



ENVIRONMENTAL
CONSERVATION

**Remedial Investigation Work
Plan**

Public Comment Period
February 25 - March 25, 2004

**Interim Remedial Measures
Work Plan Public Comment
Period**

February 25 - April 9, 2004

What Happens Next: Written and oral comments on the Remedial Investigation Work Plan (RI WP) will be accepted until March 25, 2004 and comments on the Interim Remedial Measures Work Plan (IRM WP) will be accepted until April 9, 2004. The Work Plans can be viewed at the NYSDEC Region 2 Office at the address below or in the Glendale Public Library. Written and oral comments expressing objection or opposition to the Work Plans must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the Work Plans. Based on these comments, the NYSDEC may require the Volunteer to make revisions to the Work Plan. No formal response will be made to comments received by NYSDEC.

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: (718)482-4599
Attn.: Vadim Brevdo, Project Manager
Project Manager
E-mail: lxmuntea@gw.dec.state.ny.us

FACT SHEET

February 2004

Former Atlas Terminals
Industrial Park/Proposed Retail
Center The Shops at Atlas Park
Glendale, Queens, New York
Site No: C241046
NYSDEC Region 2

Proposed Remedial Investigation and Interim Remedial Measures Work Plans

**Former Atlas Terminals Industrial Park
Proposed Retail Center-The Shops at Atlas Park
8000 Cooper Avenue, Glendale, Queens 11385**

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), is currently reviewing for approval a draft Remedial Investigation Work Plan (RI WP) and a draft Interim Remedial Measures Work Plan (IRM WP) to further investigate and begin remediation of historic contaminated fill soil on a 12.6 acre portion of the former Atlas Terminals Industrial Park (Site). A map showing the Site location is attached. The RI WP, which describes plans to further investigate portions of the Site not being excavated for an underground parking garage, and the IRM WP, which describes plans to excavate and send for proper off-site disposal contaminated historic fill being removed for the parking garage, and to otherwise remediate the Site, were prepared pursuant to the Brownfield Cleanup Program application submitted in December 2003 by Atlas Park LLC, the proposed developer of the anticipated retail center (Participant).

The Proposed Action: *Interim Remedial Measures* - The purpose of the upcoming interim remedial measures (IRM) work, anticipated to begin in April 2004, is to remove much of the layer of historic fill, portions of which are contaminated. The majority of the interior of the Site will be excavated down approximately 15 feet below grade for a subsurface underground parking garage, which will be constructed to provide necessary parking for the proposed project. ***Remedial Investigation*** - The purpose of the further remedial investigation work around the perimeter of the property not being excavated is to: (1) fully define the nature and extent of contamination, if any, on these portions of the Site closest to the surrounding neighborhood to determine whether there are any other areas requiring remediation, (2) perform an off-site exposure assessment to insure that no contamination is emanating from this site into the neighborhood; and (3) perform a soil-gas survey beneath buildings that will remain on site. This work will only commence after the conclusion of the respective public comment periods and once the NYSDEC and NYSDOH have approved the Work Plans after consideration of your comments.

Your Opportunity to Comment on the Proposed Work Plans: The Work Plans are summarized in this Fact Sheet. The full Work Plans and supporting documents are available for your review at the document repositories listed below. Your comments on the proposed Work Plans are important and strongly encouraged. Comments can be oral (by phone) or in writing and should be submitted during the comment period, which ends on March 23 for the RI WP and April 7 for the IRM WP, 2004. Please direct comments to:

Mr. Vadim Brevdo
NYSDEC, Division of Environmental Remediation
1 Hunters Point Plaza, 47-40, 21st Street
Long Island City, NY 11101
718 482-4599

Public Comment Period: RI WP - February 25, 2004 to March 25, 2004

IRM WP - February 25, 2004 to April 9, 2004

Document Repository: To access the Work Plan and other Site information.

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: 718-482-4599

Local Neighborhood Depository
Glendale Public Library
78-60 73rd Place
Glendale, New York 11385
718-821-4980

BROWNFIELD CLEANUP PROGRAM

Site Background

A large portion (approximately 12.6 acres) of the current 20 acre Atlas Terminals Industrial Park is the site subject to this project and the proposed location for a future retail center, to be called The Shops at Atlas Park. The 12.6 acre development (Site) will include $\pm 400,000$ sq ft of shopping, entertainment, dining, and office space. The project will be designed around a two-acre, open-air, landscaped park accessible to the public. The majority of the interior of the Site is being excavated for an underground parking garage. Some of the existing on-Site buildings will remain along the perimeter of the Site and will be redeveloped into restaurants and other commercial uses. The Site is located at 8000 Cooper Avenue at the intersection of Cooper Avenue and 80th Street with 80th Street to the west, Cooper Avenue to the north, the LIRR Right-of-Way to the south and the remainder of Atlas Terminals to the east, in Glendale, Queens County, New York. The Site is surrounded primarily by single and multi-family residences, a cemetery located across Cooper Avenue, the LIRR tracks, and the remainder of the Atlas Terminal buildings that are not part of this project.

History and Previous Site Investigations

Beginning its modern history in the 1920s as a center for the rag trade, the Site was in the 1950s home to prestigious tenants such as Kraft, General Electric, New York Telephone and Westinghouse. It was also one of the centers of knitting within New York City. As the industrial base of Queens has declined, the properties uses shifted to a recent mix of distribution/warehousing and knitting.

Since 2001, environmental investigations at the Site, including the remainder of Atlas Terminals not being developed, have not revealed significant contamination, but have uncovered an extensive historic layer of contaminated fill, potentially placed on the Site when the adjacent railroad tracks were laid to level the land for the rail line. Atlas Park LLC expects to remove the vast majority of this fill during construction of a subsurface parking facility. The thickness of the fill deposits ranges from approximately 3 feet to approximately 10 feet, and consists of mostly sand with some cinders, ash, brick, concrete and asphalt.

Site investigations to date have only revealed soil contamination with elevated compounds typically found in urban fill. Samples collected from numerous soil borings performed during the site investigations have documented isolated portions in the upper portion of the fill, which contain petroleum hydrocarbons and elevated levels of several semi-volatile organic and metal compounds, associated with the ash and cinders present in the fill, and which exceed DEC-recommended soil cleanup objectives. This layer is found generally within 5 feet from grade surface, and the ash/cinders exist as localized pockets or are mixed with the fill.

Planned Soil & Groundwater Investigations:

Additional site investigation is being performed to complete characterization of the fill and deeper soil conditions under the fill, to investigate air quality under buildings that will remain,

and to test groundwater on-site and along the downgradient site boundary. This additional investigation will include installation and sampling of new groundwater monitoring wells, determination of site groundwater flow direction, and a soil gas survey. There are other areas of concerns at the Site being investigated, which include former underground storage tanks for fuel and gasoline storage, railroad track ways and off-loading areas, transformers, and chemical storage areas associated with current and former tenants.

There is no known groundwater contamination beneath the Site. However, additional wells are being installed to sample groundwater, present at depths between 55 to 65 feet below grade. The groundwater sampling results will be compared to the New York State Class GA groundwater (drinking water) standards.

Off-Site Qualitative Exposure Assessment:

The new Brownfield Cleanup Program requires a participant to investigate potential off-site exposures to site contamination by conducting a perimeter investigation to determine if on-site contamination may have moved off-site. Exposure to a chemical can occur through direct contact (touching, ingestion (eating/drinking), or inhalation (breathing)). One or more of these physical contacts must occur before a chemical has the potential to cause a health problem. The proposed RI WP contemplates the performance of a perimeter investigation to confirm that no on-Site contamination has migrated off-site. Potential short term exposures to nearby residents from the IRM work and RI work will be prevented through implementation of proper engineering controls such as dust control and site security. A Community Air Monitoring Plan will be implemented to document that off-site air quality is not being affected by the work.

Summary of the Proposed Interim Remedial Work

Remediation of the majority of this site will principally be accomplished through implementation of the interim remedial work during parking lot excavation and construction. The IRM work will consist of the following: (a) a pre-design subsurface investigation program to determine the thickness and lateral extent of the contaminated portions of the fill, (b) excavation of all contaminated portions of the fill within the IRM footprint; (c) post-excavation soil sampling at the base and sides of the excavation to verify contamination has been removed; (d) removal and/or closure of all underground storage tanks; (e) remediation of drains, catch basins and other contaminated buried structures in accordance with applicable regulations; (f) on-site groundwater monitoring during the remediation and post-remedial monitoring to verify the effectiveness of the remediation; and (g) capping the site with asphalt, concrete, and/or building structures.

In the event residential level cleanup standards cannot be achieved, deed restrictions will also be required restricting any activity that will disturb the soil beneath the site (after construction is complete). Such activity would only be permitted after prior notification of NYSDEC and NYSDOH, and must be in

