

**CITIZEN PARTICIPATION PLAN**  
**for**  
**WATERPOINTE – WHITESTONE, NEW YORK**  
**151-45 6<sup>th</sup> ROAD**  
**WHITESTONE, NEW YORK 11357**  
**BCP Site #C241091**

*Prepared for:*

**151-45 Sixth Road Whitestone Partners, LLC**  
**c/o Bayrock Group, LLC**  
**725 5<sup>th</sup> Ave, 24<sup>th</sup> Floor**  
**New York, NY 10022**

**July 28, 2006**

*Submitted by:*

**Environmental Waste Management Associates, LLC**  
**51 Everett Drive, Suite A-10**  
**West Windsor, New Jersey 08550**  
**EWMA Case No. 204494**

## TABLE OF CONTENTS

	<b>Page</b>
1.0 INTRODUCTION .....	1
2.0 SITE DESCRIPTION AND HISTORY.....	3
2.1 Site Description.....	3
2.2 Site History .....	3
2.3 Current Issues .....	3
2.4 Project Scope.....	4
3.0 PAST STUDIES .....	5
4.0 SCHEDULE OF ACTIVITIES.....	6
5.0 PROJECT CONTACTS.....	8
6.0 PUBLIC DOCUMENT REPOSITORY.....	9
7.0 PUBLIC NOTIFICATION CONTACT LIST .....	10

## FIGURES

Figure 1 - Site Location Map

Figure 2 - Site Plan

## 1.0 INTRODUCTION

A Citizen Participation Plan (CPP) describes how citizens can participate in the decision making process and stay informed about remediation (cleanup) efforts at a contaminated site. This CPP, prepared by Environmental Waste Management Associates (EWMA) on behalf of 151-45 Sixth Road Whitestone Partners, LLC (Volunteer), delineates the activities that will be undertaken to meet the citizen participation requirements of Section 27-1417 of the Environmental Conservation Law.

Volunteer is committed to this CPP to fulfill its responsibilities in connection with public notification and involvement in the investigative and remedial work at the Site. The goal of this plan is to promote public understanding of the Volunteer's responsibilities at the Site, planning activities, and remedial activities at the Site. This will be accomplished in meeting New York State Department of Environmental Conservation's (NYSDEC) three objectives for citizen participation in a Brownfield's project. The first objective is to help the interested and affected public to understand contamination issues related to a Brownfield site, and the nature and progress of Volunteer's efforts, under State oversight, to investigate and, if appropriate, remediate (clean up) this site. The second objective is to ensure that open communication occurs among the public, the elected officials, citizens groups, project staff and Volunteer throughout this site's investigative and remedial processes. The third objective is to create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about this site's investigation and remediation (cleanup).

This Citizen Participation Plan includes:

1. A site description and history, information on the types of contamination expected at the site, and findings of previous environmental studies completed at the site;
2. A list of contacts representing the affected and interested parties;
3. Designation of local repositories for information and reports generated during this project; and
4. A description and schedule of planned citizen participation activities.

This Brownfield's Site contains several recognized environmental conditions (i.e., former and existing USTs, staining, drums, impacted ground water, sump pit, storm water collection unit, and historic fill material) that will be investigated further through a Remedial Investigation and, as necessary, cleaned up through a NYSDEC approved Remedial Action Work Plan. It is anticipated that this site will go through a typical Brownfield Cleanup Program sequence starting with the preparation of the Remedial Investigation Work Plan

(RIWP), and continuing through the Remedial Investigation Report, Remedy Scoping, Alternatives Analysis, Determination of Significant Threat, preparation of the Remedial Action Work Plan (RAWP), scheduling and participating at a public meeting (if determined by NYSDEC to be necessary), submission of an engineering report with certifications, and possibly submission and undertaking an Operation and Maintenance Plan and related activities. This plan addresses the necessary citizen participation activities for each of these steps.

