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**ADDENDUM #1  
FINAL ENGINEERING REPORT  
FOR  
ATLAS PARK SITE – PARCEL A  
GLENDALE, QUEENS**

*Prepared For:*

**ATLAS PARK LLC  
8000 Cooper Avenue  
Glendale, NY 11385**

*Prepared By:*

**Langan Engineering and Environmental Services, P.C.  
360 West 31st Street  
New York, NY 10001**

**December 30, 2005  
5555107**



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New York, NY 10001**



**December 30, 2005  
5555107**



December 30, 2005

Vadim Brevdo  
New York State Department of  
Environmental Conservation  
Hazardous Waste & Petroleum Remediation Section  
Division of Environmental Remediation  
Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101-5401

**Re:** Addendum #1 to the Final Engineering Report for Parcel A  
The Shops at Atlas Park  
Glendale, New York  
Site No. C241045  
**Langan Project No. 5555107**

David T. Gockel, P.E., P.P.  
George E. Derrick, P.E.  
George P. Kelley, P.E.  
Michael A. Semeraro, Jr., P.E.  
Nicholas De Rose, P.G.  
Andrew J. Ciancia, P.E.  
George E. Leventis, P.E.  
Rudolph P. Frizzi, P.E.  
Ronald A. Fuerst, C.L.A.

Roger A. Archabal, P.E.  
Gregory L. Blesiadecki, P.E.  
Gerard M. Coscia, P.E.  
Colleen Costello, P.G.  
Michael E. Cotreau, P.E.  
Gregory M. Elko, P.E.  
Michael M. Goldstein  
Cristina M. González, P.E.  
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John D. Plante, P.E.  
Alan R. Poeppel, P.E.  
Joseph E. Romano, P.L.S.  
Leonard D. Savino, P.E.  
Steven Ueland, P.E.  
Gerald J. Zambrella, C.E.M.

Jorge H. Berkowitz, Ph.D.  
Richard Burrow, P.E.  
David J. Charette, P.W.S.  
Steven Ciarnbruschini, P.G., L.E.I  
Daniel D. Disario, P.E.  
Edward H. Geibert, M.S.  
Christopher M. Hager, P.E.  
Joel B. Landes, P.E.  
Matthew E. Meyer, P.E.  
R. S. Murali, M.S.  
Richard R. Steiner, P.E.

Dear Vadim:

Langan Engineering and Environmental Services (Langan) is submitting to the New York State Department of Environmental Conservation (NYSDEC) on behalf of Atlas Park, LLC this Addendum #1 to the Final Engineering Report (FER) for The Shops at Atlas Park (Parcel A). We are submitting this Addendum #1 to provide additional information and clarification and to address NYSDEC's comments on the FER as discussed during our teleconference on December 21, 2005. Our responses to NYSDEC's comments along with the additional information and the associated figures and attachments are set provided herein.

1. We have revised the Engineering Certifications on Pages i and ii, and we are providing signed replacement pages in Attachment 1 of this Addendum #1.
2. We have revised the List of Acronyms on Page x, and made the necessary edits to Section 2.7. We are providing replacement pages in Attachment 2. We also compared the original "redlined" text with the final text of the final FER, and provided NYSDEC with an electronic version noting the "tracked changes".

3. The final metes and bounds (i.e., the areal extent) of Parcel A was slightly modified and is different from the original areal extent previously referred to as the IRM Area that was referenced in the approved IRM/RI Work Plan. We are providing you with Figure A in Attachment 3 that illustrates the original IRM areal extent versus the final configuration of Parcel A. In all, there are four areas that were removed and two areas that were added to Parcel A as compared to the original IRM areal extent (See Figure A). The map also illustrates the additional post-remediation sampling that was conducted in the areas that were added to Parcel A. The areas that were added conformed to the site-wide remedy whereby the soil remediation and soil management that were conducted in these areas were consistent with the methodologies set forth in the approved IRM/RI Work Plan. Post-excavation sampling conducted in the areas added to Parcel A demonstrates that Track 1 objectives have been met.

In addition, Atlas Park, LLC's environmental legal counsel Linda Shaw has compared the metes and bounds survey map included in the FER Appendix A with the metes and bounds map that was attached to the Amendment to the Original Brownfield Site Cleanup Agreement dated August 8, 2005. The maps are identical. Therefore, the Parcel A site described in the FER is fully consistent with the Parcel A site legal description.