BROWNFIELD CLEANUP PROGRAM

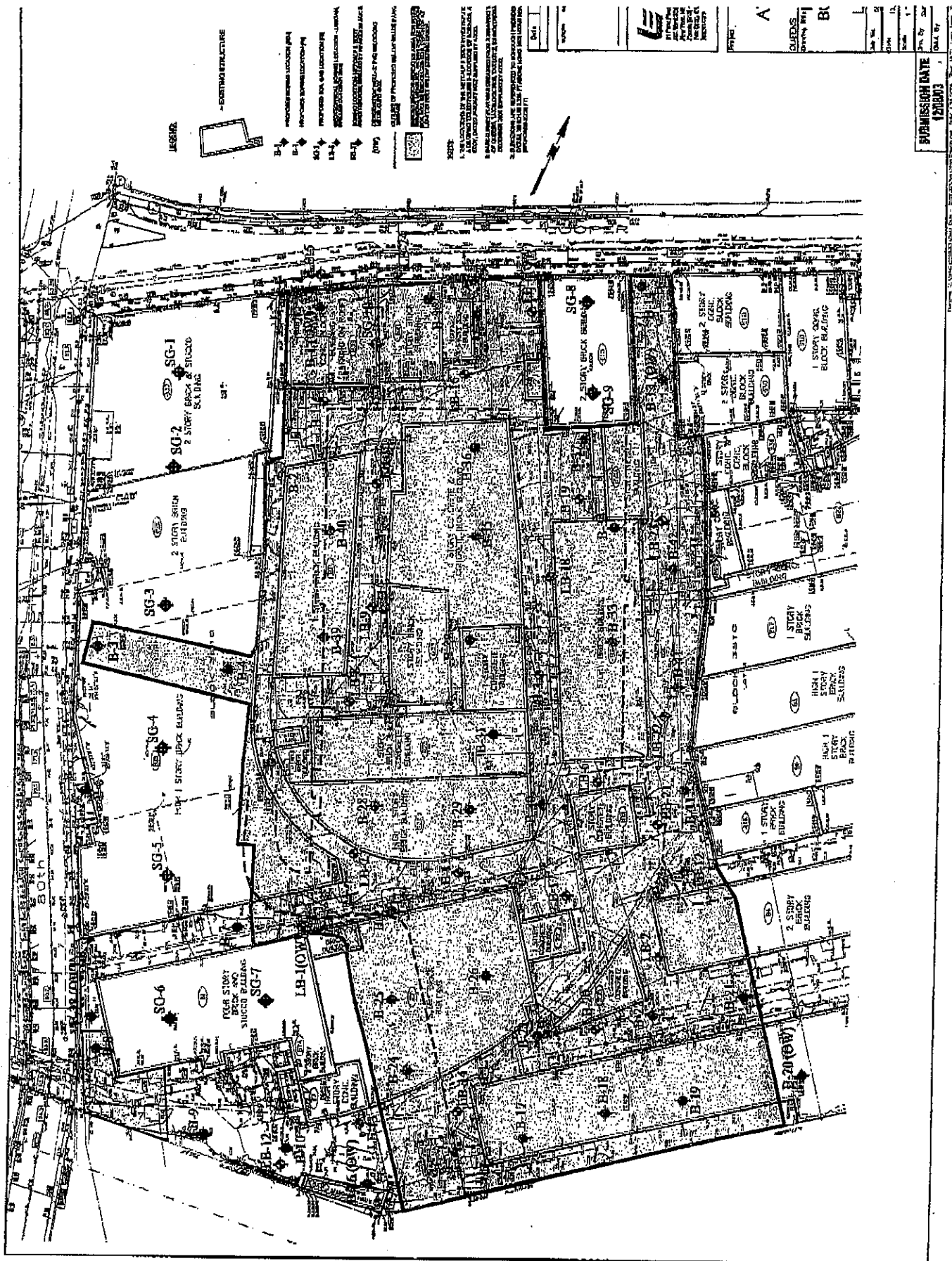
accordance with a Health & Safety Plan and Soil/Groundwater
Management Plan approved by NYSDOH and NYSDEC.

For More Information Contact:

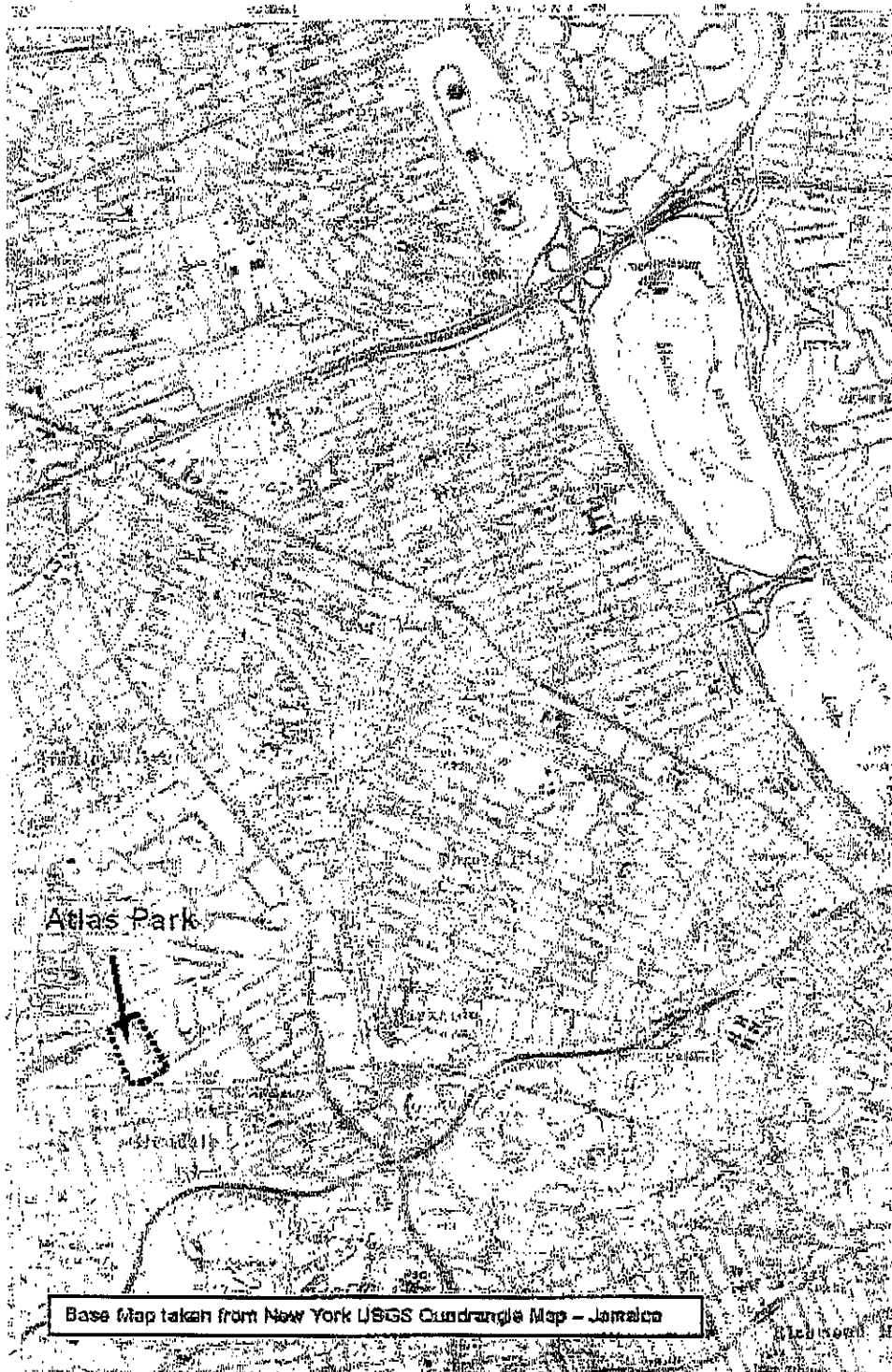
Mr. Vadim Brevdo, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4599

Ms. Dawn Hettrick
NYSDOH
547 River Street
Troy, NY 12180
(518) 402-7880;
(800) 458-1158 (ext. 2-7880)

SUBMISSION DATE
12/08/03



BROWNFIELD CLEANUP PROGRAM



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Engineering and Environmental Services

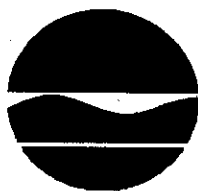
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TOPOGRAPHIC MAP OF PROJECT SITE

Reprinted from the United States Department of the Interior,
Geologic Survey, Jamaica, NY Quadrangle

Queens		New York	
Sheet No.	5555107	Scale	NTS
Date	11/14/83	Proj.	E

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Notice of Commencement of
Interim Remedial Measures
Work**

What Happens Next: This notice is simply intended to inform you that physical construction work is anticipated to begin on the Site on or about September 27, 2004. The Interim Remedial Measures Work Plan describing the work that will be performed remains available for review at the NYSDEC Region 2 Office at the address below or in the Glendale Public Library. The comment period for written and oral comments expressing objection or opposition to the work being performed was closed on April 9, 2004, however, the public is able to submit substantive comments to the Department at any time on the work being performed at the Site through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to change their work practices.

Document Repositories:

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: (718)482-4599
Attn.: Vadim Brevdo, Project Manager

Glendale Public Library
78-60 73rd Place
Glendale, New York 11385
718-821-4980

FACT SHEET

September 2004

Former Atlas Terminals
Industrial Park/Proposed Retail
Center The Shops at Atlas Park
Glendale, Queens, New York
Site No: C241045
NYSDEC Region 2

**Commencement of Interim Remedial Measures Work
Former Atlas Terminals Industrial Park
Proposed Retail Center-The Shops at Atlas Park
8000 Cooper Avenue, Glendale, Queens 11385**

Public Comment Period Announcement

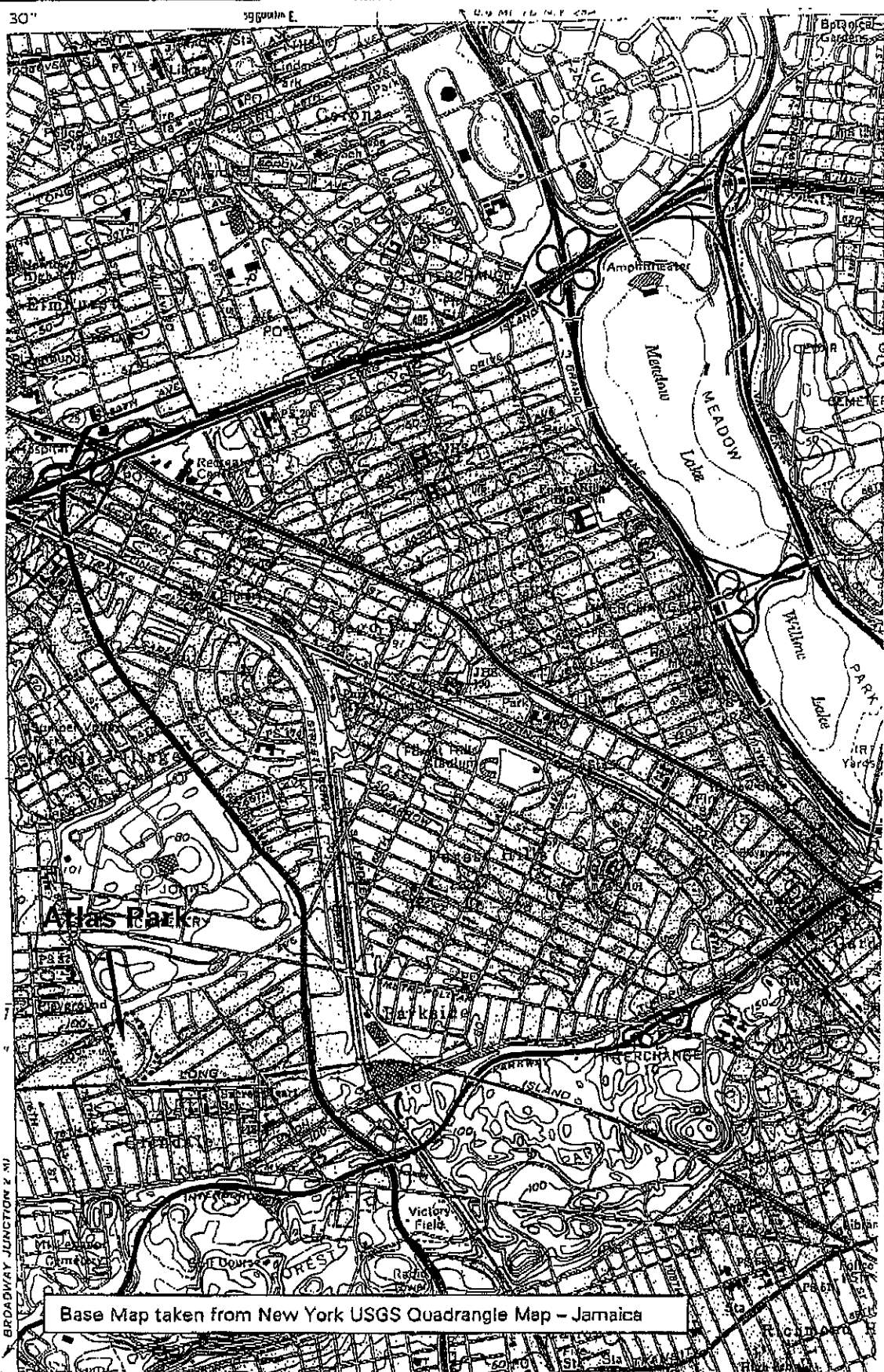
The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), previously provided the public with an opportunity to comment on a draft Remedial Investigation Work Plan (RI WP) between February 25 - March 2004 and a draft Interim Remedial Measures Work Plan (IRM WP) between February 25-April 9, 2004 to further investigate and begin remediation of historic contaminated fill soil on a 12.6 acre portion of the former Atlas Terminals Industrial Park (Site). A map showing the Site location is attached. While no public comments were received on these documents, previous public comments were received on the original application materials and were addressed in these documents, including the location of local wells and the area's water supply. The plan to further investigate portions of the Site not being excavated was initiated during the month of July 2004 and will be completed in September 2004. Atlas Park LLC, the proposed developer of the anticipated retail center (Participant), plans to commence the subsurface interim remedial measures (IRM) work on or about September 27, 2004. The IRM Work did not proceed as previously anticipated in April 2004 due to additional engineering and design work that had to be performed in relation to the retail center.

