND ADDRESS

151-45 6TH ROAD,
WHITESTONE, NY

PROJECT FIGURE

FIGURE 2: EXTENT OF DEVELOPMENT TO DATE

PROJECT NO.	DATE
220021	4/13/22
DRAWN BY V.D.	REVIEWED BY M.R.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE

HydroTech

HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

TEL: (631) 462-5866

FAX: (631) 462-5877

BASE DRAWING PREPARED BY

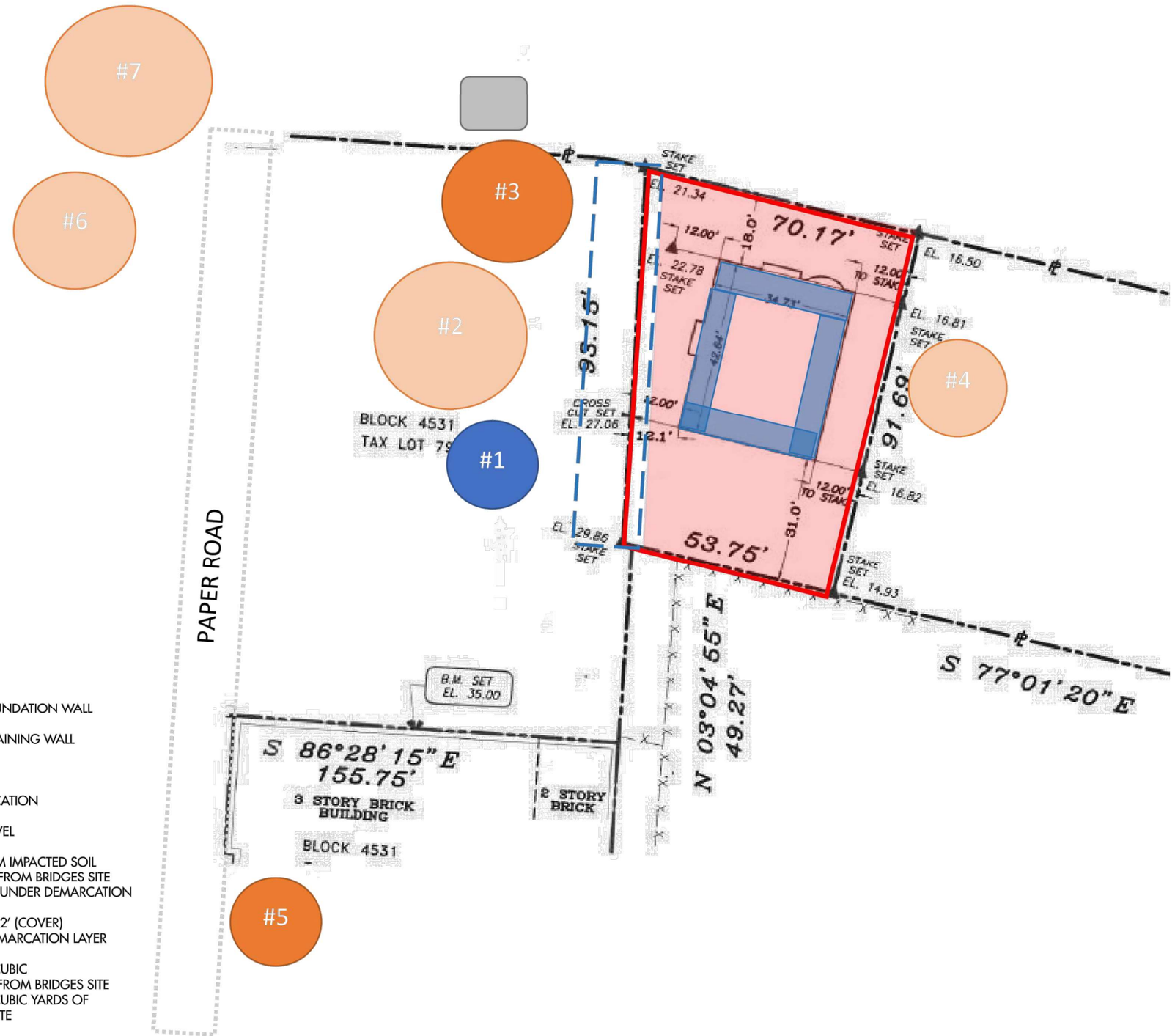
PROJECT NAME AND ADDRESS

151-45 6TH ROAD,
WHITESTONE, NY

PROJECT FIGURE

FIGURE 3: SITE WIDE COVER SYSTEM LAYOUT

PROJECT NO.	DATE
220021	4/13/22
DRAWN BY V.D.	REVIEWED BY M.R.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