## **2.0 SITE DESCRIPTION AND HISTORY**

### **2.1 Site Description**

The subject property (Site) is located at 151-45 6<sup>th</sup> 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 location is shown on Figure 1. A Site Plan depicting the property is included as Figure 2. The site is located in an area characterized by commercial/light industrial and residential development. The site is improved with a large building (Building No. 1) located on the northwest portion of the site that is utilized as an office and maintenance garage; a garage (Building No. 2) that is utilized for truck maintenance and storage and several storage sheds. The majority of the structures associated with the former asphalt plant and concrete form plant, discussed below in Section 3.1, have been demolished.

The site is bounded by the East River to the north, commercial/light industrial buildings and residences to the south, commercial/light industrial buildings to the east and to the west.

The previous and present uses of the properties surrounding the Site are mainly commercial/light industrial and residential uses.

### **2.2 Site History**

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 and shop until circa 1950. An asphalt plant operated from approximately 1952 through 1992. Concrete manufacturing was conducted concurrently with the asphalt manufacturing operations until approximately 1986-1988. The asphalt plant, which was located in the northwest corner of the site, was razed in March of 2002. From the early 1980's through the present, the site was also used as a maintenance garage for truck, bus and other vehicle repairs.

### **2.3 Current Issues**

Sites with more than one area/source of potential contamination may be divided into specific areas for ease of investigation and cleanup. These areas will be referred to as areas of environmental concern (AOCs). The primary criteria for designating a specific AOC are geographic proximity, similarity of contaminant characteristics and/or type of media contaminated.

Based on a review of the historic reports outlined in Section 3.0, fourteen (14) AOCs have been identified at the site to date.

In reviewing the past environmental work conducted at these AOCs, the soil results were compared to the Recommended Soil Cleanup Objectives (RSCO), as outlined in the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) #4046. The ground water data was compared to the ground water quality standards (GWQS) outlined in the NYSDEC's Ambient Water Quality Standards and Guidance Values for Class GA ground water.

As a result of this comparison, compliance with the applicable regulatory values was demonstrated at two (2) of the fourteen (14) AOCs, and as such, no further work has been proposed in the forthcoming *Remedial Investigation Workplan* (RIWP) for these AOCs, and no further work is anticipated pending confirmation from the NYDEC.

The historic investigative activities revealed additional investigation is required in twelve (12) of the fourteen (14) AOCs due to either insufficient historical investigation or the presence of contamination above the applicable regulatory standards. These areas included underground storage tanks, historic fill, historic site operations (former asphalt plant), surficial staining and drainage structures. The investigation of both soil and ground water issues associated with these AOCs will be outlined in the forthcoming RIWP.

## **2.4 Project Scope**

- The proposed development will consist of a waterfront residential community along the East River. The development will consist of approximately 320,000 square feet spread across approximately 97 townhomes, 18 detached single family homes and a community clubhouse. The current site design includes on-site parking for building residents. In addition to the residential aspect, the development will feature a large amount of open space available to the local community, as well as a waterfront promenade.
- The estimated project schedule will be approximately 4 years. Zoning issues, mainly the ULURP and CEQR processes, are expected to be completed/approved over the next two years. Construction is expected to begin shortly thereafter with the completion of construction anticipated approximately 2 years after it begins

### **3.0 PAST STUDIES**

The following reports document historical environmental investigation and/or remedial activities that have been completed at the referenced site.

- “Phase I Environmental Site Assessment”, prepared by IVI Environmental, Inc., November 19, 2001
- “Phase II Environmental Site Assessment”, prepared by IVI Environmental, Inc., November 20, 2001
- “Preliminary Subsurface Investigation”, prepared by Leggette, Brashears & Graham, Inc., March 2002
- “Tank Closure Report”, prepared by Enviro-Comp Consultants, Inc., May 23, 2002
- “UST Removal Documentation”, prepared by TradeWinds Environmental Restoration, Inc., February 2003
- “Additional Subsurface Investigation”, prepared by Leggette, Brashears & Graham, Inc., December 23, 2003
- “Environmental Due Diligence Report”, prepared by TRC Environmental Corporation, January 2004
- “Assessment of Environmental Conditions”, prepared by ATC Associates, Inc., February 25, 2005
- “Phase I Environmental Site Assessment Update”, prepared by ATC Associates Inc., May 10, 2005