The Proposed Action: Interim Remedial Measures - The purpose of the upcoming IRM work is to remove contaminated portions of the layer of historic fill. The majority of the interior of the Site will be excavated to varying depths, ranging from zero to approximately 15 feet below grade, depending on the depth and extent of the contaminated fill, and the required depths for subsurface utilities and other structures, which will be constructed to provide necessary drainage, foundations and parking for the proposed project. At the end of this IRM work, anticipated to be completed in early 2005, the Participant must prepare a Final Interim Remedial Measures Engineering Report, summarizing the remedial work performed. In addition, the Participant must take confirmatory samples at the bottom of the excavation to insure that the remaining soil meets certain cleanup standards, and prepare a Final Remedial Investigation Report, summarizing all of the remedial investigation work performed in and around the perimeter of the property not being excavated. Once the NYSDEC, NYSDOH, and the public have a full opportunity to review both of these final reports, a determination will be made as to whether: (1) the nature and extent of contamination was fully defined on the Site; (2) there are any other areas requiring remediation, and (3) to insure that no contamination is emanating from this site into the neighborhood. This determination will be made after the conclusion of the respective public comment periods and once the NYSDEC and NYSDOH have approved the Final Reports after consideration of your comments.

Your Opportunity to Comment on the Proposed Work: The public can provide either the NYSDEC or the NYSDOH with comments during the implementation of the IRM Work. The full IRM WP describing the work to be performed is available for your review at the document repositories listed in the column to the left. Your comments are important and strongly encouraged. Please direct comments to:

Mr. Vadim Brevdo, Project Manager
NYSDEC
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: 718-482-4599

Ms. Dawn Hettrick
NYSDOH
547 River Street
Troy, NY 12180
(518)402-7880;
(800) 458-1158 (ext. 2-7880)



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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

Queens		New York	
PROJ. NO	5555107	SCALE	NTS
DATE	05/06/06	FIG.	1

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Remedial Investigation
Report Available for Review
and Comment**

What Happens Next: This notice is simply intended to inform you that the New York State Department of Environmental Conservation (Department), working cooperatively with the New York State Department of Health (NYSDOH), are currently reviewing for approval a draft Final Remedial Investigation Report (Final RI Report) submitted by Participant Atlas Park, LLC, which summarizes the investigation conducted on the remainder of the Atlas Park site not currently being excavated where pre-existing buildings will be renovated. This report is available for your review from March 15, through April 15, 2005 at NYSDEC's Region 2 Office at the address below or in the Glendale Public Library. The Interim Remedial Measures Work Plan describing the soil excavation work that is still being performed at the Site remains available for review at the NYSDEC Region 2 Office at the address below or in the Glendale Public Library. Public is able to submit substantive comments to the Department at any time on the work being performed at the Site through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to change their work practices.

Document Repositories:

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: (718) 482-4891

Glendale Public Library
78-60 73rd Place
Glendale, New York 11385
Telephone: (718) 821-4980

FACT SHEET

March 2005
FACT SHEET #4

Former Atlas Terminals
Industrial Park/Proposed Retail
Center The Shops at Atlas Park
Glendale, Queens, New York
Site No: C241045
NYSDEC Region 2

Remedial Investigation Report Available for Comment
Former Atlas Terminals Industrial Park
Proposed Retail Center-The Shops at Atlas Park
8000 Cooper Avenue, Glendale, Queens 11385

Public Comment Period Announcement

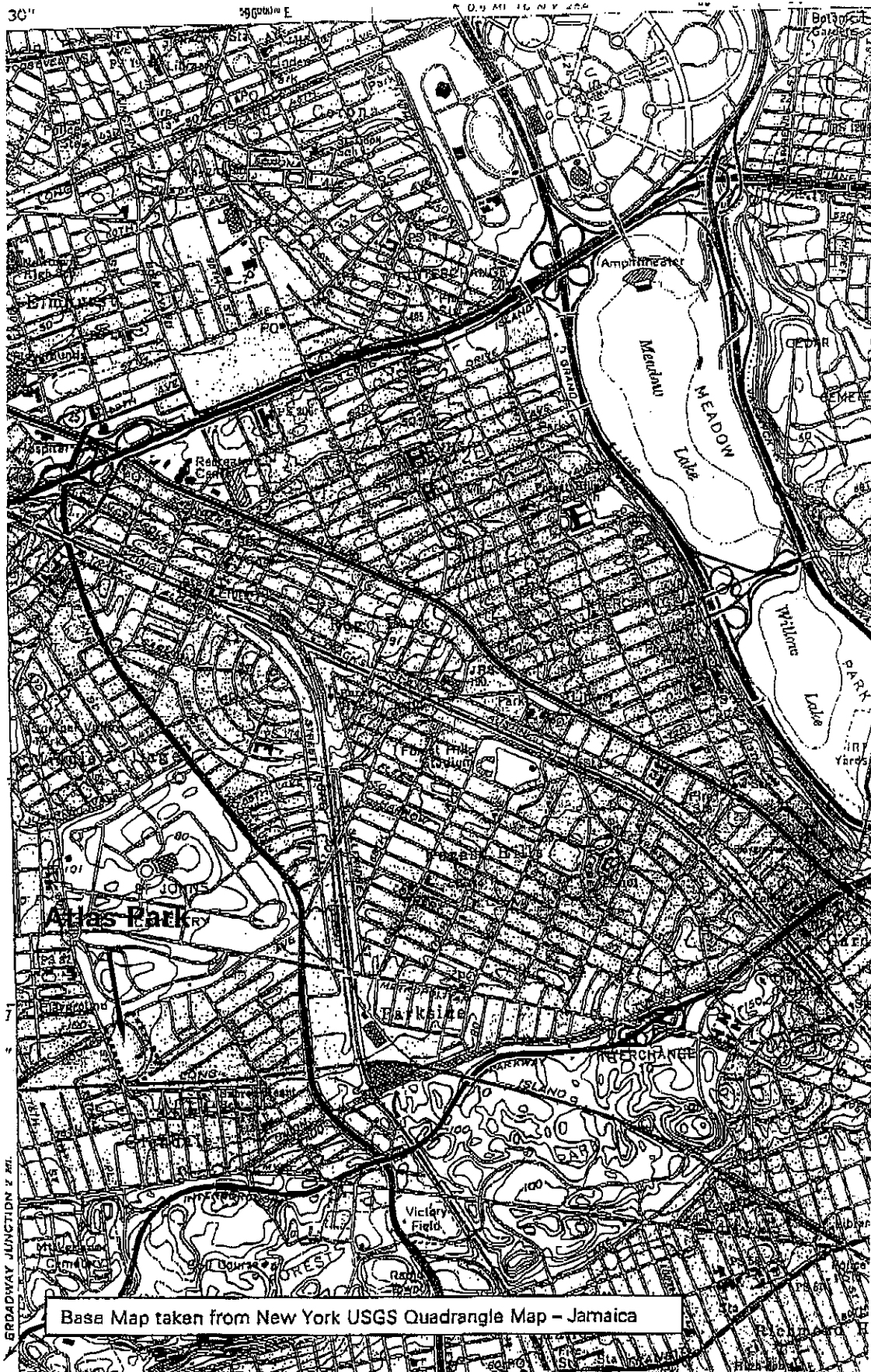
The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), previously provided the public with an opportunity to comment on a draft Remedial Investigation Work Plan (RI WP) between February 25 - March 2004 and a draft Interim Remedial Measures Work Plan (IRM WP) between February 25-April 9, 2004 to further investigate and begin remediation of historic contaminated fill soil on a 12.6 acre portion of the former Atlas Terminals Industrial Park (Site). A map showing the Site location is attached. While no public comments were received on these documents, previous public comments were received on the original application materials and were addressed in these documents, including the location of local wells and the area's water supply. The subsurface interim remedial measures (IRM) soil excavation work began on or about September 27, 2004, and is still proceeding at the Site. It is approximately two thirds complete. In addition, this notice is to inform you that further investigation activities on portions of the Site not being excavated, which were initiated in July 2004 and completed in September 2004, have been summarized in the Remedial Investigation Report now available for your public comment.

