

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for property known as the:

***Former Mill Neck Marina
Hernan Avenue
Locust Valley, New York***

Prepared for:

***The Town of Oyster Bay
Office of the Supervisor
Town Hall
Oyster Bay, New York 11771***

February 20, 2002

Prepared by:

Cashin Associates, P.C.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR THE PROPERTY LOCATED AT:

**FORMER MILL NECK MARINA PROPERTY
HERNAN AVENUE
LOCUST VALLEY, NEW YORK 11560**

PREPARED FOR:

**TOWN OF OYSTER BAY
OFFICE OF THE SUPERVISOR
TOWN HALL
OYSTER BAY, NEW YORK 11771-1592**

PREPARED BY:

**CASHIN ASSOCIATES, P.C.
1200 VETERANS MEMORIAL HIGHWAY
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PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY FORMERLY OCCUPIED BY THE MILL NECK MARINA
LOCATED AT:

TERMINUS OF HERNAN AVENUE
LOCUST VALLEY, NEW YORK 11560

1.0 INTRODUCTION & METHODOLOGY

1.1 Purpose of the Phase I Environmental Assessment

This report outlines the findings of a Phase I Environmental Assessment conducted by Cashin Associates, P.C. (CA) for the former Mill Neck Marina property located at the terminus of Hernan Avenue in Locust Valley, New York. The subject property covers a total of approximately 1.4 acres of land, which presently is vacant, and comprises a total of 23 individual tax lots on the Nassau County Land and Tax Map, as enumerated in Section 2.1 of this report.

This report has been prepared in accordance with the recommended guidelines as presented in American Society for Testing Materials (ASTM) E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The goal of this assessment is to identify recognized environmental conditions on the site, as defined by ASTM E 1527-00. The term recognized environmental conditions means the presence or likely presence of any

hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

1.2 Methodology

The methodology of this assessment consists of four basic components, as recommended in ASTM E 1527-00, plus the completion of several additional tasks provided by CA, as part of the evaluation of "Business Environmental Risk", as defined under ASTM. This methodology is summarized below.

1.2.1 Records Review

A search of available records is performed to obtain and review information that will help to identify recognized environmental conditions in connection with the property. Records are reviewed for the site itself as well as for the area around the site within a minimum search distance recommended by ASTM E 1527-00. This records review includes standard Federal and State environmental record sources such as the Federal National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation and

Recovery Act (RCRA) Generator, Emergency Response Notification System (ERNS), and other lists, and State Solid Waste Facility, Petroleum and Chemical Bulk Storage, and State (and local) spills.

Additional records review includes the evaluation of current or historical recognized environmental concerns through the following sources:

- The current United States Geologic Survey (USGS) 7.5-Minute Topographic Map and other physical setting maps.
- Historical use maps, such as the Sanborn Fire Insurance maps, if available.
- Historical Aerial Photographs.
- Other historical land use records.
- Local municipal building department records.
- Other municipal agency records.

1.2.2 Site Reconnaissance

A site visit is performed to visually and physically observe the site and any associated structures, facilities, or materials on the site, to obtain information on the likelihood of identifying recognized environmental conditions, as recommended by ASTM E 1527-00 Section 8. A general reconnaissance of

surrounding properties is also performed to determine the potential of off-site conditions to affect the subject site. A list of references utilized for this assessment is provided in Section 6.

The site visit conducted by CA for this property was performed by a team of qualified environmental personal, including a New York State licensed asbestos inspector. The site visit includes inspection for potential recognized environmental concerns including: presence of hazardous substance and petroleum products; storage tanks; drums and other containers for hazardous materials; PCB-containing equipment; drains; sumps; stained soil and pavement; stressed vegetation; solid waste; liquid wastes; and on-site septic systems. The site visit was also conducted to obtain field information on general site geologic conditions, topography, utility supplies, and nature/condition of any on-site structures, facilities and equipment.

1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals

Interviews are conducted to obtain information relating to current and former site uses, site history, and possible environmental conditions associated with the site. In general, individuals interviewed as part of this work include: current owner/owner's representative; key site manager; occupants/tenants

for commercial uses on the site. A list of contacts made for this assessment is provided in Section 6.