4. Regarding Figure 5 in the FER that illustrates PID readings, a note has been added to the figure indicating that if a PID reading was not labeled at a particular node, then the PID reading at that location was zero or not above background readings. Revised Figure 5 is provided in Attachment 4.
5. Langan is submitting with this Addendum #1 in Attachment 5 a map (Figure B) that shows the original surface contours prior to remediation and the final contours after remediation was completed.
6. Regarding Figure 12 in the FER that illustrates the cross sections, Langan has revised Figure 12 to better illustrate the limits of the remedial excavation. Revised Figure 5 is provided in Attachment 6.

**End of Addendum #1.**

Re: Addendum #1 to the Final Engineering Report for Parcel A  
The Shops at Atlas Park  
Glendale, New York

Page 3  
December 30, 2005

Should you have any questions regarding this Addendum #1, please do not hesitate to contact the undersigned at (212) 479-5404.

Sincerely,

**Langan Engineering & Environmental Services, P.C.**



Joel B. Landes, P.E.  
Associate

JL:jmg

cc: Dan Walsh – NYSDEC  
Chris Doroski, Dawn Hettrick – NYSDOH  
Damon Hemmerdinger, Mark Powers – A & Co  
Linda Shaw – Knauf Shaw

U:\Data1\5555107\Office Data\Correspondence\Addendum #1 Letter to DEC Final 123005.doc

# ATTACHMENTS

# **ATTACHMENT 1**

## **ENGINEERING CERTIFICATIONS (REDLINED PAGES)**

### **ENGINEERING CERTIFICATIONS**

In accordance with the Environmental Conservation Law Title 14 Brownfield Cleanup Program certification requirements, I, Joel B. Landes, Professional Engineer licensed in the State of New York, hereby certify that all remedial elements described in this Final Engineering Report were completed in accordance with the approved Interim Remedial Measures (IRM) Work Plan and the approved Remedial Action Work Plan. Modifications/supplements made to the IRM Work Plan and Remedial Action Work Plan were based on specific conditions at the Site that were provided to NYSDEC during the remedial action activities, and other agreements reached with NYSDEC, and standard engineering practices.

Specifically, I certify the following:

All export including transport and disposal of soil, fill, water, or other material from the property was performed in accordance with the approved Remedial Action Work Plan, and were disposed at facilities licensed to accept this material in full compliance with all federal, state, and local laws;

All remedial work conformed to the terms defined in the approved Remedial Action Work Plan;

All import of soil from off site, including source approval and sampling, was performed in a manner that is consistent with the methodology defined in the Remedial Action Work Plan and the Soil Management Plan set forth in the Remedial Action Work Plan. Imported materials used for backfill met the TAGM 4046 RSCOs (Appendix H contains the Due Diligence conducted by Langan on the various import material facilities, analytical results, and weight tickets associated with the imported materials);

All invasive work during the remediation and all invasive development work were conducted in accordance with dust and odor suppression methodologies defined in the Remedial Action Work Plan;

The data submitted to the NYSDEC demonstrates that the remediation requirements set forth in the approved Remedial Action Work Plan and any other relevant provisions of this title have been achieved in accordance with the time frames established in such work plan; and

Any deviations from the approved Remedial Action Work Plan are fully described in this Final Engineering Report.



**ENGINEERING CERTIFICATIONS**  
**(CONTINUED)**

I also acknowledge the following certifications specifically required by ECL Title 14 Section 27-1419 and certify that these are **NOT APPLICABLE** to this project:

Any use restrictions, institutional controls, engineering controls and/or any operation and maintenance requirements applicable to the site are contained in an environmental easement created and recorded pursuant to title thirty-six of article seventy-one of ECL and that any affected local governments, as defined in title thirty-six of article seventy-one of ECL have been notified that such easement has been recorded;

An operation and maintenance plan has been submitted by the applicant for the continual and proper operation, maintenance, and monitoring of any engineering controls employed at the site including the proper maintenance of any remaining monitoring wells, and that such plan has been approved by the NYSDEC; and

Any financial assurance mechanisms required by the NYSDEC pursuant to this title have been executed.