The Proposed Action: Completion of Interim Remedial Measures Work and Finalizing Remedial Investigation of the Site - The purpose of the IRM work has been to remove contaminated portions of the layer of historic fill soils. The majority of the interior of the Site has been getting excavated to varying depths, ranging from zero to approximately 15 feet below grade, depending on the depth and extent of the contaminated fill, and the depths required for subsurface utilities and other structures, which will be constructed to provide necessary drainage, foundations and parking for the proposed project. At the end of this IRM work, anticipated to be completed in May 2005, the Participant must prepare a Final Interim Remedial Measures Engineering Report, summarizing the remedial work performed. In addition, the Participant has investigated portions of the site not being excavated in and around the perimeter of the property, and has summarized this information in the Remedial Investigation Report now available for review.

Your Opportunity to Comment on the Remedial Investigation Report: The public can provide either NYSDEC or NYSDOH with comments on the Remedial Investigation Report. The full Report describing the investigation work performed is available for your review at the document repositories listed in the column to the left. **Your comments are important and strongly encouraged.** Please direct comments to :

Vadim Brevdo, Project Manager
NYSDEC
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: 718-482-4891

Dawn Hettrick
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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

Queens

New York

PROJ. NO 5555107

SCALE: NTS

DATE 05/05/05

FIG: 1

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Final Remedial Action Work
Plan Available for Review and
Comment**

What Happens Next: This notice is simply intended to inform you that the New York State Department of Environmental Conservation (Department), working cooperatively with the New York State Department of Health (NYSDOH), is currently reviewing for approval a Final Remedial Action Work Plan (Final RAWP) and Draft Final Engineering Report submitted by Participant Atlas Park, LLC, which summarizes the work performed in the portion of the Site referred to as the IRM Area in the attached IRM metes and bounds map (Atlas Park Site-Parcel A) principally performed under the previously approved IRM Remedial Work Plan. These reports are available for your review during a forty-five day comment period from June 1, through July 15, 2005 at NYSDOC's Region 2 Office at the address below or in the Glendale Public Library. The Final RAWP describes the proposed remediation work to achieve State cleanup levels and the Draft Final Engineering Report summarizes the work performed. Please note that the investigation conducted on the portion of the Site referred to as RI Areas #1 and #2 in the attached RI metes and bounds map (Atlas Park Site-Parcel B), which is not being excavated due to the presence of pre-existing buildings that will be renovated, has also been complete, but is a Final RAWP for this Site has not yet been completed. Therefore, the current Brownfield Cleanup Agreement will be amended to reflect the fact that there are two sites. A Final RAWP will be prepared for Parcel B shortly.

Document Repositories:
NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: (718) 482-4891

Glendale Public Library
78-60 73rd Place
Glendale, New York 11385
Telephone: (718) 821-4980

FACT SHEET

June 2005
FACT SHEET #5

Atlas Park Site/Proposed Retail
Center The Shops at Atlas Park
Glendale, Queens, New York
Site No: C241045
NYSDEC Region 2

**Final Remedial Action Work Plan Report Available for
Comment With Respect to the Atlas Park Site-Parcel A
8000 Cooper Avenue, Glendale, Queens 11385**

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), previously provided the public with an opportunity to comment on a draft Remedial Investigation Work Plan (RI WP) for the Atlas Park Site-Parcel B between February 25 - March 25, 2004 and a draft Interim Remedial Measures Work Plan (IRM WP) for the Atlas Park Site-Parcel A between February 25-April 9, 2004 to further investigate and begin remediation of historic contaminated fill soil on the initial 12.6 acre portion of the former Atlas Terminals Industrial Park. A map showing the location of Parcels A and B is attached. Shortly after approval of these work plans in the Summer of 2004, Participant Atlas Park LLC began the RI WP work and later the IRM soil excavation work on or about September 27, 2004. A Final Remedial Action Work Plan (Final RAWP) for Parcel A has now been prepared, which summarizes the final remedial work designed to achieve an unrestricted residential cleanup, also known as a Track 1 cleanup level. This report is available for your review during a forty-five day public comment period from June 1 through July 15, 2005. The soil excavation work has taken longer to accomplish than originally anticipated since unknown "hot spots" of contamination were discovered, and had to be fully remediated. The physical excavation work on Parcel A was completed on May 20, 2005. The Draft Final Engineering Report summarizes all remedial work accomplished and the end point sampling data. The participant claims the existing New York State cleanup standards have been met. This report has also been submitted with the Final RAWP in order to demonstrate that the remedial work described in the RAWP has been accomplished. NYSDOC and NYSDOH are currently reviewing the Final RAWP and Draft Final Engineering Report to determine if the remedial work described in the Final RAWP, and summarized in the Draft Final Engineering Report, has been completed on Parcel A to the Track 1 unrestricted cleanup levels.

The Proposed Action: Completion of Final Remedial Work in Parcel A - The purpose of the remedial work in Atlas Park Site-Parcel A has been to remove contaminated portions of the layer of historic fill soils. Significant excavation to varying depths has occurred within Parcel A, ranging from zero to approximately 15 feet below grade, depending on the depth and extent of the contaminated fill, and the depths required for subsurface utilities and other structures, which will be constructed to provide necessary drainage, foundations and parking for the proposed project. During this site excavation work, additional pockets or "hot spots" of contamination were found, including a hazardous lead soil area, and various petroleum contaminated areas, which had to be further excavated and properly disposed of at approved off-site locations. All of the remedial work performed is summarized in the Draft Final Engineering Report.

Your Opportunity to Comment on the Final RAWP and Draft Final Engineering Reports: The public can provide substantive comments to either NYSDOC or NYSDOH on the Final RAWP and/or the Draft Final Engineering Report or regarding any of the actual work that has been performed and may still be performed at the Atlas Park Site Parcels A and B through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDOC may require the Participant to change their work practices. Your comments are important and strongly encouraged. Please direct comments to:

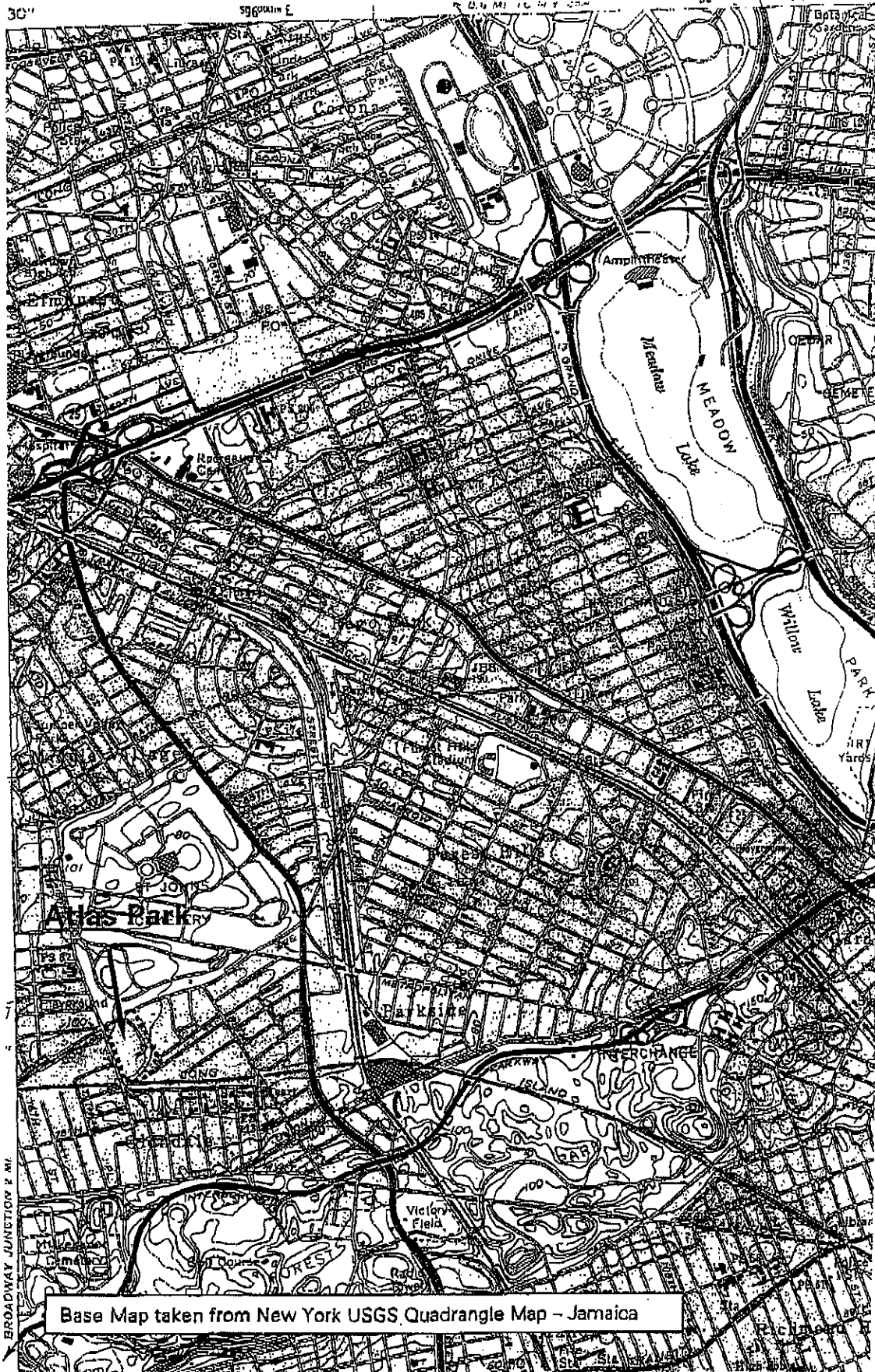
Vedim Brevdo, Project Manager
NYSDEC
1 Hunters Point Plaza
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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

Queens

New York

PROJ. NO 5558107

SCALE: NTS

DATE 05/06/05

FIG: 1

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Document Repositories

Glendale Public Library
78-60 73rd Place
Glendale, New York 11385
Telephone: (718) 821-4980

Monday: 1 to 8 PM
Tuesday: 1 to 6 PM
Wednesday: 10 AM to 6 PM
Thursday: 1 to 6 PM
Friday: 10 AM to 6 PM

• • •

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(call in advance) (718) 482-4891
Hours: Mon. To Fri. 9 a.m. to 5 p.m.