## 4.0 SCHEDULE OF ACTIVITIES

Volunteer, NYSDEC, and NYSDOH are committed to keeping the public informed and involved throughout the process of investigating and remediating the site. All citizen participation activities will be conducted in accordance with ECL §27-1417 of the New York State Environmental Conservation Law. Numerous Citizen Participation activities occur throughout the timeline of the project. An outline of these activities and associated milestones are listed below:

<b>Milestone</b>	<b>Activity</b>
Completed Application	<ul style="list-style-type: none"> <li>• 30-day comment period was conducted between December 19, 2005 and January 18, 2006.</li> <li>• Citizen Participation Plan, including contact list and document repository.</li> <li>• Notice of Applicant's request to participate in the BCP was submitted to the site contact list via a NYSDEC approved Notice.</li> </ul>
Before Remedial Investigation Work Plan is Finalized	<ul style="list-style-type: none"> <li>• 30-day comment period. Place RIWP in document repository.</li> <li>• Notice of Fact Sheet describing Plan.</li> </ul>
Before Proposed Remedial Investigation Report is Approved	<ul style="list-style-type: none"> <li>• 45-day comment period (if No Action or No Further Action). Place RIR in document repository.</li> <li>• Notice and Fact Sheet describing the RI Report.</li> </ul>
Before Proposed Remedial Action Work Plan is Finalized	<ul style="list-style-type: none"> <li>• 45-day comment period. Place RAWP in document repository.</li> <li>• Notice and Fact Sheet describing Plan.</li> <li>• Public Meeting, if required.</li> </ul>
Before Construction	<ul style="list-style-type: none"> <li>• Notice and Fact Sheet to announce construction.</li> </ul>
Before Approval of Remedial Action Report	<ul style="list-style-type: none"> <li>• Notice and Fact Sheet describing the Report. Place RAR in document repository.</li> </ul>
Certificate of Completion	<ul style="list-style-type: none"> <li>• Notice and Fact Sheet describing controls within 10 days of issuance of certificate.</li> </ul>



Individuals and groups included in the contact list will receive all mailings. The list will be updated as needed. All project documents will be available in the document repository on or before the first day of the comment period.

## 5.0 PROJECT CONTACTS

The following table includes names and telephone numbers for project contacts who are knowledgeable about the site investigation and future use of the site:

<b>Contact/Position</b>	<b>Questions Concerning</b>	<b>Address</b>	<b>Phone Number</b>
Daniel Walsh Region 2 Coordinator NYSDEC	Environmental	1 Hunter's Point Plaza Long Island City, NY 11101	(718) 482-4599
P. David Smith, PE Bureau Chief Central Office NYSDEC	Environmental	Remedial Bureau B 625 Broadway Albany, NY 12233 -7016	(518) 402-9768
Robert Cozzy, PE Section Chief Central Office NYSDEC	Environmental	Remedial Bureau B 625 Broadway Albany, NY 12233 -7016	(518) 402-9768
James Drumm Project Manager Central Office NYSDEC	Environmental	Remedial Bureau B 625 Broadway Albany, NY 12233 -7016	(518) 402-9774
Geoffrey Laccetti Section Chief NYSDOH	Health Concerns	Bureau of Environmental Exposure Investigation 547 River Street Troy, NY 12180	(518) 402-7880
(not yet determined) Project Manager NYSDOH	Health Concerns	Bureau of Environmental Exposure Investigation 547 River Street Troy, NY 12180	(518) 402-7880

### Toll Free Numbers

NYSDEC: 1-800-342-9296

NYSDOH: 1-800-3458-1158, ext. 6305

## **6.0 PUBLIC DOCUMENT REPOSITORY**

The following location has been designated as document repository for all reports generated during the project:

Queens Library  
Whitestone Branch  
Nonyem Iloabachie  
Branch Manager  
151-10 14<sup>th</sup> Road,  
Whitestone, NY 11357  
(718) 767-8010