Joel B. Landes, P.E.

Associate, Project Remediation Engineer

Langan Engineering and Environmental  
Services, P.C.

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**ENGINEERING CERTIFICATIONS  
(CONTINUED)**

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Any financial assurance mechanisms required by the NYSDEC pursuant to this title have been executed.

Joel B. Landes, P.E.  
Associate, Project Remediation Engineer  
Langan Engineering and Environmental  
Services, P.C.

# **ATTACHMENT 1**

## **ENGINEERING CERTIFICATIONS (REPLACEMENT PAGES)**

## ENGINEERING CERTIFICATIONS

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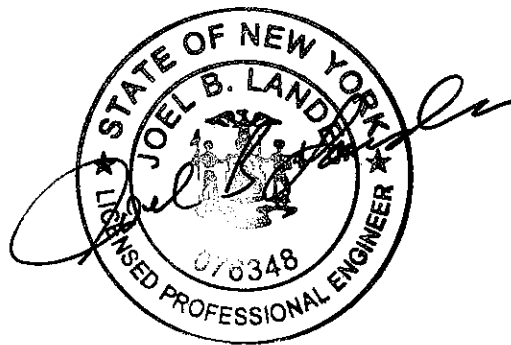
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- The data submitted to the NYSDEC demonstrates that the remediation requirements set forth in the approved Remedial Action Work Plan and any other relevant provisions of this title have been achieved in accordance with the time frames established in such work plan; and
- Any deviations from the approved Remedial Action Work Plan are fully described in this Final Engineering Report.

**ENGINEERING CERTIFICATIONS  
(CONTINUED)**

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Joel B. Landes, P.E.

Associate, Project Remediation Engineer

Langan Engineering and Environmental  
Services, P.C.

## **ATTACHMENT 2**

### **REVISED FER TEXT (REDLINED PAGES)**

## LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AST	Aboveground Storage Tank
AWQS	Ambient Water Quality Standards
BCA	Brownfield Clean-up Agreement
BCP	Brownfield Clean-up Program
bgs	below grade surface
C&D	Construction and Demolition
CAMP	Community Air Monitoring Plan
CFR	Code of Federal Regulations
CPP	Community Participation Plan
CQAP	Construction Quality Assurance Plan
DER	<del>Department</del> Division of Environmental Remediation
DRO	Diesel Range Organics
ELAP	Environmental Laboratory Accreditation Program
FER	Final Engineering Report
FSP	Field Sampling Plan
GRO	Gasoline Range Organics
HASP	Health and Safety Plan
HDPE	High-Density Polyethylene
IRM	Interim Remedial Measures
LIRR	Long Island Rail Road
msl	mean seal level
MTBE	methyl tertiary butyl ether
NYCRR	NY State Codes, Rules, and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYCDEP	New York City Department of Environmental Protection
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation



## **2.0 PROJECT BACKGROUND**

### **2.1 SUMMARY OF SITE HISTORY AND USE**

Historical former commercial and light industrial site uses for the entire Atlas Terminals 18-acre property were summarized and presented in a Phase I Environmental Site Assessment (ESA), completed by Ambient Group, Inc. (Ambient) in March 2001. The report was provided as an attachment in the BCP Application submitted on December 11, 2003 to NYSDEC. According to the report, in 1867, the property was owned by the Folk family and consisted primarily of farmland. Based on a review of Sanborn maps as part of Ambient's report, several buildings occupied the property prior to 1922, although their historical use is unknown. In 1922, the approximately 18-acre property was sold to the Hemmerdinger Corporation and the property became known as Atlas Terminals. The Hemmerdinger Corporation leased portions of the property to various manufacturing and processing companies from 1922 to the present. Some of these interests remain on the 6-acres of the Atlas Terminals Parcel that is not part of the current 12-acre Shops at Atlas Park development project.

In 2002, a 12-acre portion of the Atlas Terminals property was transferred to the Developer with the intent to redevelop the 12-acre parcel into the proposed "The Shops at Atlas Park" development project. The 12-acre parcel was subdivided into two distinct areas: Parcel A (8.474-acres), formerly known as the IRM Area and which would be substantially excavated for subsurface parking, utilities and foundations of new buildings; and Parcel B (3.52631-acres), formerly known as the RI Area now BCA Site No. C241088, which houses pre-existing buildings that will be substantially renovated.