1.2.4 Business Environmental Risk Investigations

Although not within the scope of ASTM E 1527-00 for recognized environmental concerns, the environmental assessment prepared by CA includes an evaluation of several additional environmental issues to provide an evaluation of Business Environmental Risk, as identified under the ASTM practice as warranted for consideration by parties to a commercial real estate transaction. This evaluation is not intended to provide a thorough or comprehensive analysis of the respective conditions, but instead provide a preliminary indication of the potential for conditions of concern. These additional tasks include:

- A preliminary visual inspection of the site and any building interiors to determine if friable asbestos-containing building materials (ACM) may be present. If appropriate, samples of suspected ACM are collected for laboratory analysis.
- A preliminary inspection for major sources of electromagnetic fields (e.g. high tension wires, electrical sub-stations, etc.).

- Determination of the potential for existence of radon in soil at the subject site.
- A preliminary visual inspection of painted surfaces to determine if lead-based paint may be present. If appropriate, samples of suspected lead-based paint are collected for laboratory analysis.
- Review of area maps to determine if wetlands, flood plains, and other environmentally sensitive areas are present on the site.

1.2.5 Evaluation and Report Preparation

The information obtained under the above tasks is evaluated to assess recognized environmental conditions associated with the subject site. This report represents the end product of this analysis, and contains a summary of findings and recommendations. Recommendations for Phase II work are also provided as appropriate. Documentation including references, test results, maps and other important materials are presented as appendices.

1.2.6 Exceptions to ASTM E 1527-00

This report complies with the recommendations of ASTM E 1527-00, with no exceptions.

1.2.7 Assessment Limitations

As specified in ASTM E 1527-00, Section 4.5.1, an environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, within reasonable limits of time and cost. The Phase I Environmental Site Assessment is a visual, non-intrusive assessment where investigation includes review of records, interviews with site personnel and inspection of visible conditions. The conclusions of the assessment are based upon readily accessible and visible areas. No conclusions are provided on items hidden behind construction or completely underground and without visible evidence.

SITE DESCRIPTION AND HISTORY

The following site description is based upon a field inspection that was conducted on January 24, 2002, by a team of qualified environmental personal, including a New York State licensed asbestos inspector. This description is also based on CA's review of the USGS 7.5-Minute Topographical Map and other physical setting sources including soil type maps, geological reports and road maps. Permission to access the site was obtained verbally by telephone from the current owners, Mr Harvey Weisman and Mr. Michael Petracca.

2.1 Site Location and Description

The subject parcel comprises 1.4 acres of land, as determined on the basis of dimensions provided on the Nassau County Land and Tax Map. The site is located on the north side of Hernan Avenue and the west side of Oak Neck Creek, in Locust Valley, Town of Oyster Bay, Nassau County, New York. A location map is provided in Appendix I.

The subject property consists of a total of 23 individual tax lots on the Nassau County Land and Tax Map, listed as follows:

Section 29, Block 39, Lots 313-321, and 327-331; and

Section 29, Block 40, Lots 334-338, 345, 348, 446, and 546.

As shown in the lot map included in Appendix I, the subject property consists of three distinct groupings of lots. The 14 lots in Block 39 are separated from the lots in Block 40 by the Meadow Street right-of-way. Within Block 40, Lots 334 through 338, and 348 front on Hernan Avenue and are separated from Lots 345, 446 and 546 by an out-parcel (consisting of Lots 339 through 344) which is not included in the land being examined under the current investigation. Lots 345, 348, 446, and 546 on the subject property have shoreline on Oak Neck Creek, which is a tributary of Mill Neck Creek.

2.2 Present Use(s) of the Site

Present site uses were determined on the basis of a field inspection conducted by CA on January 24, 2002. Weather conditions at that time were rainy, with temperatures in the 40s (Fahrenheit).

The subject property is vacant, as depicted in the site photographs provided in Appendix II. There currently are no retail, manufacturing or industrial operations, or buildings of any kind, located on the site. The shoreline area within the small inlet in the northeast corner of the site contains deteriorated wooden walkways and docking structures, and the remnants of vessel-launching facilities, which comprise the only recognizable structures remaining from prior uses.