• • •

Project Contacts

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NYSDEC
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Long Island City, NY 11101
(718) 482-4891
vxbrevdo@gw.dec.state.ny.us

For public health related questions:

Chris Doroski, Project Manager
NYSDOH
547 River Street
Troy, NY 12180-2216
1 (800) 458-1158 ext. 27880
(518) 402-7880
cmd16@health.state.ny.us

FACT SHEET

September 2005
FACT SHEET #6

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

Documents Available for Public Comment

Final Engineering Report Parcel A Supplemental Remedial Investigation Work Plan Parcel B

The New York State Department of Environmental Conservation (NYSDEC) in cooperation with the New York State Department of Health (NYSDOH) announce the availability of two documents for public review and comment. The documents are the Final Engineering Report for Parcel A (FER-A) and the Supplemental Remedial Investigation Work Plan for Parcel B (SRIWP-B). These documents can be viewed at the document repositories shown in the box at left. The Final Engineering Report now available for comment summarizes all remedial work accomplished for Parcel A. For Parcel B, the NYSDEC and NYSDOH concluded after reviewing initial Parcel B investigation results that further investigation is required before a final Remedial Action Work Plan can be developed. Therefore, the SRIWP-B has been prepared and is now available for comment. These documents have not been reviewed by NYSDEC or NYSDOH. Remediation investigation and site cleanup will be performed under the New York State Brownfields Cleanup Program. New York State established this program to enhance and encourage cleanup and development of sites where redevelopment and reuse are complicated by the presence of contamination. You have been sent this fact sheet because you own or live on property near the Atlas Park Site or because the NYSDEC believes you may otherwise be interested in activities at the Site.

Project Background: The purpose of the remedial work in Parcel A has been to remove contaminated portions of the layer of historic fill soil. Significant excavation to varying depths has occurred within Parcel A, ranging from zero to approximately 15 feet below grade, depending on the depth and extent of the contaminated fill, and the depths required for subsurface utilities and other structures, which will be constructed to provide necessary drainage, foundations and parking for the proposed project. During this site excavation work, additional pockets or "hot spots" of contamination were found, including a hazardous lead soil area, and various petroleum contaminated areas, which had to be further excavated and properly disposed of at approved off-site locations. All of the remedial work accomplished is summarized in the Final Engineering Report. Further investigation of Parcel B is required to finalize remedial decision making on that parcel.

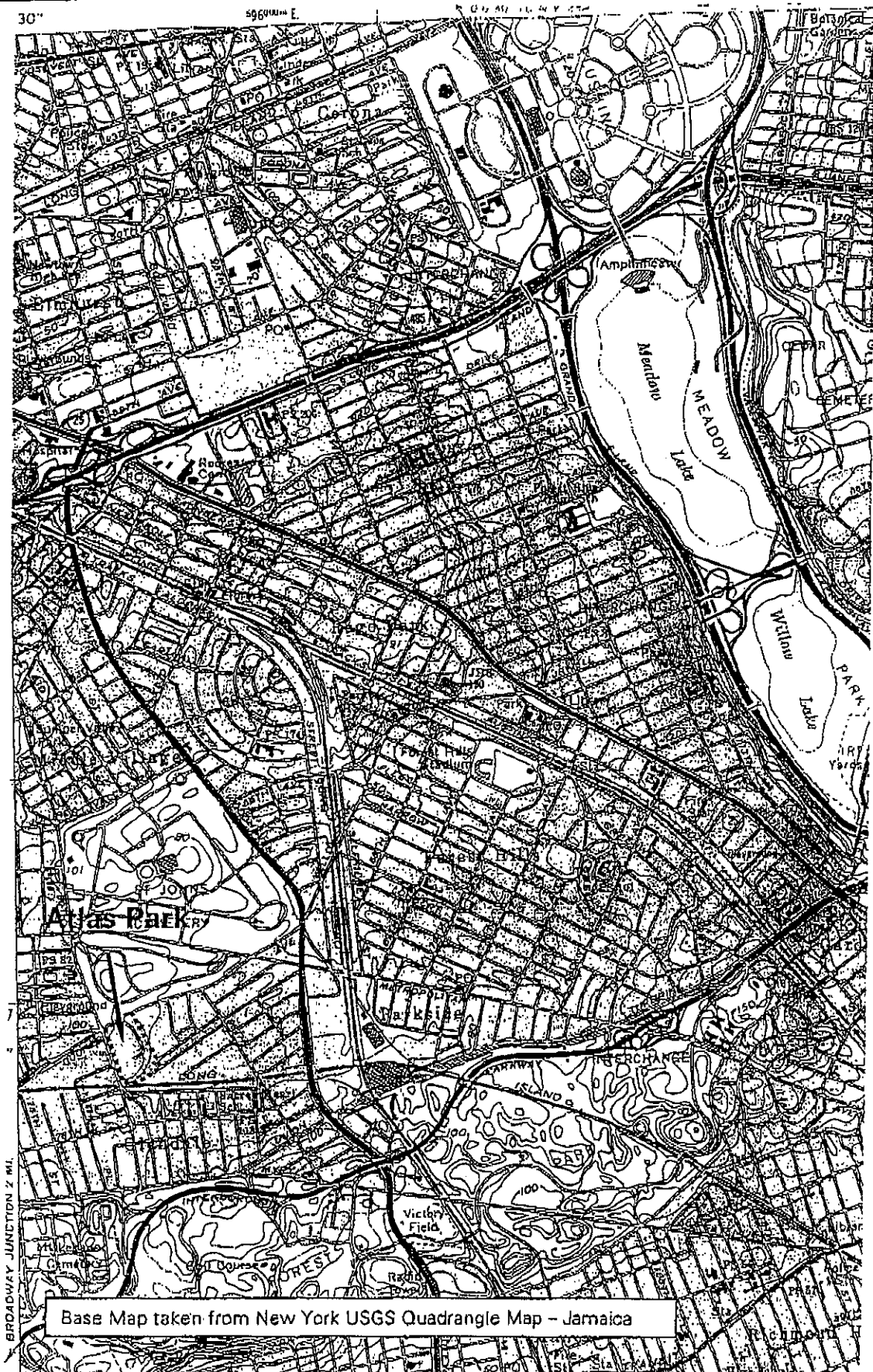
Draft Interim Remedial Measures Work Plan for Parcel A and Draft Remedial Investigation Work Plan for Parcel B were previously made available for public review and comment in Winter/Spring of 2004 and Winter/Spring of 2005, respectively, in order to further investigate and begin remediation of historic contaminated fill soil on the initial 12.6 acre portion of the former Atlas Terminals Industrial Park. A map showing the location of Parcels A and B is attached. Following approval of these work plans in the Summer of 2004, Participant Atlas Park LLC began the investigation of Parcel B and the remediation of Parcel A.

A Final Remedial Action Work Plan and a Draft Final Engineering Report (Draft FER) for Parcel A were prepared and made available for public review and comment through July 15, 2005. Draft FER summarized the final remedial work designed to achieve remedial goals for the proposed mixed-use development known as "Atlas Park". The soil excavation work on Parcel A was completed on May 20, 2005.

Your Opportunity to Comment on Project Documents: The public is encouraged to provide substantive comments to NYSDEC on the FER-A and/or the SRIWP-B or regarding any of the actual work that has been performed and may still be performed at the Atlas Park Site Parcels A and B through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to revise the documents. **Your comments are important and strongly encouraged.** Please direct comments to NYSDEC's Project Manager at address shown on the left-hand side of the first page.

What Happens Next: This notice is intended to inform you that the New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), is currently reviewing for approval a Final Engineering Report (FER) submitted by Participant Atlas Park, LLC, which summarizes the remedial work performed in the portion of the Site referred to as Parcel A on the attached map (Atlas Park Site-Parcel A). Remediation of Parcel A was performed under the previously approved Remedial Action Work Plan. This FER is available for your review during a thirty day comment period from September 26 through October 26, 2005 in the Glendale Public Library or at NYSDEC's Region 2 Office at the address shown on the left-hand side of the first page. The FER describes all of the remediation work accomplished to achieve remedial goals for Parcel A. In addition, the NYSDEC and NYSDOH are also reviewing the Supplemental Remedial Investigation Work Plan (SRIWP-B) for the portion of the Site referred to as Parcel B on the attached map. This report is also available for your review through October 26, 2005. The planned investigation of Parcel B will further delineate the nature and extent of contamination on Parcel B.

Atlas Park Site Location Map



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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

Queens

New York

PROJ. NO. 0501017 SCALE: N.T.S. DATE 05/01/05 FIG: 1

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
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FACT SHEET #7

December 2005

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

CLEANUP PLAN APPROVED Atlas Park Site Parcel A

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47-40 21st Street
Long Island City, NY 11101
(call in advance) (718) 482-4891
Hours: Mon. To Fri. 9 a.m. to 5 p.m.

...

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vxbrevdo@gw.dec.state.ny.us

For public health related questions:

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NYSDOH
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Troy, NY 12180-2216
1 (800) 458-1158 ext. 27880
cmd16@health.state.ny.us

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. You have been sent this fact sheet because you own or live on property near Atlas Park Site or because the New York State Department of Environmental Conservation (NYSDEC) believes you may otherwise be interested in activities at the Site. Please contact NYSDEC's project manager (see the lower left hand side of this page) if you do not want to receive any future updates on this project.

Approval of Remedial Investigation Report and Remedial Action Work Plan:

The NYSDEC, in cooperation with the New York State Department of Health (NYSDOH), have approved the Remedial Investigation (RI) Report and Remedial Action Work Plan (RAWP) for the Parcel A of Atlas Park Site (Site). The RAWP, which summarized the remedial activities for the cleanup of the Site, was available for public notice from June 1 to July 15, 2005. This and other project documents can be reviewed at project repositories in box at left.