### *Hours:*

*1:00 PM - 8:00 PM, Monday*  
*1:00 PM - 6:00 PM, Tuesday*  
*10:00 AM - 6:00 PM, Wednesday*  
*1:00 PM – 8:00 PM, Thursday*  
*10:00 AM – 6:00PM, Friday*  
*Closed – Saturday and Sunday*

## **7.0 PUBLIC NOTIFICATION CONTACT LIST**

Volunteer will prepare and distribute information periodically during the course of this project to inform the public about the project status and to provide notification of any meetings. The parties presently included on this notification (mailing) list are as set forth below. The public notification contact list will be updated throughout the BCP process:

### New York City

Mayor Michael Bloomberg  
City Hall  
New York, NY 10007  
Telephone 212-NEW-YORK  
Fax (212) 788-24600

Amanda M. Burden  
Chair of the City Planning Commission and  
Director of the Department of City Planning  
New York City Planning Commission  
22 Reade Street  
New York, NY 10007-1216  
Telephone (212) 720-3300  
Fax (212) 720-3219

The Honorable Tony Avella  
New York City Council – District 19  
38-50 Bell Blvd. (Suite C), Bayside  
Bayside, NY 11361  
Telephone (718) 747-2137  
Fax (718) 747-3105

Ms. Marilyn Bitterman  
District Manager, Board 7  
133-32 41<sup>st</sup> Road, 3<sup>rd</sup> Floor  
Flushing, NY 11355  
Telephone (718) 359-2800  
Fax (718) 463-3891

Queens County

Helen Marshall  
Queens Borough President  
120-55 Queens Blvd., Room 201  
Kew Gardens, NY 11424  
Telephone (718) 286-3000  
Fax (718) 286-2916

NYC Planning Commission – Queens Borough Office  
120-55 Queens Blvd., Room 201  
Kew Gardens, NY 11424  
Telephone (718) 286-3170  
Fax (718) 286-3183

East of Subject Property

Tropicana Product Sal  
7-02 154 Street  
Whitestone, NY 11357

West of Subject Property

Grahel Associates  
151-17 Powells Core Blvd.  
Whitestone, NY 11357

City of New York  
Powells Core Blvd.  
Whitestone, NY 11357

South of Subject Property

SRF Partnership LP  
152-35 10 Avenue  
Whitestone, NY 11357

Robfel LLC  
152-15 10 Avenue  
Whitestone, NY 11357

Bridgeview Property Holdings, LLC  
6-53 152 Street  
Whitestone, NY 11357

Lois Sanzo Jr.  
151-26 6<sup>th</sup> Road  
Whitestone, NY 11357

Kathleen M. Doran  
151-18 6<sup>th</sup> Road  
Whitestone, NY 11357

JMC Land Corporation  
151-68 6<sup>th</sup> Road  
Whitestone, NY 11357

Mate Marcic  
151-02 6<sup>th</sup> Road  
Whitestone, NY 11357

Newspaper  
Times Ledger  
Whitestone Times  
41-02 Bell Boulevard  
Bayside, NY 11361  
Telephone (718) 229-0300 Ext. 152

Television  
New York 1 News  
75 Ninth Avenue  
New York, NY 10011  
Telephone (212) 379-3311

Public Water Supplier  
Department of Environmental Protection  
59-17 Junction Boulevard, 10<sup>th</sup> Floor  
Flushing, NY 11373

Schools and/or Day Care Facilities in the Area  
P.S. 21 Edward Hart School, c/o Administrator  
147-36 26<sup>th</sup> Ave.  
Flushing, NY 11354

P.S. 79 Francis Lewis School, c/o Administrator  
147-27 15<sup>th</sup> Drive  
Whitestone, NY 11357

P.S. 184 Flushing Manor School, c/o Administrator  
163-15-21 Road  
Whitestone, NY 11357

P.S. 193 Alfred J. Kennedy School, c/o Administrator  
152-20 11<sup>th</sup> Ave.  
Whitestone, NY 11357

