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FACT SHEET #10

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

November 2006

**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 Supplemental Remedial Investigation Report, which describes 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

Site Background (cont'd.): 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 an 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 remediated 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:

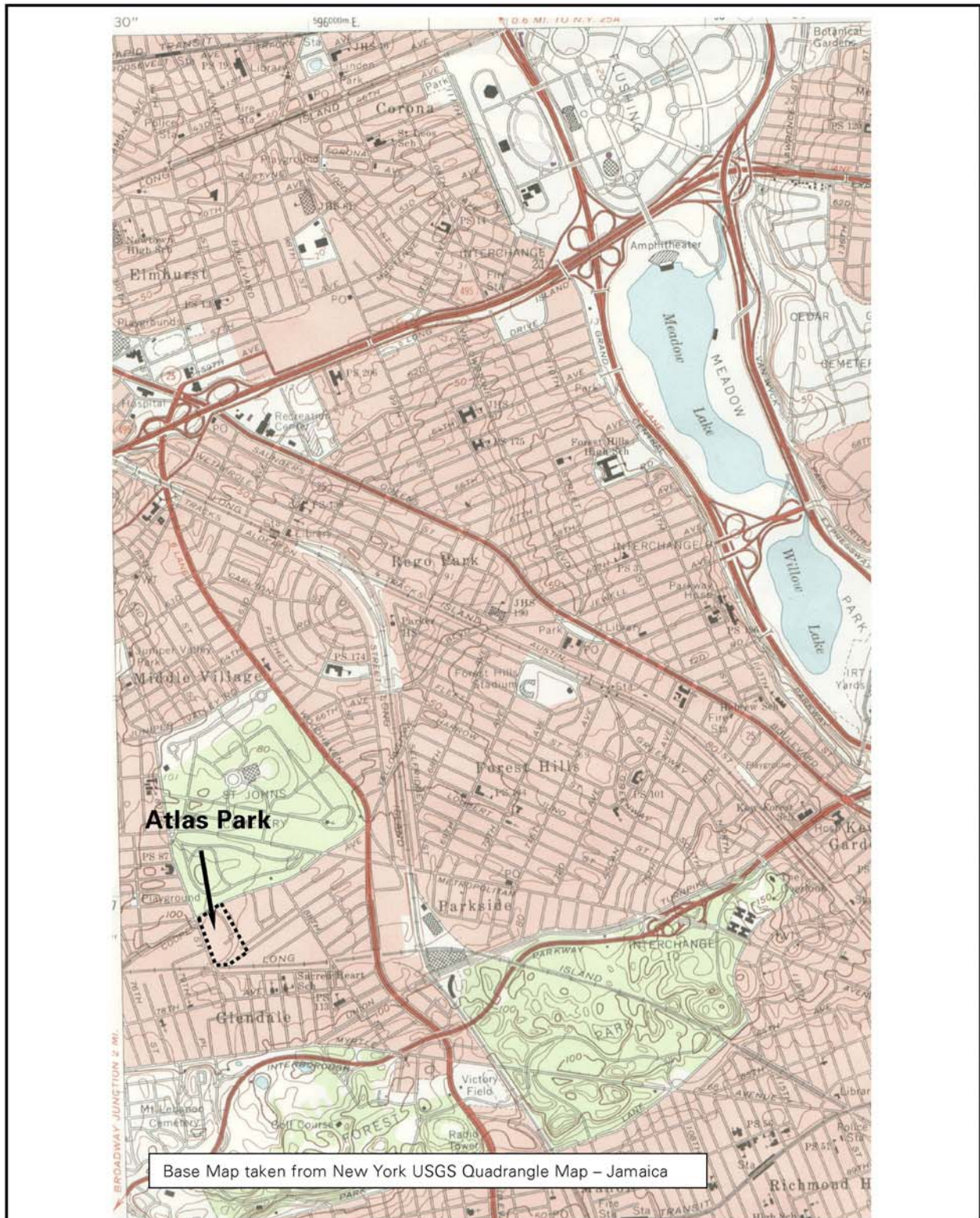
- An institutional control is a non-physical restriction on use of the site when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. With respect to Parcel B, Atlas Park, LLC has proposed certain deed restrictions preventing future use of on-site 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.

Atlas Park Site Location Map



 Langan Engineering and Environmental Services <small>NEW YORK, NY • ELMWOOD PARK, NJ • NEW HAVEN, CT • PHILADELPHIA, PA • DOYLESTOWN, PA • MIAMI, FL</small>	TOPOGRAPHIC MAP OF PROJECT SITE ATLAS PARK			New York
	Queens PROJ. NO 5555113	SCALE: NTS	DATE 9/14/06	FIG: 1