The subject parcel consists of areas of weedy vegetative growth with scattered small trees, and disturbed soils. The common reed, *Phragmites*, covers significant portions of the site away from the immediate vicinity of the shoreline, indicating the occurrence of extensive areas of wet soils on this low-lying land. Marsh grasses (*Spartina*) fringe the shoreline on the eastern side of the property. Mounds of fill material are present on the western side of the site, adjacent to the neighboring residential properties.

Miscellaneous debris was observed on the site during CA's site investigation. This includes scattered piles of bricks, asphalt, concrete, metal, wood, fiberglass, bottles, and similar materials, as well as a metal boat trailer and wooden rowboat. CA also observed two metal cylinders, which appeared to be pneumatic or water tanks. No hazardous substances were observed among the on-site debris examined by CA.

Various construction and demolition materials (e.g., bricks, asphalt, stone, and concrete) were observed within the soil substrate on the subject property. These conditions indicate that the site (including the Meadow Street right-of-way and the out-parcels in Block 40) has received fill material, which was spread fairly evenly across the surface. Silt fencing, in fairly good condition, was observed in the vicinity of the shoreline in the southeast corner of the site, suggesting relatively recent activity on the site, possibly associated with the removal of the buildings which previously were present at this location.

Timber retaining walls occur along the westerly edge of the subject property, separating the site from the more elevated, adjoining residential parcels. At some locations, these retaining walls have deteriorated to the point that the soil from the residential lots is eroding onto the subject property.

As discussed in Section 2.1, the property that is the subject of this investigation does not comprise a single, contiguous parcel of land. The subject property is partitioned into three separate groupings of lots by a roadway right-of-way (Meadow Street) and an out-parcel which extends eastward from this right-of-way to the shoreline. Lacking an in-the-field delineation of property lines, it was difficult at times to determine precisely whether certain conditions pertained to the subject property or to adjoining lands. However, since the direct field observations by CA did not reveal any significant, recognized environmental conditions on the site, the distinction between the parcels was not considered to be critical for the purposes of this investigation.

2.3 Surrounding Land Use

The subject property is located adjacent to a suburban neighborhood of single-family residential homes. The land uses immediately adjacent to the site consist primarily of single-family residential dwellings (to the north, west and south across Hernan Avenue), with frontage on the marine waters of Oak Neck Creek to the east. The

main body of Oyster Bay Harbor is located approximately one mile to the east of the subject property. Long Island Sound and Stehli Town Beach are located approximately one-half mile to the north. The Long Island Expressway is located approximately 9 miles to the south of the site.

2.4 Topography and Geological Setting

A review of the USGS topographic map (Bayville Quadrangle) reveals that the subject property has an elevation which ranges from 0 (at the shoreline) to a maximum of approximately 20 feet above sea level in the southwest corner of the site, in an area that slopes gradually downward in a generally eastward direction.

The geology of the subject site consists of a thick layer of loose and permeable glacial sediments, consisting of gravel, sand and clay layers, which overlays thick layers of Cretaceous age unconsolidated deposits. These unconsolidated sediments overlay metamorphic rocks of Precambrian Age. Several groundwater aquifers exist in the unconsolidated sediments, the shallowest of which is the Upper Glacial Aquifer. Although the Upper Glacial Aquifer is not utilized by the local water supply company for drinking water due to regional pollution, the next lowest aquifer, the Magothy Aquifer, is utilized for domestic water supply.

The water table at the subject site is shallow, due to the proximity of the marine waters of Oak Neck Creek. Groundwater occurs at the land surface along the shoreline, and is not expected to be deeper than about ten feet at the highest elevations in the southwest corner of the site. The subject property exhibits shallow groundwater flow, which discharges eastward into Oak Neck Creek.

2.5 Site History

Site history was determined based on review of historical aerial photographs; interviews with Mr. Harvey Weisman, the owner of most of the subject property; and review of information in the files of the Town of Oyster Bay Building Division.

2.5.1 Information Obtained from Property Owner

Mr. Weisman indicated that he acquired the subject property in a tax lien sale from Nassau County in 1995, at which time the marina on the site had been abandoned and out of operation for several years.

