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DEPARTMENT OF



ENVIRONMENTAL  
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# FACT SHEET #8

December 2005

Atlas Park Site  
The Shops at Atlas Park  
8000 Cooper Avenue  
Glendale, Queens, New York  
Site No: C241045  
NYSDEC Region 2

## Remedial Action Complete at Atlas Park Brownfield Site

### Final Engineering Report Available

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's policies under the Brownfield Cleanup Program. Remedial action to address contamination related to Atlas Park Parcel A Site has been completed under New York's Brownfield Cleanup Program (BCP). Atlas Park LLC has submitted a Final Engineering Report (FER) that documents the remedial action. This report is currently under review. The FER states that remediation requirements have been achieved regarding site contamination to fully protect public health and the environment for the proposed site use. The FER is available for your review at the document repositories identified in this fact sheet (see box at left).

**Site Background:** Atlas Park Parcel A site is situated on the site of an 80-year-old industrial park located at the intersection of Cooper Avenue and 80<sup>th</sup> Street, in the Glendale Section of Queens. Parcel A is located on the west-central portion of former Atlas Terminals, on an 8.4-acre area bounded roughly by 83<sup>rd</sup> Street to the east, and Cooper Avenue and the LIRR right of way to the north and south, respectively (map attached). Atlas Park LLC began remediation of Parcel A in the Winter/Spring of 2004. Subsequently a Remedial Investigation (RI) Report and Remedial Action Work Plan (RAWP), which summarized the remedial activities for the cleanup of the Site, were released for public review and comment in the Summer of 2005. All of these work plans were approved and have been fully implemented. A summary of all work completed in Parcel A is included in the FER.

**Highlights of Remedial Action Report:** The Final Engineering Report has several goals:

- describe the remedial activities completed;
- certify that remediation requirements have been achieved or will be achieved;
- define the boundaries of the site;
- describe any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site when the remedial action leaves residual contamination that 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);
- certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

**Components of the Remedy:**

- excavation of contaminated soil from the entire 8.4 acre Parcel A site;
- removal of tanks, vaults, dry wells, piping, etc. and associated contaminated liquids, sediments and soils;
- confirm completion of remedial excavation through post-excavation sampling;
- disposal of soils and waste materials at approved off-site facilities.

To achieve Track 1 objectives, the most comprehensive cleanup track under New York State's Brownfield Cleanup Program, the proposed remedy included excavation and off-Site disposal of ash, contaminated fill, and other unanticipated fill/soil exceeding Recommended Soil Cleanup Objectives. Excavation included all activities necessary for remediation and also for preparing the Site for construction of underground parking garages, retail buildings, storm-water

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**Next Steps** NYSDEC will complete its review of the FER. Once the FER is approved, NYSDEC will issue a Certificate of Completion. With its receipt of a Certificate of Completion, Atlas Park LLC 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 remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

## **Atlas Park Site Location Map**