LEGEND:

- EXTENT OF EXCAVATION OF FOUNDATION WALL
- EXTENT OF EXCAVATION OF RETAINING WALL
- GRADED AREA
- CIRCLE DENOTES STOCKPILE LOCATION
- LOCATION OF STOCKPILED GRAVEL

STOCKPILE #1	SUSPECTED PETROLEUM IMPACTED SOIL
STOCKPILE #2	CLEAN FILL IMPORTED FROM BRIDGES SITE
STOCKPILE #3	UNTESTED SOIL FROM UNDER DEMARCATION LAYER
STOCKPILE #4	CLEAN FILL FROM TOP 2' (COVER)
STOCKPILE #5	SOIL FROM UNDER DEMARCATION LAYER (CLEAN BACKFILL)
STOCKPILE #6	APPROXIMATELY 500 CUBIC YARDS OF CLEAN FILL FROM BRIDGES SITE
STOCKPILE #7	APPROXIMATELY 700 CUBIC YARDS OF SOIL FROM BRIDGES SITE

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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE

HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

TEL: (631) 462-5866

FAX: (631) 462-5877

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

151-45 6TH ROAD,
WHITESTONE, NY

PROJECT FIGURE

FIGURE 4: MAP OF STOCKPILES STORED ON SITE

PROJECT NO. 220021	DATE 5/10/23
DRAWN BY V.D.	REVIEWED BY M.R.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Periodic Review Report Notice

Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. C241091

Site Name Waterpointe-Whitestone, New York

Site Address: 151-45 6TH ROAD Zip Code: 11357
City/Town: Whitestone
County: Queens
Site Acreage: 11.770

Reporting Period: 6/30/24 to 6/30/25

	YES	NO
1. Is the information above correct?	☑	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☑
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☑
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☑	☐
7. Are all ICs in place and functioning as designed?	☑	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☑
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☑	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.		

SITE NO. C241091	Box 3
Description of Institutional Controls	

Parcel	Owner	Institutional Control
4487-160	Edgestone Group LLC	Site Management Plan IC/EC Plan Soil Management Plan Ground Water Use Restriction O&M Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4487-169	Edgestone Group LLC	O&M Plan Soil Management Plan Ground Water Use Restriction Site Management Plan IC/EC Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4487-170 (partial)	Edgestone Group LLC	Site Management Plan IC/EC Plan Ground Water Use Restriction Soil Management Plan O&M Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4487-200 (partial lot)	Edgestone Group LLC	Ground Water Use Restriction Soil Management Plan O&M Plan Site Management Plan IC/EC Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4524-77 Edgestone Group LLC

Site Management Plan
IC/EC Plan
Soil Management Plan

Ground Water Use Restriction

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4524-92 Edgestone Group LLC

Soil Management Plan
O&M Plan
Ground Water Use Restriction

Site Management Plan
IC/EC Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

4531-79 Edgestone Group LLC

Site Management Plan
IC/EC Plan
O&M Plan
Soil Management Plan
Ground Water Use Restriction
Monitoring Plan

Restrict the use of ground water as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health.

SMP includes measures to mitigate/manage the potential threat that soil gas vapors could pose to future structures on the property.

4531-92 (partial lot) Edgestone Group LLC

Soil Management Plan
O&M Plan
Ground Water Use Restriction

Site Management Plan
IC/EC Plan

Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH;
Comply with Department approved Site Management Plan;
Require the certifying entity to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3); and
allow the use and development of the controlled property for restricted residential OR commercial use OR industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
4487-160	Cover System Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4487-169	Cover System Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4487-170 (partial)	Vapor Mitigation Cover System

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4487-200 (partial lot)	Vapor Mitigation Cover System

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4524-77	Cover System Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Parcel	Engineering Control

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4524-92

Cover System
Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4531-79

Cover System
Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

4531-92 (partial lot)

Cover System
Vapor Mitigation

Soil Cover:
A site cover currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted-residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

Vapor Mitigation:
Any on-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from groundwater.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☑	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☑	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C241091

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Anthony Hu (print name) at 136-33 37th Avenue Suite 6B, Flushing, NY 11354 (print business address),

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

4/7/25
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Tarek Z. Khouri (print name) at 231 West 29th Street, Suite 1104, New York, NY 10001 (print business address),

am certifying as a Qualified Environmental Professional for the Owner (Owner or Remedial Party)



Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		4/7/25

Typical Existing Site Cover









Site Overview
(NW – NE – SW – SE)











Stone Pile



Stockpile #1, #2, #3



Stockpile #6, #7



Stockpile #4