Mr. Weisman stated that a marina operation commenced on the subject property about 50 to 75 years ago and that there was no development on the site prior to the marina. Subsequent to his acquisition of the site, Mr. Weisman proceeded with a cleanup to remove the marina building (on Lot

348) and a large number of derelict boats that had been abandoned on much of the remaining area on the site. To Mr. Weisman's knowledge, there were never any underground storage tanks on the site, which he suggested would have been impractical due to high groundwater levels. Subsurface sanitary structures reportedly were removed at the time of building demolition, as overseen by the Nassau County Department of Health. Several small aboveground storage tanks also were removed at that time, according to Mr. Weisman.

Mr. Weisman indicated that he was not aware of any prior Environmental Site Assessment investigations having been undertaken for the subject property. A series of soil borings was performed in 2000, but the analysis of those soils was limited to physical properties (e.g., texture and structural strength). Although the boring contractor reportedly did not observe conditions that would suggest contamination, such as petroleum odors or floating product, no samples collected at that time were submitted to laboratory testing for contaminants.

2.5.2 Historical Aerial Photograph Review

- Historical aerial photographs were obtained from two sources:

- Environmental Data Resources, Inc. (EDR), of Southport, Connecticut - for the years 1953, 1966, 1974, 1980, and 1994. Because of the large scale of these photographs (1"=750'), some of the site details were difficult to discern.
- Aerographics Corp. of Bohemia, New York - for the years 1976, 1995, and 2000. The scale of the 1995 print is at 1"=400', while the other two prints are at 1"=100', allowing close examination of on-site conditions.

CA's review of historical aerial photographs, copies of which are included in Appendix V, revealed:

1953 The subject property appears on this aerial photograph to have been developed sometime before 1953 with a large commercial building (on Lot 348) and was being used for the outdoor storage of boats. The building appears in this photograph to be constructed in very close proximity to the waters of Oak Neck Creek. The surrounding area appears to consist primarily of woodlands, with scattered residential dwellings.

1966 Based on comparison of the 1953 photograph to the 1966 photograph, the east side of the subject property appears to have

been expanded with the placement of fill in Oak Neck Creek. The site also appears in this aerial photograph to have been used primarily for outdoor boat storage. The adjacent properties to the west appear to have been developed since 1953 with additional residential dwellings, as has the surrounding area.

1974-76

These photographs indicate that the subject property was further modified since 1966 with the excavation of an inlet area on the east side, along Oak Neck Creek. The adjacent properties to the north and south appear to have been further developed since 1966 with additional residential dwellings, as has the surrounding area. The out-parcel comprising Lots 332 and 333, located in the middle of the subject property, appears to have been developed since 1966 with a small commercial building.

1980

Comparison of the 1974 photograph to the 1980 photograph appears to show no significant changes to the subject property over this six-year period. The surrounding area appears on this photograph to have undergone minimal development since 1974 with residential dwellings.

1994-95 Comparison of the 1980 photograph to the 1994 and 1995 photographs appears to show no significant changes to the subject property or the surrounding neighborhood over this 15-year period.

2000 Comparison of the 1994-1995 photographs to the 2000 photograph shows no apparent change to the marina building. However, the number of boats on the site had been dramatically reduced over this time period. No other significant changes appear to have occurred on the subject property or in the surrounding neighborhood during this interval.

2002 Based on CA's January 2002 site inspection and comparison to the 2000 aerial photograph, the subject property has been modified significantly over the past two years with the removal of the large commercial building (on Lot 348) and the boats in outdoor storage, such that the subject property presently is vacant. No other significant changes were observed for subject property or the surrounding area between 2000 and 2002.

2.5.3 Review of Town of Oyster Bay Building Division File

On February 1, 2002, CA reviewed the files available at the Town of Oyster Bay Division of Buildings regarding the subject property. These files contained:

- a cesspool permit issued in 1957;
- a building permit for plumbing fixtures issued in 1958;
- a 1984 site plan showing a variety of improvements, including a metal "travel lift", new bulkhead, and floating dock on the canal in the northeast corner of the site, and an earthen dike along the shoreline extending southward from the canal to the marina building on Lot 348; and
- a permit issued by the New York State Department of Environmental Conservation (NYSDEC) in 1985 for bulkhead restoration.

The Building Division file did not contain any information directly identifying any environmental problems on the subject property.