### **2.2 RELEVANT HISTORICAL REPORTS AND SUBMISSIONS**

There were two reports generated from the Phase I and Phase II investigations originally conducted at the entire 18-acre Atlas Terminals Site. Subsequently, on Parcels A and B (comprising 12 acres) after this parcel was subdivided from the remaining 6-acre Atlas Terminals Site, a number of additional site investigation and remedial action reports were generated. The following is the full list of reports relevant to the project Site and completed remedial activities.

## 2.7 SUMMARY OF REMEDIAL ACTION APPROACH

The Remedial Action Objectives (RAO) were:

Protect on-site workers and the surrounding community from exposure to site-related contaminants during the planned remedial excavation and construction work that is part of the site remedy.

Establish guidelines for the proper management and disposal of soil, water, and other wastes generated during implementation of the proposed remedy.

Achieve NYSDEC's Track 1 unrestricted use criteria (i.e., achieve TAGM RSCOs) such that, pursuant to Title 14 of Article 27 of the New York State Environmental Conservation Law, no institutional or engineering controls will be required.

~~Provide facilities, integrated into the new construction, which will address potential future exposure of site workers, employees, and visitors to soil vapors.~~

The remedial program for the Site was selected after due consideration of the following factors listed in the BCP law, and presented in detail relative to the Site in the Engineering Evaluation of the Remedy section of the Work Plan:

Protection of human health and the environment;

Compliance with standards, criteria, and guidance (SCGs);

Short-term effectiveness and impacts;

Long-term effectiveness and permanence;

Reduction of toxicity, mobility, or volume of contaminated materials;

Implementability;

Cost effectiveness;

Community Acceptance; and

Land use.

## **ATTACHMENT 2**

### **REVISED FER TEXT (REPLACEMENT PAGES)**

## LIST OF ACRONYMS

Acronym	Definition
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CQAP	Construction Quality Assurance Plan
DER	Division of Environmental Remediation
DRO	Diesel Range Organics
ELAP	Environmental Laboratory Accreditation Program
FER	Final Engineering Report
FSP	Field Sampling Plan
GRO	Gasoline Range Organics
HASP	Health and Safety Plan
HDPE	High-Density Polyethylene
IRM	Interim Remedial Measures
LIRR	Long Island Rail Road
msl	mean seal level
MTBE	methyl tertiary butyl ether
NYCRR	NY State Codes, Rules, and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYCDEP	New York City Department of Environmental Protection
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation

## **2.0 PROJECT BACKGROUND**

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In 2002, a 12-acre portion of the Atlas Terminals property was transferred to the Developer with the intent to redevelop the 12-acre parcel into the proposed "The Shops at Atlas Park" development project. The 12-acre parcel was subdivided into two distinct areas: Parcel A (8.474-acres), formerly known as the IRM Area and which would be substantially excavated for subsurface parking, utilities and foundations of new buildings; and Parcel B (3.531-acres), formerly known as the RI Area now BCA Site No. C241088, which houses pre-existing buildings that will be substantially renovated.

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- Short-term effectiveness and impacts;
- Long-term effectiveness and permanence;
- Reduction of toxicity, mobility, or volume of contaminated materials;
- Implementability;
- Cost effectiveness;
- Community Acceptance; and
- Land use.