P.S. 209 Clearview Gardens School, c/o Administrator  
16-10 Utopia Parkway  
Whitestone, NY 11357

J.H.S. 185 Edward Bleeker School, c/o Administrator  
147-26 25<sup>th</sup> Drive  
Flushing, NY 11354

J.H.S. 194 William Carr School, c/o Administrator  
154-60 17 Ave  
Whitestone, NY 11357

Holy Trinity School, c/o Administrator  
14-45 143 Street  
Whitestone, NY 11357

Saint Luke's School, c/o Administrator  
16-01 150<sup>th</sup> Place  
Whitestone, NY 11357

Saint Mel's School, c/o Administrator  
154-24 12 Ave  
Whitestone, NY 11357

Lowell Upper School of Flushing, c/o Administrator  
24-20 Parson's Boulevard  
Whitestone, NY 11357

Grace Church Co-Operative Play, c/o Administrator  
151-17 14<sup>th</sup> Road  
Whitestone, NY 11357

Holy Cross Nursery, c/o Administrator  
12-03 150<sup>th</sup> Street  
Whitestone, NY 11357

Holy Cross School, c/o Administrator  
150-01 12<sup>th</sup> Ave  
Whitestone, NY 11357

Little Friends House III, c/o Administrator  
12-45 150 Street  
Whitestone, NY 11357

Marathon/Childhood Center, c/o Administrator  
16-50 Utopia Parkway  
Whitestone, NY 11357

Pee Wee Folks, c/o Administrator  
12-45 Clintonville Street  
Whitestone, NY 11357

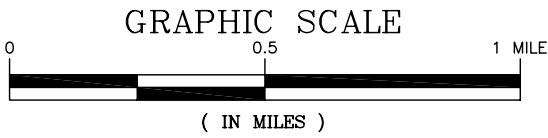
Precious Moments Nursery School, c/o Administrator  
11-02 Clintonville Street  
Whitestone, NY 11357

QSAC Pre-School, c/o Administrator  
12-10 150 Street  
Whitestone, NY 11357

The Corner School, c/o Administrator  
150-03 Bayside Ave  
Flushing, NY 11354

Whitestone School for Child Development, c/o Administrator  
14-45 143 Street  
Whitestone, NY 11357





**Environmental Waste Management Associates, LLC**  
P.O. Box 5430  
Parsippany, NJ 07054  
Tel: (973) 560-1400



SCALE: 1" = 2,000'	PROJECT# 204494
DATE: 7/28/06	
DRAWN BY: RR	CHECKED BY: SB
FILE: k:\drawings\204400\204494\204494f1.dwg	