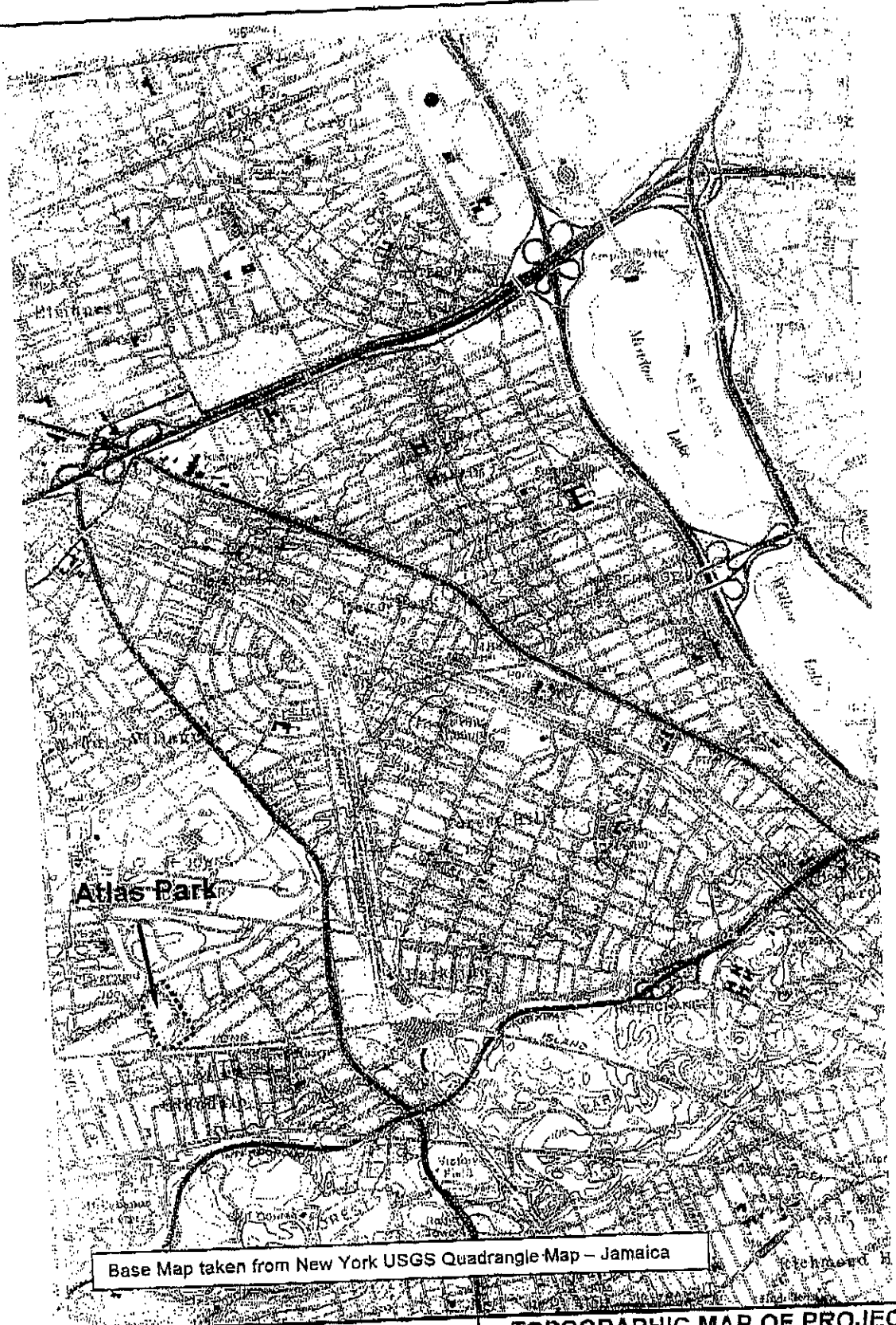
Project Background: Atlas Park is situated on the site of an 80-year-old industrial park located at the intersection of Cooper Avenue and 80th Street, in the Glendale Section of Queens. Parcel A is located on the west-central portion of former Atlas Terminals, on a 12.6-acre area bounded roughly by 83rd Street to the east, and Cooper Avenue and the LIRR right of way to the north and south, respectively (see map attached). A Draft Interim Remedial Measures (IRM) Work Plan for IRM Area (Parcel A) was previously released for public review and comment in Winter/Spring of 2004 in order to begin remediation of historic contaminated fill soil on the Site. Following approval of this work plan in the Summer of 2004, Participant Atlas Park LLC began remediation of Parcel A in the Winter/Spring of 2005.

Significant Threat Determination

As part of every BCP project, New York State Department of Environmental Conservation (NYSDEC) is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375. NYSDEC has determined that the conditions at the Atlas Park Site Parcel A do not pose a significant threat to human health of the environment. This decision is based on the nature of the contaminants identified at the Parcel A Site; the location of the Site with respect to natural resources such as wetlands and surface water bodies; and that people are not being exposed to contaminants at the Site.

What Happens Next: Atlas Park, LLC is currently working with Atlas Park, LLC on the Final Engineering Report, which will summarize all the remedial work performed in the portion of the Site referred to as Parcel A on the attached map (Atlas Park Site-Parcel A). Remediation of Parcel A will be performed under the RAWP. All of the project documents are still available for your review at the Glendale Public Library or at NYSDEC's Region 2 Office at the address shown in box at left.

Your Opportunity to Comment on Project Documents: The public is encouraged to provide substantive comments to NYSDEC on any project documents for the Atlas Park Site Parcels A and B through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to revise the documents. **Your comments are important and strongly encouraged.** Please direct comments to NYSDEC's Project Manager at address shown on the lower left hand side of this page.



Base Map taken from New York USGS Quadrangle Map - Jamaica

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TOPOGRAPHIC MAP OF PROJECT SITE

Reprinted from the United States Department of the Interior,
Geologic Survey, Jamaica, NY Quadrangle

New York

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• • •

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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 State'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 80th 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 83rd 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:

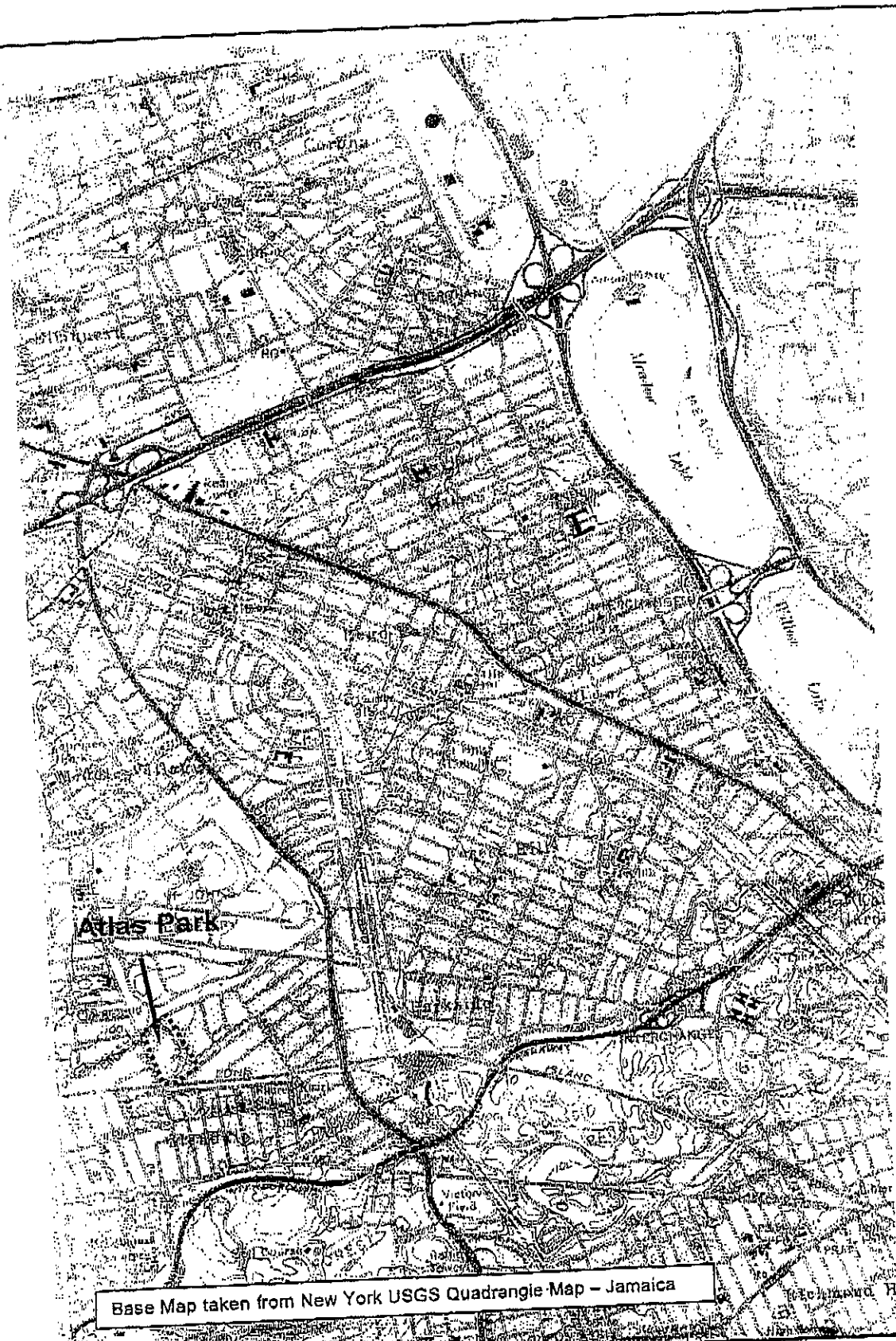
- excavation of contaminated soil from the entire 8.4 acre Parcel A site;
- removal of tanks, vaults, dry wells, piping, etc. and associated contaminated liquids, sediments and soils;
- confirm completion of remedial excavation through post-excavation sampling;
- disposal of soils and waste materials 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 detention systems, and utilities. All ash and contaminated fill was removed.

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.



Base Map taken from New York USGS Quadrangle Map - Jamaica

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TOPOGRAPHIC MAP OF PROJECT SITE
 Reprinted from the United States Department of the Interior,
 Geologic Survey, Jamaica, NY Quadrangle

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ATLAS PARK
CUBURDALE, NY
BUCKLE UP TO LOVE USA

Beginning at a point on the south of line of Cottage Avenue, said plat being located by T27N43E, R3E, S17E 67 feet from the intersection of said southerly line of Cottage Avenue and the easterly line of 180 feet and running thence:

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INDEX

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Long Island City, NY 11101
(call in advance) (718) 482-4891
Hours: Mon. To Fri. 9 a.m. to 5 p.m.

• • •

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FACT SHEET #9

March 2006

Atlas Park Site
The Shops at Atlas Park
8000 Cooper Avenue
Glendale, Queens, New York
Site No: C241088
NYSDEC Region 2

Documents Available for Public Comment

Final Supplemental Remedial Investigation Report and Draft Remedial Action Work Plan 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 State's Brownfield Cleanup Program (BCP) as described in the 8th Fact Sheet and as documented in the Final Engineering Report (FER) still available for review in the repositories (see box at left). However, work has continued on Parcel B (map attached). A Final Supplemental Remedial Investigation Report (Final SRI-B) and Draft Remedial Action Work Plan for Parcel B (RAWP-B) are available for public comment.