## **ATTACHMENT 3**

### **FIGURE A**

## **ATTACHMENT 4**

## **REVISED FIGURE 5**

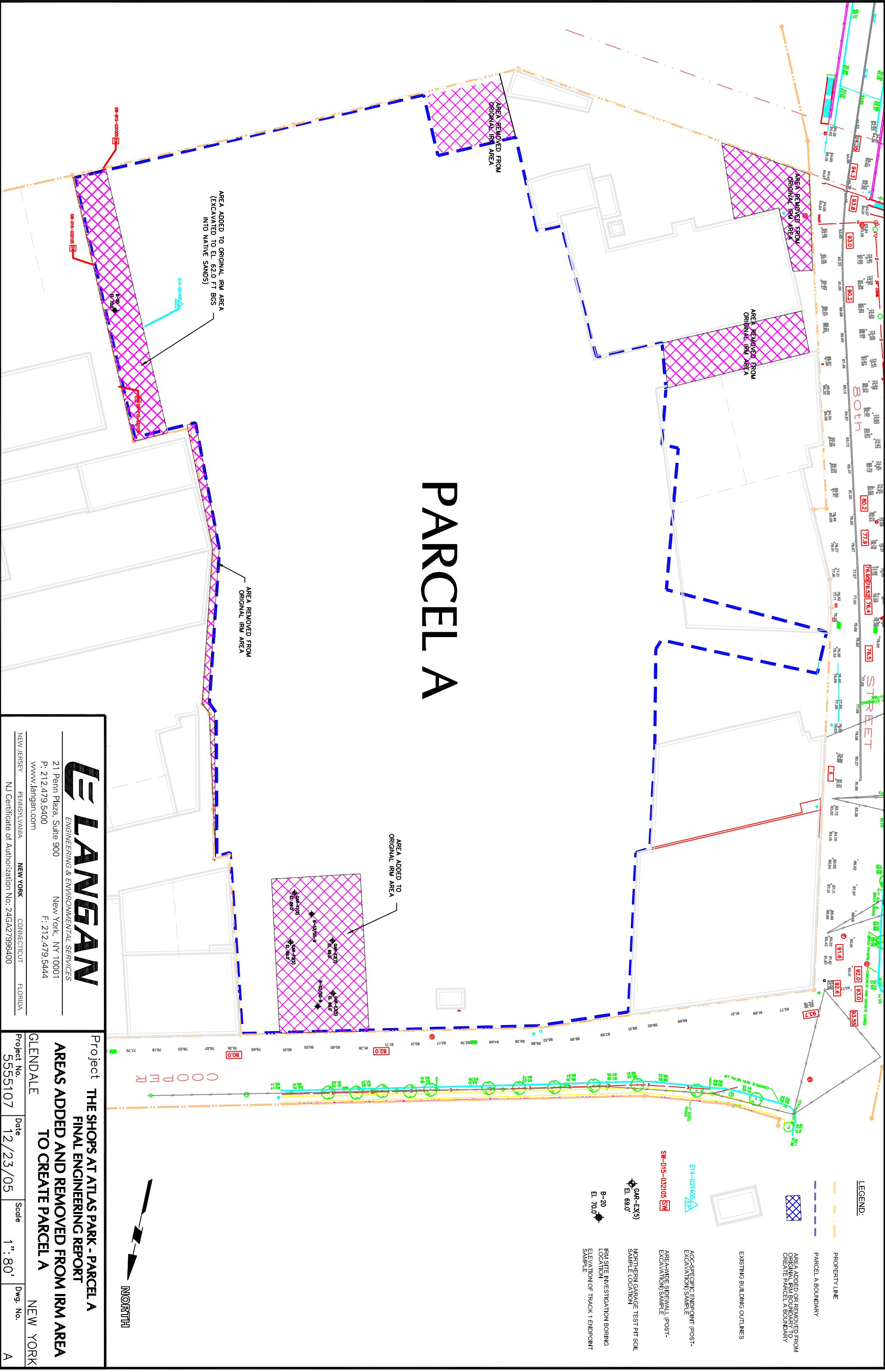


# **ATTACHMENT 5**

## **FIGURE B**

**ATTACHMENT 6**

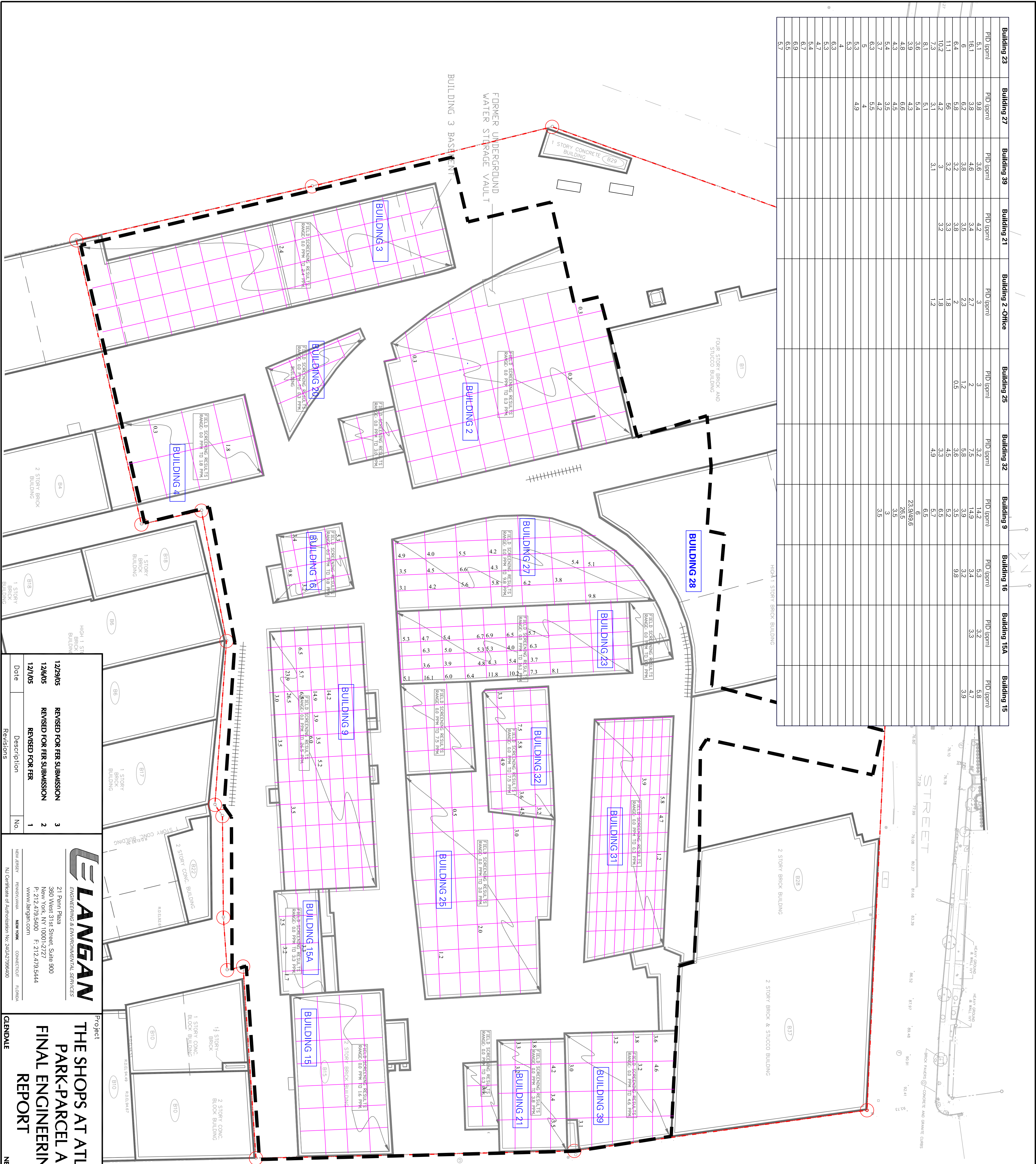
**REVISED FIGURE 12**







Building 23	Building 27	Building 39	Building 21	Building 2 Office	Building 25	Building 32	Building 9	Building 16	Building 15A	Building 15
PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)	PID (ppm)
5.1	9.8	3.6	4.2	3.2	2.7	14.2	3.2	5.4	3.2	5.2
16.1	3.8	4.6	3.4	2.2	7.5	14.9	3.4	3.2	4.2	3.9
6	6.2	3.8	3.5	2.3	5.8	3.9	3.2	3.5		
6.4	5.8	3.2	3.8	2	0.5	3.6	9.8			
11.1	56	1.8	3.3	1.8	4.5	5.2				
10.2	4.2	3	3.2	1.8	6.5	6.5				
7.3	3.1	3.1		1.2	4.9	5.7				
8.1	5.1					6.5				
3.6	5.4					23.9	6.6			
4.8	4.8					2.6	3.5			
4.3	4.5					3.5				
5.4	3.5					3				
3.7	4.2									
6.3	5.5									
5	4									
5.3	4.9									
5.3										
4										
5.3										
4.7										
5.4										
6.7										
6.9										
5.7										



12/29/05	REVISED FOR PER SUBMISSION	3
12/6/05	REVISED FOR PER SUBMISSION	2
12/1/05	REVISED FOR PER	1
Date	Description	No.

