

# Celebrating Success: Liberty Industrial Finishing Oyster Bay, New York



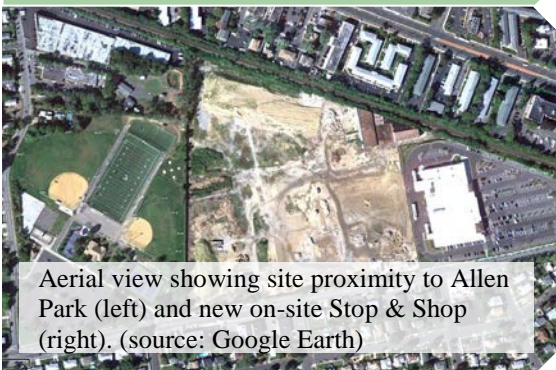
Superfund  
Redevelopment  
Initiative



Waste found on-site during deep excavation efforts. (Source: EPA)

*“People always dreamed about expanding that park, and this is monumental.”  
-Councilman Joe Muscarella*

*“In 14 years, we’ve gone from a mess to a great location and a new supermarket.”  
- Town Supervisor John Venditto*



Aerial view showing site proximity to Allen Park (left) and new on-site Stop & Shop (right). (source: Google Earth)

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New Stop & Shop supermarket. (source: EPA)

Once a contaminated property with a history of aircraft part manufacturing and metal plating, the Liberty Industrial Finishing Superfund site (the Site) in the Village of Farmingdale, Town of Oyster Bay, New York, is now a community asset. Thanks to proactive EPA, local government, stakeholder and community collaboration, the Site now houses a large supermarket and construction efforts to extend a community park onto site land are underway.

Starting in the late 1930s, a variety of industrial activities, including parts manufacturing and metals plating, operated from the Site. Due to soil and ground water contamination resulting from these former practices, EPA placed the Site on the National Priorities List (NPL) in 1986. Remedial actions at the Site included soil excavation and removal and ground water treatment to remove contamination.

EPA selected industrial cleanup standards for the Site because it was zoned for industrial use and had been historically used for industry. However, a late-1990s reuse study roused significant local interest in recreational reuse potential at the Site. The western portion of the Site is located adjacent to the Ellsworth Allen Park and provided a convenient area for park expansion. As a result of the Town’s decision to reuse the property for recreational purposes, EPA documented what additional soil remediation the Town would need to perform support recreational reuse at the Site in the 2003 Record of Decision for the Site. The Town requested the status of Bona Fide Prospective Purchaser for the western 14 acres of the site, negotiated a Prospective Purchaser Agreement (PPA) and agreed to a payment plan to compensate stakeholders for the cost difference in remediation standards. In July 2011, the Town of Oyster Bay passed a resolution to rezone the property from industrial to recreational in anticipation of the new reuse. Construction on the park has begun and the Town continues to work with EPA to implement institutional controls and access agreements for the Site.

In addition to recreational reuse efforts on the western portion of the Site, the Stop & Shop Supermarket Company, LLC recognized the potential of the eastern section of the Site, constructing a new supermarket. In anticipation of this beneficial reuse, site property owners applied for a “special use permit” and began work with EPA on a PPA to address Superfund liability concerns. The 2005 PPA helped propel plans for the construction of an 80,000 square foot supermarket on 9 acres of site property. Construction on the Super Stop & Shop began September 2009 and the store opened to the public in May 2010. EPA continues to work with site and store owners, the local government and the community to maintain site protectiveness and to return the site to beneficial reuse.