Site Background: Atlas Park Parcel B (Site) is situated on the site of an 80-year-old industrial park located at the intersection of Cooper Avenue and 80th Street, in the Glendale Section of Queens. Parcel B is located on the west third of the former Atlas Terminals, on an 3.5-acre area bounded roughly by 80th Street to the west, Cooper Avenue to the north, Parcel A to the east, and the LIRR right of way to the south (map attached). Atlas Park, LLC began the investigation of Parcel B in the Summer of 2004. Subsequently, a Remedial Investigation (RI) Report, which summarized the investigation for the Site, was released for public comment in January 2005. Despite a confirmed Track 1 cleanup of soils on Parcel A, final confirmatory investigation work on Parcel A revealed new vapor data suggesting additional potential sources of contamination on Parcel B that were not discovered during the initial RI. Therefore, a Supplemental Remedial Investigation Work Plan for Parcel B (SRIWP-B) was prepared and publicly noticed for comment from September 26-October 26, 2005. Additional investigation of Parcel B beyond that contemplated in the SRIWP-B has been implemented in an attempt to delineate the nature and extent of contamination on Parcel B. A summary of all investigation work completed on Parcel B is provided in the Final SRI-B and a proposal for remedial work is summarized in the Draft RAWP-B. NYSDEC and NYSDOH are in the process of reviewing the Final SRI-B and Draft RAWP-B, and have not yet approved the content of these reports.

Highlights of the Supplemental Remedial Investigation Report: The SRI Report revealed:

- the presence of contaminated historic fill under all of the buildings;
- no "hot spot" sources of contamination present in sufficient concentrations to permit physical excavation, but evidence of residual contamination present in sufficient concentrations to cause residual groundwater and vapor contamination on Parcel B enabling vapors to migrate onto the northern portion of Parcel A from a network of newly discovered pipes that has since been excavated. The piping network was situated under the north half of former Building 28, and at least one of the pipes had cracked near the Parcel A boundary (North B Contamination);
- soil contamination present under the south half of former Building 28 in the center of Parcel B not present in significant concentrations to cause vapor contamination (Center B Contamination);
- Vapor contamination under former Building 1 in the southern portion of Parcel B not present from any identified source of soil contamination (South B Contamination);
- Groundwater contamination present along the 80th Street west property boundary in concentrations suggesting a minor off-site groundwater plume emanating from the North B Contamination, but no vapor contamination in off-site sampling points across 80th Street.

Components of the Proposed Remedy in the Remedial Action Work Plan:

- North B Contamination - installation of a soil vapor extraction system (SVE) to address the residual soil contamination that may have contributed to groundwater contamination, and installation of sub slab depressurization systems (SSDS) under the north half of former Building 28 and under Parcel A Buildings 4 and 6 to address vapor contamination;
- Center B Contamination - installation of a SSDS to mitigate any potential vapor not discovered during the multiple RI investigations as a pre-cautionary measure;
- South B Contamination - installation of a SSDS to mitigate discovered vapors for which no source of soil contamination could be found.

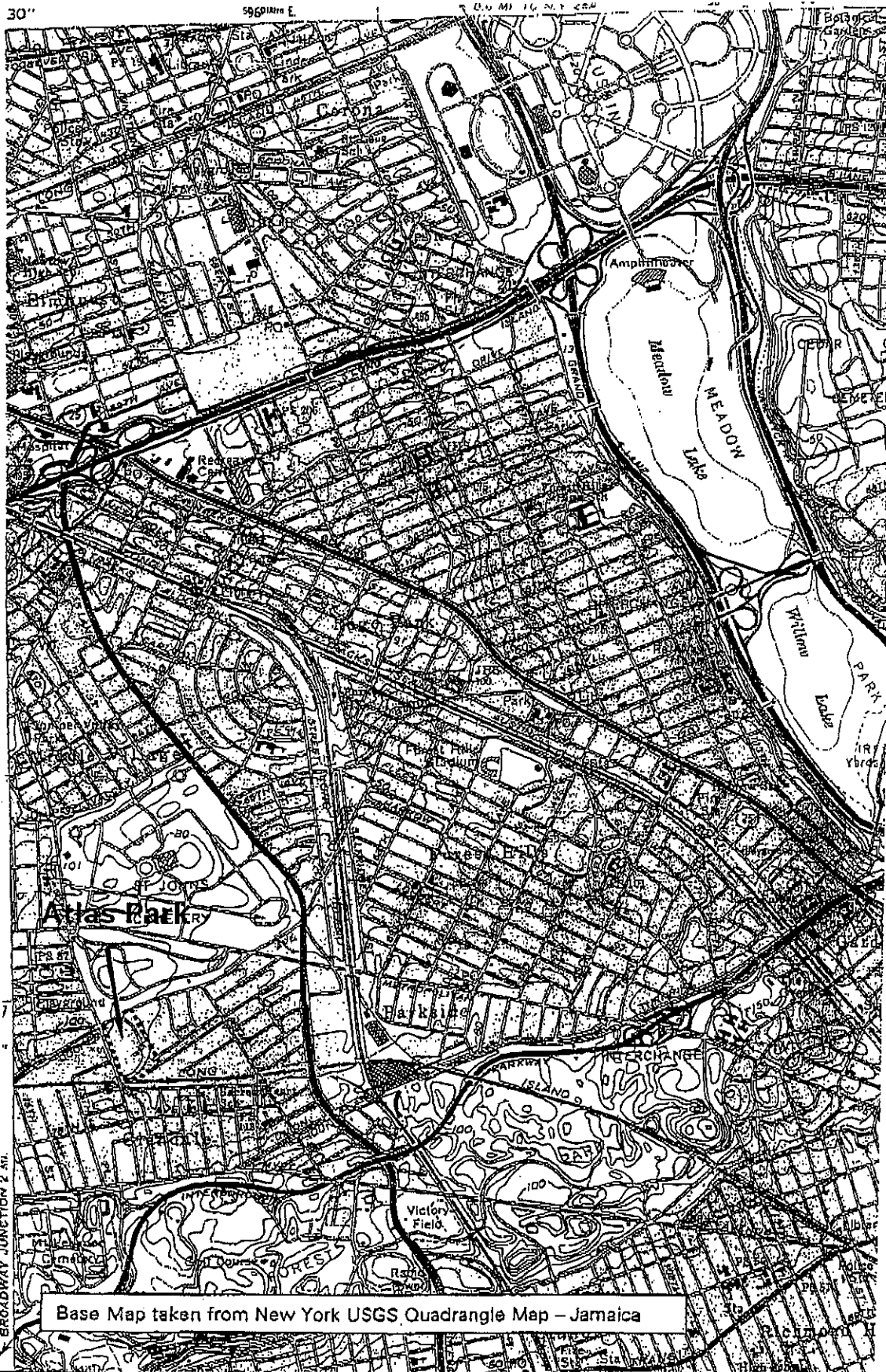
- A boundary groundwater well monitoring program to verify that the on-site remedy will effectively stabilize the plume and prevent any off-site migration.

Since the remedy for Parcel B will not be a Track 1 unrestricted remedy as it was on Parcel A, but a restricted Track 4 remedy, institutional controls (ICs) and engineering controls (ECs) will be used as part of the remedy to ensure protection of public health and the environment:

- 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. With respect to Parcel B, Atlas Park, LLC will agree to a deed restriction including preventing use of on-site groundwater and restricting the future use of the site to commercial uses. Atlas Park, LLC will also grant NYSDEC an environmental easement to enter the property to confirm Atlas Park, LLC is in compliance with the ICs and ECs.
- An engineering control is a physical barrier or method to manage contamination (such as a cap or vapor barrier). With respect to Parcel B, Atlas Park, LLC has suggested that the entire Parcel B footprint will be paved with asphalt or covered with building foundation materials forming a physical barrier that prevents exposure to on-site soils. Therefore, Atlas Park, LLC has agreed to maintain the pavement and foundation cap in good condition to prevent exposure to on-site soils in accordance with an operation, monitoring and maintenance plan (OM&M), which will be prepared after the approved remedy is implemented to ensure that the ICs and ECs required to be implemented at the Site continue to be maintained. Atlas Park, LLC will be required to annually certify through a professional engineering firm that the OM&M Plan, including the ICs and ECs, are being monitored and maintained.

Your Opportunity to Comment on Project Documents: The public is encouraged to provide substantive comments to NYSDEC on the SRI and RAWP or regarding any of the actual work that has been performed, and may still be performed at Atlas Park Site Parcel B through the identification of any specific grounds which could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to revise the documents. **Your comments are important and strongly encouraged.** Please direct comments to NYSDEC's Project Manager at address shown on the left-hand side of the first page. The documents are subject to a 45 day comment period from March 14, 2006 through April 27, 2006.

Next Steps NYSDEC and NYSDOH will complete their review of the Final SRI-B, and then, NYSDEC will determine whether the site is deemed a significant threat to human health and the environment. In addition, NYSDEC and NYSDOH will review the RAWP-B, and determine if the remedy selected by Atlas Park, LLC, which has been summarized above, will be the approved remedy. In the event NYSDEC determines that the site poses a significant threat, NYSDEC may select a remedy that is different than the preferred remedy selected by Atlas Park, LLC. These decisions will be made after a full review and consideration of the Final SRI-B and Draft RAWP-B documents, as well as consideration of your comments.



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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

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PROJ. NO. 5555107 SCALE: NTS DATE 05/06/05 FIG: 1

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FACT SHEET #10

November 2006

Atlas Park Site Parcel B
The Shops at Atlas Park
8000 Cooper Avenue
Glendale, Queens, New York
Site No: C241088
NYSDEC Region 2

Remedial Documents Available for Public Comment

Atlas Park Final Supplemental Remedial Investigation Report and Final Remedial Action Work Plan

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and applicable New York State Department of Environmental Conservation's (NYSDEC) guidance documents. Atlas Park LLC, a Participant in the Brownfield Cleanup Program, completed environmental remediation related to the Atlas Park Parcel A Site in December 2005, and continued implementation of the environmental Remedial Investigation (RI) program related to the Parcel B site through March 2006, when the last Fact Sheet was issued. Since submittal of the last Fact Sheet, NYSDEC and New York State Department of Health (NYSDOH) requested subsequent rounds of off-site investigation to ensure that contamination is not impacting the surrounding neighborhood. The results of the Final Supplemental Remedial Investigation Report, which included additional supplemental off-site groundwater investigation, have been finalized, and an on-site remedy for all media, and off-site remedy for groundwater migrating from the Site is currently being reviewed by NYSDEC and NYSDOH. This remedy is described in the Final Remedial Action Work Plan.

The highlights of the Remedial Investigation and the Remedial Action Work Plan are summarized below. Additional off-site soil vapor investigation will be performed by the Participant under this Remedial Action Work Plan and will include testing below selected streets and homes. These investigations may result in additional future sampling/monitoring requirements and/or installation of mitigation systems in homes. The Participant has prepared an Off-Site Vapor Sampling and Mitigation Plan, including a Citizen Participation Plan, which describes the scope of this off-site vapor investigation work. The Final Supplement Remedial Investigation Report, which describe the nature and extent of contamination on and emanating in groundwater from the Site, and the Final Remedial Action Work Plan which describes the proposed remedy for this contamination, are available for public review in the document repositories identified in this Fact Sheet.

