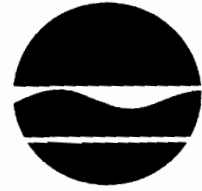


New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
Hazardous Waste Remediation
47-40 21st Street
Long Island City, New York 11101
(718) 482-4995 Fax: (718) 482-6358



John P. Cahill
Commissioner

January 25, 1999

Re: 1830 Whitestone Expressway, College Point, Queens
Index # D-2-0001-98-10

Dear Public Official/Concerned Party:

This is to notify that the Triangle Equities, Inc. has entered a Voluntary Cleanup Agreement with the New York State Department of Environmental Conservation, Index No. D-2-0001-98-10 for the site located at 1830 Whitestone Expressway (the "Site"). Under this Agreement, Triangle Equities, Inc. will undertake the environmental remediation of this site.

The Site is on the west side of the Whitestone Expressway, north of 20th Ave., in College Point Corporate Park, Queens. The current owner/developer of the Site, Landmark Point Associates Ltd., and the volunteer, have proposed to build an extended stay hotel on the Site. This two (2) acre site is part of the 550-acre College Point Corporate Park. The Urban Renewal Plan for the Corporate Park designates the area for commercial development. The properties at north, south, and east of the Site are all developed with low-rise (one to five stories) buildings. The Site is presently vacant and undeveloped. Before 1972, there was uncontrolled filling in parts of this area, including some illegal dumping. Beginning in 1972, the New York City Public Development Corporation, previous Site owner, implemented a controlled filling program to prepare the area for development.

Data from investigations have revealed a soil contamination with polychlorinated biphenyls (PCBs), which was due to historic dumping of electric transformer oil, and low levels of metals on the Site. The Department oversaw the latest environmental investigation that has further delineated the area of soil contamination with PCBs and has shown that no groundwater contamination at levels above applicable standards/guidelines exists on the Site. No users of the groundwater for any purpose have been identified. There are no known off-site environmental issues associated with the Site.

The Bureau of Environmental Exposure Investigation in the New York State Department of Health (NYSDOH) has provided input into this project and has participated in the review of the work plan.

The following summarizes the actions to be taken under the Agreement: the volunteer will (1) excavate the soil contaminated with PCBs; (2) dispose of the contaminated soil in a regulated disposal facility; and (3) backfill the excavation with clean material. The volunteer will finish the site remediation before submitting the application for the construction permit with the City of New York.

The Department invites you to participate in reviewing and commenting on the Agreement and/or Work Plan, a copy of which is available at the below location. On request, a copy of the Agreement and/or Work Plan can be mailed to your office. A notice will be published in the next issue of the Environmental Notice Bulletin. Written comments expressing objection or opposition to the Agreement and/or Work Plan must be received within thirty (30) days of January 25, 1999 and must explain the basis of that opposition and identify the specific grounds that could lead the Department to impose significant changes to the Agreement and/or Work Plan. As a result of any substantial comments, The Department may re-evaluate and revise the Agreement and/or Work Plan.
Contact persons:

Richard Gardineer, Regional Remediation Engineer
Ioana Munteanu-Ramnic, Project Manager

Location:

New York State Department of Environmental Conservation
Region 2 Office
1 Hunters Point Plaza, 2nd Floor
47-40 21st Street
Long Island City, NY 11101

If you have any questions regarding this letter, please contact Ms. Ioana Munteanu-Ramnic at (718)482-4065 or Mr. Gardineer at (718)482-4895.

Respectfully,

Richard Gardineer
Regional Remediation Engineer

Mailing List:

Honorable Thomas J. Manton, Member of the Congress
Honorable Nita M. Lowey, Member of the Congress
Honorable Nettie Mayersohn, Member of the NY State Assembly
Honorable Ann M. Carozza, Member of the NYS Assembly
Honorable George Onorato, NY State Senator
Honorable Frank Padavan, NYS Senator
Honorable John D. Sabini, NYC Council Member
Honorable Peter F. Vallone, Speaker of the NYC Council
Honorable Helen M. Marshall, NYC Council Member
Ms. Marilyn Bitterman, District Manager, Queens Community Board #7
Dr. Nancy Anderson, Senior Environmental Advisor, Office of the NYC
Comptroller
Ms. Suzanne Mattei, Office of Public Advocate
Ms. Annette M. Barbaccia, Director, Mayor's Office of Environmental
Coordination
Mr. Michael Sinansky, Queens Borough president's Office
Mr. Joseph W. Ketas, Assistant Commissioner, NYC DEP
Mr. Stanley E. Michels, NYC Council Comm. On Environmental
Protection
Ms. Rose Marabetti, Office of Community Outreach
Mr. Steven Bates, NYS DOH
Mr. Joseph Rose, Director of City Planning

Public Official/ Concerned Party

January 25, 1999

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bcc: M. J. O'Toole, Jr. (NYS Commissioner)
M. E. Kris (NYSDEC)
T. Quinn (NYSDEC)
S. Schmalder (NYCDEP)
S. Ervolina (NYSDEC)
D. Desnoyers (NYSDEC)
E. Devine (NYSDEC)
S. McCormick (NYSDEC)
R. Gardineer (NYSDEC)
V. Brevdo (NYSDEC)