



FACT SHEET **Brownfield Cleanup Program**

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Waterpointe-Whitestone, NY
DEC Site #: C241091
Address: 151-45 6th Road
Whitestone, NY 11357

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Public Availability Session, Thursday, 4/12/2018
3:00-5:00 PM AND 7:00 - 9:00 PM
Moakyang Presbyterian Church
12-25 Clintonville St., Whitestone NY

The New York State Department of Environmental Conservation (NYSDEC) invites you to this Public Availability Session about cleanup activities at the site. This will be an informal meeting at which community members can meet one-on-one with NYSDEC staff members to discuss site-related concerns. Drop in any time during the session to ask questions and discuss the site.

NYSDEC has determined that the cleanup requirements to address contamination related to the Waterpointe-Whitestone, NY site ("site") located at 151-45 6th Road, Whitestone, Queens under New York State's Brownfield Cleanup Program (BCP) have been met. Please see the map for the site location. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241091>

The cleanup activities were performed by Edgestone Group LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Soils exceeding Residential Soil Cleanup Objectives (RSCOs) were excavated and disposed off-site in 2010. The contractor, Barone Management, subsequently placed fill at the site between 2010 and 2012 without NYSDEC knowledge or approval. The fill included asphalt in addition to concrete and brick fragments, iron piping, plastic piping, and other materials.

NYSDEC told the remedial party to remove the fill. As the cleanup was nearing completion, it became apparent that some of the fill had intermingled with material left behind. Out of an abundance of caution, NYSDEC required the remedial party to either prove that the unapproved fill hadn't contaminated the soils at the site or cover the site with two feet of clean fill. The remedial party chose to cover the site.

In 2017, more fill was brought to the site to create the aforementioned cover with NYSDEC oversight. The cover meets the restricted residential soil cleanup objectives.

DEC requires that development at this site be consistent with the approved remedy. Restricted residential use provides for common ownership or a single owner/managing entity of the site. A single certifying entity that oversees the entire site will ensure the controls remain in place and are being followed. If the property is controlled by means of common ownership or a single owner/managing entity, such as a homeowners association, the remedy will not prohibit the proposed 52-unit subdivision contemplated by the Special Permit as an acceptable re-use of this site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- Describes the cleanup activities completed;
- Certifies that cleanup requirements have been or will be achieved for the site;
- Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Soil Management Plan
- Environmental Easement
- Groundwater Use Restriction

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation Systems (similar to a radon system)
- Cover System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. (The tax credits will not be allowed for cleanup of the unapproved fill.)

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The Waterpointe-Whitestone site is an 11.77-acre parcel located in an urban portion of Whitestone.

Site Features: The site is generally flat, with areas in the south slightly higher. The previous structures have been demolished and the contaminated soils/historic fill had been removed under the NYS Brownfield Cleanup Program. However, prior to final BCP project completion, unapproved and contaminated fill was imported to the site to raise the site grade. This material was removed under an Order on Consent.

Current Zoning and Land Use: Currently, the site is zoned R3-2 and M1-1. R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. M1-1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. The site is presently vacant. Future use of this site is expected to be for restricted residential use.

The site is surrounded by residences to the south and east, the East River to the north and industry to the west.

Past Use of the Site: Prior uses of the site that appear to have led to site contamination include the following: a metal shop; boat manufacturer and shooting range until circa 1950; an asphalt plant which operated from approximately 1952 to 1992; and concrete manufacturing which was conducted concurrently with the asphalt operations until approximately 1986-1988. From the early 1980's to 2009, a maintenance garage for trucks and buses operated on-site.

Site Geology and Hydrogeology: The upper two to five feet of soil at the site was historic fill. Now, the site is covered with two feet of clean cover or asphalt. Beneath that, the soils are glacial till. Bedrock is reported to be 175 ft. below grade. Depth to groundwater is approximately seven feet. Groundwater flows north, towards the East River.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Queens Library - Whitestone Branch
Attn: Nonyem Iloabachie
151-10 14th Road
Whitestone, NY 11357
phone: (718) 767-8010

Queens Community Board #7
13332 41st Road #3B
Flushing NY 11355
phone: (718) 359-2800

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

James Drumm
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9768
Email: james.drumm@dec.ny.gov

Site-Related Health Questions

Stephen Lawrence
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

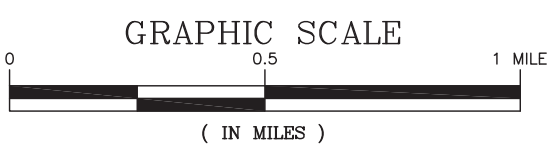
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



**APPROXIMATE
SITE LOCATION**



**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\204000\204494\08RIP\204494f1.dwg	

SITE LOCATION
151-45 SIXTH ROAD WHITESTONE PARTNERS LLC
6TH ROAD & 152ND STREET
WHITESTONE BOROUGH, QUEENS CNTY, NEW YORK CITY, NY

FIGURE#
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