Significant Threat Determination and Technical Assistance Grants: NYSDEC, in conjunction with NYSDOH, has determined that the site represents a significant threat to public health and the environment and requires remediation. For sites where a significant threat determination has been made, eligible community groups may obtain technical assistance grants (TAGs) of up to \$50,000 to obtain independent technical assistance to increase public awareness and understanding of remedial activities. Contact NYSDEC's Project Manager (box left) to obtain information about eligibility and application procedures for TAGs.

Site Background: Atlas Park Parcel B (Site) is situated on the site of an 80-year-old industrial park located at the intersection of Cooper Avenue and 80th Street, in the Glendale Section of Queens. Parcel B is located on the west third of the former Atlas Terminals, on a 3.5-acre area bounded roughly by 80th Street to the west, Cooper Avenue to the north, Parcel A to the east, and the LIRR right of way to the south (map attached). Atlas Park, LLC began the investigation of Parcel B in the Summer of 2004. Subsequently, a Remedial Investigation (RI) Report, which summarized this investigation for the Site, was released for public comment in January 2005. Final confirmatory investigation work on Parcel A revealed vapor data suggesting potential sources of contamination on Parcel B that were not discovered during the initial RI. Therefore, a Supplemental Remedial Investigation Work Plan for Parcel B was prepared and publicly noticed for comment from September 26-October 26, 2005. Additional investigation of Parcel B was then implemented to delineate the nature and extent of an identified groundwater plume under Parcel B. The Final Supplemental Remedial Investigation Report for Parcel B and a Draft Remedial Action Work Plan were released for a 45-day public comment period from March 24, 2006 to May 8, 2006. After these reports were reviewed by NYSDEC and NYSDOH, additional off-site investigation activities were required, and the results of three rounds of off-site sampling are included in the Final Supplemental Remedial Action Work Plan. A plan to remediate contamination on and emanating in groundwater from the Site, including on-site vapor mitigation

systems, is summarized in the Final Remedial Action Work Plan.

Highlights of the Final Supplemental Remedial Investigation Report:

- contaminated historic fill and two "hot spot" areas of lead and chlorinated solvent contaminated soil are present under the slab of one of the pre-existing buildings, which are not contributing to groundwater contamination, and will be managed through a Site Management Plan to ensure the future maintenance of the slabs;
- a pipe network was identified and removed under Building 3, which had a crack, and was determined to be a cause of a plume of chlorinated solvents in groundwater;
- a separate area of groundwater contamination identified under Building 8 suggests a separate former source of chlorinated solvents was present at that location, which requires independent remedial action from the plume under Building 3 to prevent off-site migration, and
- vapor contamination is present on Parcel B at levels that require mitigation.

Components of the Proposed Remedy in the Final Remedial Action Work Plan:

The Participant has proposed the following on-Site remedy, which has been reviewed and approved by NYSDEC and NYSDOH:

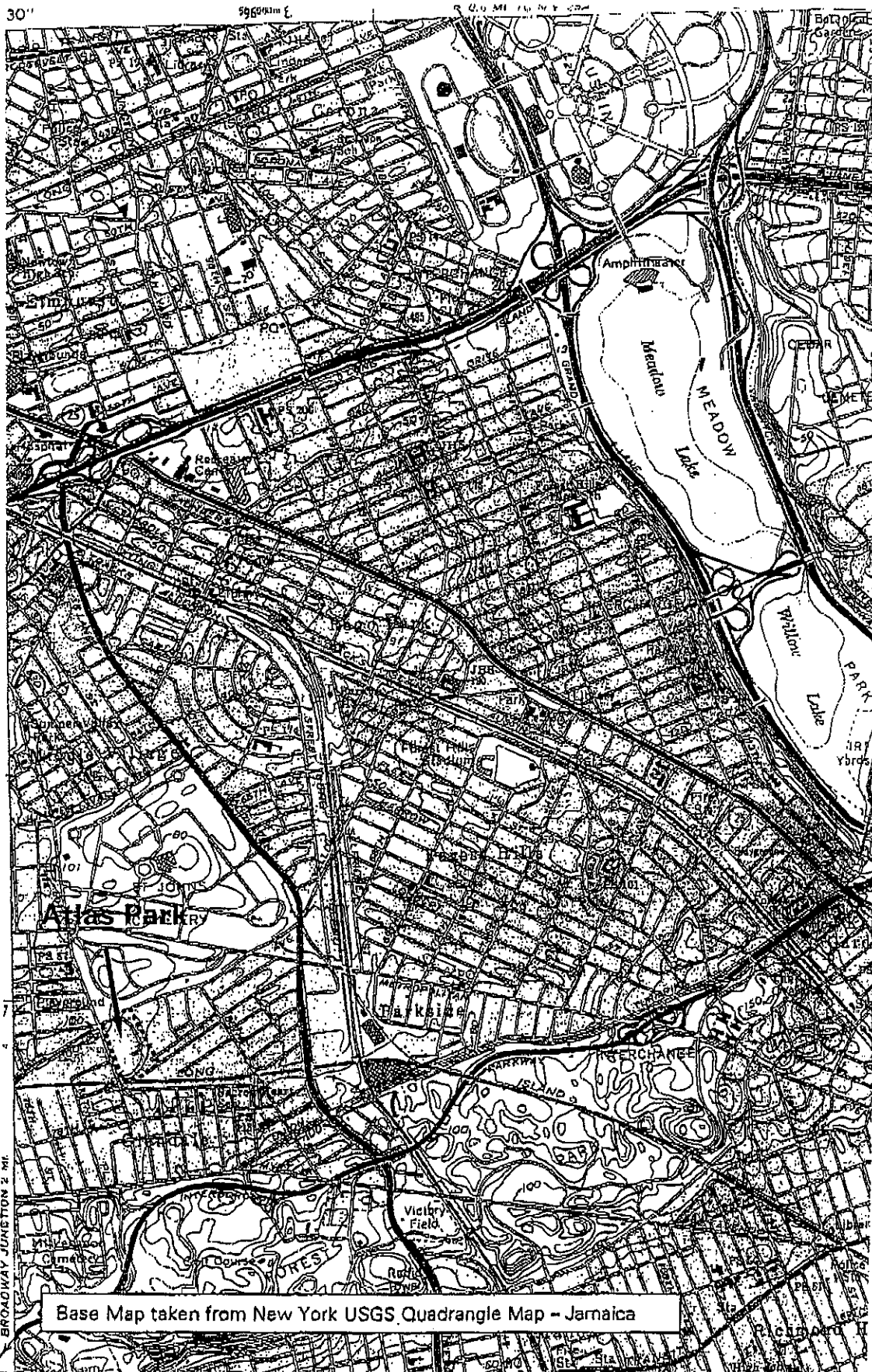
- The "hot spot" soil contamination that was found under one pre-existing building can be managed through a Site Management Plan and engineering controls;
- Soil contamination in and around the pipe network, which was the original source of the chlorinated solvent plume, was identified and removed;
- The groundwater and soil vapor contamination will be remedied through the installation of two air sparging/soil vapor extraction systems in the northern and southern portions of the site;
- On-Site vapor exposures found on Parcel B will be mitigated through the installation of sub-slab depressurization systems in all occupied Parcel B buildings;
- Potential off-site soil vapor exposures on Parcel A will be mitigated by installation of a sub-slab depressurization system in all buildings (these systems have already been installed);
- A groundwater well monitoring sampling program will continue to be implemented on and off the Parcel B site to monitor natural attenuation and verify that the on-site remedy will effectively stabilize the plume.

Since the remedy for Parcel B will not be an unrestricted (Track 1) remedy as it was on Parcel A, but rather a restricted Track 4 remedy, institutional controls (ICs) and engineering controls (ECs) will be used as part of the remedy to ensure protection of public health and the environment:

- 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. With respect to Parcel B, Atlas Park, LLC has proposed certain deed restrictions preventing future use of on-site groundwater and restricting the future use of the site to non-agricultural commercial purposes. Atlas Park, LLC will also grant NYSDEC an environmental easement to enter the property to confirm Atlas Park, LLC is in compliance with these controls.
- An engineering control is a physical barrier or method to manage contamination (such as a cap or vapor barrier). With respect to Parcel B, the entire Parcel B footprint will be paved with asphalt or covered with building foundation materials, forming a physical barrier that prevents exposure to on-site soils. Therefore, Atlas Park, LLC will maintain the pavement and foundation cap in good condition to prevent exposure to on-site soils in accordance with a Site Management Plan, which will be implemented to ensure that all appropriate controls continue to be maintained. Atlas Park, LLC will be required to annually certify, through a professional engineering firm, that the Site Management Plan and controls are being monitored and maintained, including any off-site mitigation systems that may be required after the Off-Site Vapor Sampling and Mitigation Plan is complete.

Your Opportunity to Comment on Project Documents: The public is encouraged to provide substantive comments to NYSDEC on the Final Supplemental Remedial Investigation Report and the Final Remedial Action Work Plan through the identification of any specific grounds that could lead the Department to impose changes to the work implementation. Based on these comments, the NYSDEC may require the Participant to revise the documents. **Your comments are important and strongly encouraged.** Please direct comments to NYSDEC's Project Manager at the address shown on the left-hand side of the first page. The documents are subject to a 45 day comment period from November 10, 2006 through December 26, 2006.

Next Steps: The Participant's engineering consulting firm will complete the remedial work required by the Remedial Action Work Plan, including the off site soil vapor investigation and any required mitigation and prepare the Final Engineering Report and Site Management Plan. The Final Engineering Report summarizes all work performed on the Site, and will include the remedial designs for the Air Sparging/Soil Vapor Extraction systems to remediate the groundwater plume and soil vapor and the remedial design for the sub-slab depressurization systems to mitigate on-site vapors. The NYSDEC and NYSDOH will review this Final Engineering Report for approval. The Participant's engineering consulting firm will also prepare the Site Management Plan, which will be the document that will be used to manage all of the engineering and institutional controls. If these reports are acceptable, the State will issue a Certificate of Completion to the Participant. The Participant, with oversight from NYSDEC and NYSDOH, will continue to monitor the remedial progress of the installed remedial, and/or mitigation systems, if required, and all other Site institutional and engineering controls pursuant to the approved Site Management Plan.



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SITE LOCATION MAP
THE SHOPS AT ATLAS PARK
DRAFT FINAL IRM ENGINEERING REPORT

Queens

New York

PROJ. NO.	5555107	SCALE	NTS	DATE	05/06/05	FIG.	1
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