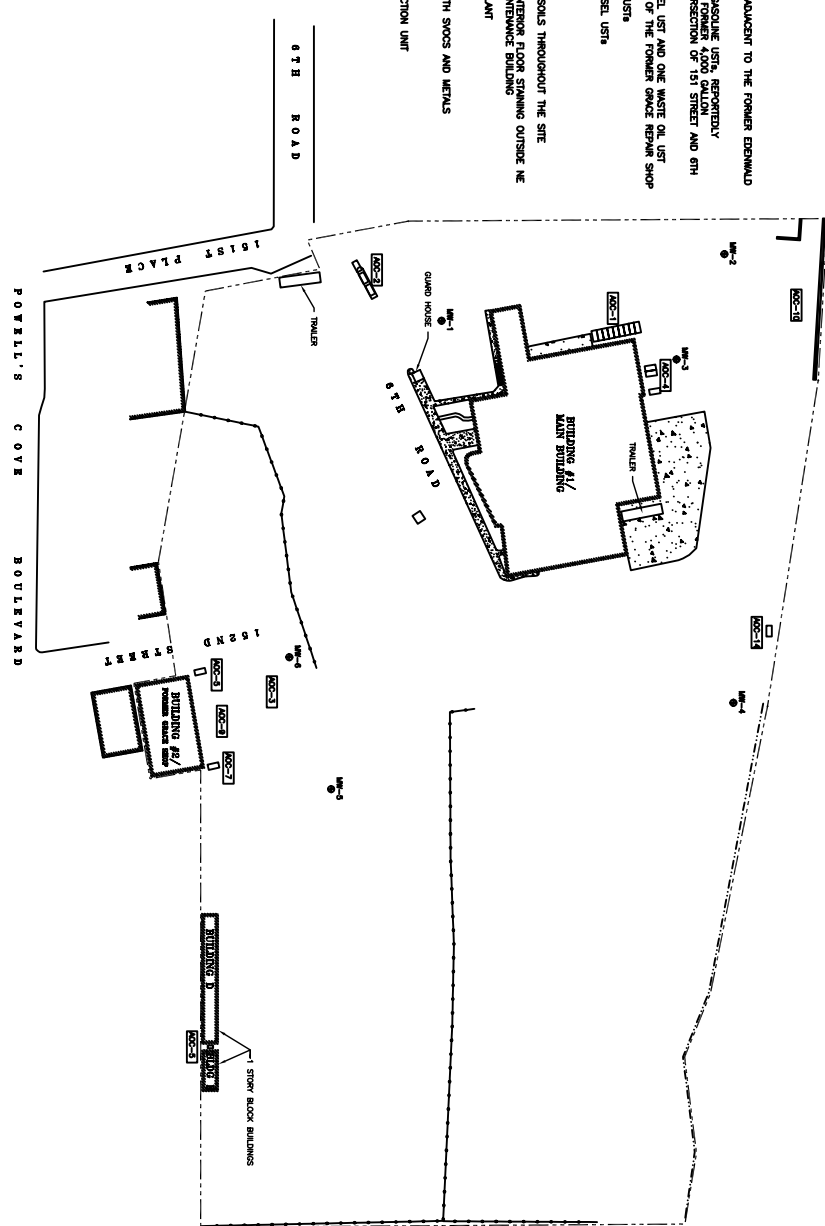
<b>SITE LOCATION</b> 151-45 SIXTH ROAD WHITESTONE PARTNERS LLC 6TH ROAD & 152ND STREET WHITESTONE BOROUGH, QUEENS CNTY, NEW YORK CITY, NY	<b>FIGURE#</b> 1
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AREA OF CONCERN LIST

- ACC-1 - NINE (9) FORMER 550 GALLON USTs ADJACENT TO THE FORMER DEGNALDO CONTRACTING
- ACC-2 - THREE (3) ABANDONED 550 GALLON GASOLINE USTs, REPORTEDLY CLOSED IN PLACE IN 1992, AND ONE FORMER 4,000 GALLON ROAD OIL UST LOCATED NE OF THE INTERSECTION OF 151ST STREET AND 6TH ROAD
- ACC-3 - ONE (1) FORMER 3,000 GALLON DIESEL UST AND ONE WASTE OIL UST LOCATED APPROXIMATELY 750' NORTH OF THE FORMER SPACE REPAIR SHOP
- ACC-4 - THREE (3) FORMER 550 GALLON OIL USTs
- ACC-5 - TWO (2) POSSIBLE 2,000 GALLON DIESEL USTs
- ACC-6 - SPILL NUMBER 8214054
- ACC-7 - POSSIBLE ADDITIONAL USTs
- ACC-8 - HISC. DRUMS AND STAINED SURFACE SOILS THROUGHOUT THE SITE
- ACC-9 - DOWN HILL OF DRUM CLUSTER AND INTERIOR FLOOR STAINING OUTSIDE NE CORNER OF THE FORMER SPACE MAINTENANCE BUILDING
- ACC-10 - NORTH SIDE OF FORMER ASPHALT PLANT
- ACC-11 - GROUND WATER
- ACC-12 - HISTORIC FILL MATERIAL, IMPACTED WITH SOOTS AND METALS
- ACC-13 - SHIP WITH UNKNOWN DISCHARGE
- ACC-14 - UNDERGROUND STORM WATER COLLECTION UNIT



- MONITORING WELL LOCATION
- PROPERTY BOUNDARY
- FENCE
- EDGE OF RW MP
- WELL
- CONCRETE