**EL LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
21 Penn Plaza  
360 West 31st Street, Suite 900  
New York, NY 10001-2727  
P: 212.479.5400 F: 212.479.5444  
www.langan.com

Project: **THE SHOPS AT ATLAS PARK-PARCEL A**  
Drawing Title: **SUMMARY OF SUB SLAB SCREENING FOR VOCs**  
Project No: **5555107**  
Date: **9/6/05**  
Scale: **1"=40'**  
Dwn. By: **JB**  
Lost Revised: **12/6/05**

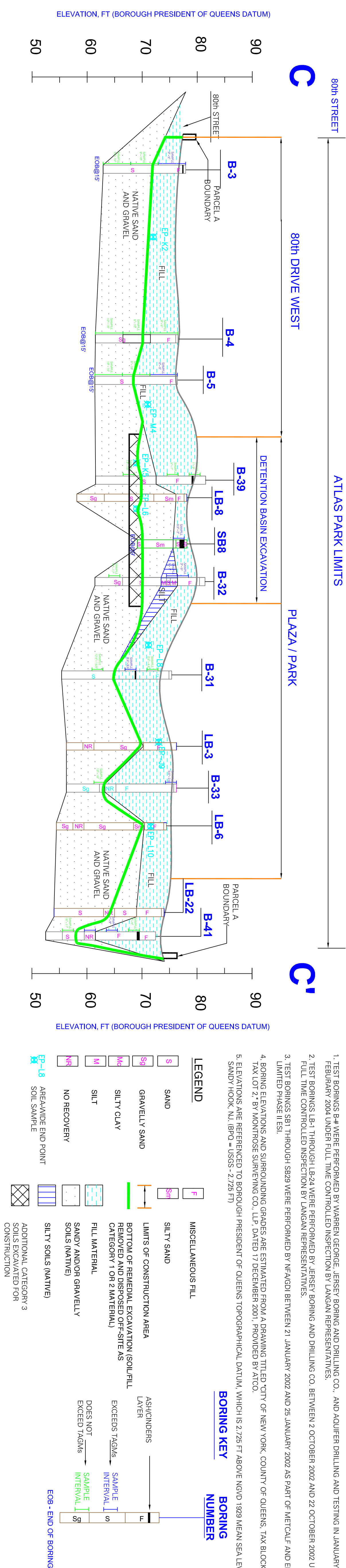
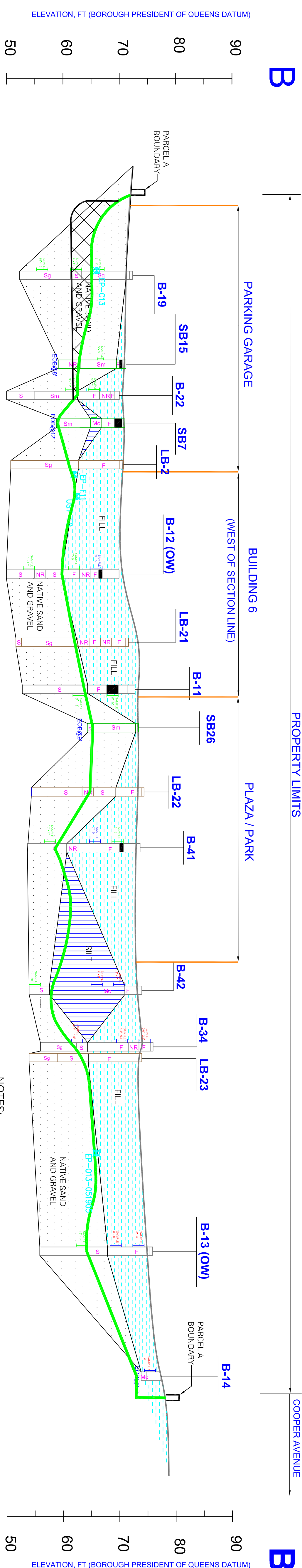
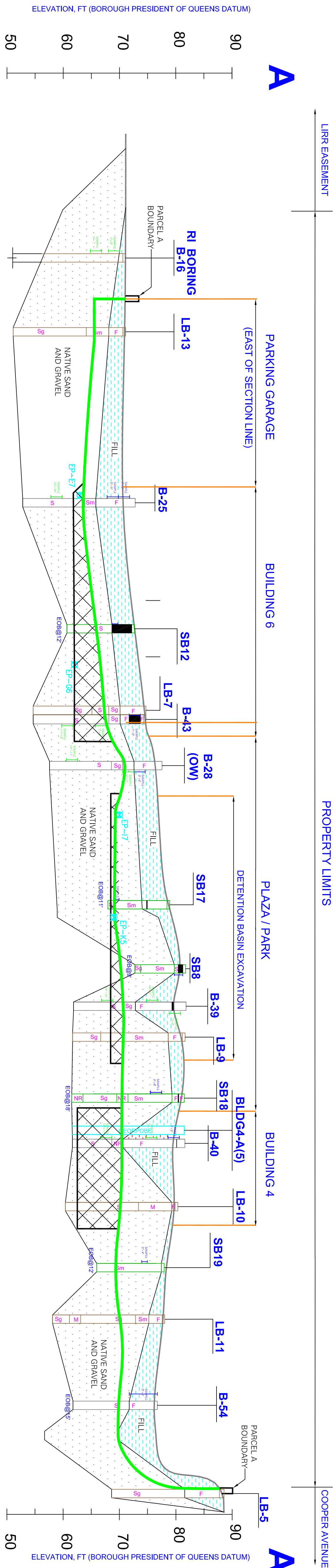
- LEGEND:**
- IRMA SITE INVESTIGATION BORING LOCATION
  - ELEVATION OF TRACK 1 ENDPOINT SAMPLE
  - BUDCA-G(8)-033005
  - BUILDING 4/NORTHERN GARAGE GEOROBIE INVESTIGATION BORING LOCATION
  - NORTHERN GARAGE TEST PIT SOIL SAMPLE LOCATION
  - AREA-WIDE ENDPOINT (POST-EXCAVATION) SAMPLE
  - AREA-WIDE SIRENAL (POST-EXCAVATION) SAMPLE
  - AAC SPECIFIC ENDPOINT (POST-EXCAVATION) SAMPLE
  - AAC SPECIFIC SIRENAL (POST-EXCAVATION) SAMPLE
  - SOIL VAPOR SAMPLE LOCATION
  - PROPERTY LINE
  - SITE BOUNDARY
  - EXTENT OF SHEETING / SHORING NEW BUILDING / STRUCTURE FOOTPRINT
  - SUB SLAB PID READINGS (PPM)

