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# FACT SHEET #12

## Atlas Park Site Parcel B

DECEMBER 2006

The Shops at Atlas Park  
8000 Cooper Avenue  
Glendale, Queens, NY  
Site No: C241088

## Remedial Action Work Plan Approved for The Shops at Atlas Park

This fact sheet is being provided to you pursuant the New York State Environmental Conservation law and the New York State Department of Environmental Conservation's policies under the Brownfield Cleanup Program. The Remedial Action Work Plan (RAWP) and associated the Remedial Investigation to address contamination related to the Shops at Atlas Park – Parcel B has been approved under New York State's Brownfield Cleanup Program (BCP). The RAWP and other project documents are available at the document repositories identified in this fact sheet (see box at left).

### 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 80<sup>th</sup> Street, in the Glendale Section of Queens. Parcel B is located on the west portion of the former Atlas Terminals, on a 3.5 acre-area bounded roughly by 80<sup>th</sup> 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). Investigation of Parcel B was implemented to delineate the nature and extent of an identified groundwater plume under Parcel B, and the extent of off-Site migration in groundwater and soil vapor. A plan to remediate contamination on the Site, and emanating in groundwater from the Site, including on-site vapor mitigation systems, is summarized in the Remedial Action Work Plan.

### COMPONENTS OF THE REMEDY:

- Soil contamination in several "hot spots" was identified and removed.
- On-Site groundwater and soil vapor contamination will be remediated through the installation of two air sparge/soil vapor extraction systems in the central 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 sub-slab depressurization system in all occupied buildings.
- A groundwater monitoring well sampling program will continue to be implemented on and off the Parcel B site to verify that the on-site remedy will prevent off-site migration of the plume, and to monitor off-site natural attenuation.
- Existing building slabs will serve as a permanent cover over contaminated historic fill to prevent future exposure to impacted soils. The placement of new asphalt and concrete in roadways and walkways also serves as a physical barrier to exposure.
- Environmental easements and site use restrictions will be established to ensure appropriate future use/control of the Site and to protect human health and the environment from residual contamination.
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**COMPONENTS OF THE REMEDY (cont'd):**

- A Site Management Plan (SMP) will be developed and implemented. The SMP includes an annual inspection to ensure appropriate use of the Site and minimize the potential for exposures, and an annual certification program requiring the Participant to certify that the aforementioned controls are in place and are still effective.
- The off-Site vapor remedy consists of in-home vapor monitoring (sub-slab, indoor air, ambient outdoor air) in homes to be selected and approved by NYSDEC and NYSDOH. Details of the sampling program including procedures to be followed will be defined in the NYSDEC-approved Site Management Plan.

**NEXT STEPS:**

The Participant's engineering consulting firm has prepared 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 Sparge/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 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 mitigation systems, and all other Site engineering and institutional controls pursuant to the approved Site Management Plan.

**BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW:**

New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers or Participants to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer or Participant enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations. A Certificate of Completion is issued. With its receipt of a Certificate of Completion, Atlas Park, LLC (the Participant) 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 Volunteer or Participant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the Volunteer or Participant commits fraud regarding its application or its certification that it has met cleanup levels.

For information regarding New York State's Brownfield Cleanup Program, please visit our web Site at:  
<http://www.dec.state.ny.us/webSite/der/bfield>

Atlas Park Site Location Map