**NOTE:**  
ONLY PID READINGS ABOVE ZERO ARE INDICATED ON THE BUILDING GRIDS.









<div><div><div>ENGINEERING &amp; ENVIRONMENTAL SERVICES</div></div><div><div>21 Penn Plaza 380 West 31st Street, Suite 500 New York, NY 10001-2277 P 212.479.5400 F 212.479.5444 www.langan.com</div><div>NEW YORK PHOENIX, ARIZONA NEW YORK CONNECTICUT ALABAMA NJ Certificate of Authorization No. Z6527896400</div></div></div>		<div>Project</div> <div>THE SHOPS AT ATLAS PARK-PARCEL A FINAL ENGINEERING REPORT</div> <div>NEW YORK</div>		<div>Drawing Title</div> <div>CROSS SECTIONS A-A', B-B', C-C'</div>		<div>Project No.</div> <div>5555107</div>		<div>Drawing No.</div> <div>12</div>			
<div>12/6/05</div> <div>REVISED FOR FEB SUBMISSION</div> <div>1</div>		<div>Date</div> <div>9/6/05</div>		<div>Scale</div> <div>1"=40'H 1"=10'V</div>		<div>Drawn By</div> <div>JB</div>		<div>Lost/Revised</div> <div>12/6/05</div>		<div>12</div> <div>Of</div> <div>16</div>	
<div>Date</div> <div>Description</div> <div>No.</div> <div>Revisions</div>		<div>Date</div> <div>9/6/05</div>		<div>Scale</div> <div>1"=40'H 1"=10'V</div>		<div>Drawn By</div> <div>JB</div>		<div>Lost/Revised</div> <div>12/6/05</div>		<div>12</div> <div>Of</div> <div>16</div>	