2.5.4 Findings of Review of Historical Information

Review of the historical data for the past 50 years reveals that the subject property had been occupied by a marina at least as far back as the 1950s. Marina activities on the site continued until recently, when this use was abandoned and finally removed from the site within the last few years. Although this analysis did not produce any direct evidence of significant, recognized environmental conditions, the site history indicates a potential for soil contamination from various substances, possibly including:

- petroleum products (e.g., fuels and lubricants), which would have been used to operate vessels and on-site equipment;
- metals present in paints and other vessel components, which could have been released to soils at the site during painting, hull scraping, and/or similar activities; and
- solvents, which would have been used in the cleaning of engine parts and other vessel components.

In the event that significant soil contamination has occurred at this location, the potential also would be high for adverse impacts to the underlying

groundwater, given the shallow depth to the aquifer at the site. Furthermore, the natural discharge of such contaminated groundwater, if present, could impair the adjacent surface waters of Oak Neck Creek.

3.0 FINDINGS OF RECORDS REVIEW

A review of Federal, State and local records pertaining to potential recognized environmental conditions was performed based on an First Search Technology Corporation database search acquired for the subject site and surrounding area. The search distances comply with those recommended by ASTM E 1527-00 Section 7. A brief description of the database review is provided below and a copy of the search output is given in Appendix IV.

3.1 Federal Records Search

3.1.1 *National Priorities List (NPL) or Superfund*

The subject parcel is not a Federal Superfund site. There are no such sites located within a one-mile radius of the subject property.

The NPL Report, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. This list is primarily based upon a score which the site receives from the USEPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

3.1.2 *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)*

The subject parcel is not listed on the CERCLIS database. There are no such sites located within a one-mile radius of the subject property.

CERCLIS is a list of potential hazardous waste sites that the USEPA is investigating for hazardous substance releases. Each site is given a hazardous ranking score which determines its standing on the NPL and priorities for cleanup. The higher the score, the greater the threat to the environment, and the more rapidly the site will be addressed by the USEPA.

3.1.3 *Resource Conservation and Recovery Act (RCRA) Hazardous Waste Treatment, Storage, and Disposal Sites*

The subject site is not listed on the USEPA RCRA list. There are no such sites located within a one-mile radius of the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.4 *RCRA Hazardous Waste Generators and Transporters*

The subject site is not listed as a RCRA Hazardous Waste Generator and Transporter site. There are no such facilities located within a one-quarter mile radius of the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

3.1.5 *Emergency Response Notification System*

The subject site is not listed on the Federal database of spills compiled by the Emergency Response Notification System.

3.1.6 *Toxic Release Inventory Sites*

The subject property is not listed as a Toxic Release Inventory Site. Toxic release sites are manufacturing facilities that are required, pursuant to Section 313 of the Federal Emergency Planning and Community Right-To-Know Act, to report releases of any listed toxic chemical into the air or water, or onto the land.

3.1.7 CORRACTS (Corrective Action Report)

The subject property is not listed as a CORRACTS site. There are no such sites located within a one-mile radius of the subject property.

This database represents a list of RCRA hazardous waste generator, treatment, transporter and disposal facilities that have been identified by the USEPA for corrective action.

3.2 State and Local Records Search

3.2.1 *NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)*

The subject parcel is not listed on the State Superfund list. There are no such sites located within a one-mile radius of the subject property.

The List of NYSDEC Inactive Hazardous Waste Disposal Sites contains summary information pertaining to those facilities that are deemed hazardous by NYSDEC.

3.2.2 *NYSDEC Hazardous Substance Waste Disposal Sites*

The subject property is not listed on this State list. There are no such sites located within a one-mile radius of the subject property.

NYSDEC maintains a database of waste disposal sites that may pose threats to public health or the environment, but cannot be remediated using monies from the Hazardous Waste Remediation Fund.

3.2.3 *NYSDEC Solid Waste Facilities*

The subject parcel is not on the NYSDEC Solid Waste Facilities List. There are no such sites located within a one-mile radius of the subject property.

3.2.4 *Local and State Petroleum Bulk Storage Sites*

The subject parcel is not listed as a petroleum bulk storage facility. There are no such facilities located within a one-quarter mile radius of the subject site.

The fact that a facility is listed as a petroleum bulk storage site does not mean that it is an unsafe facility or that fuel spills will occur, but does

indicate that there is a potential for spillage because there is a significant quantity of fuel stored on the site.

3.2.5 *Area Spills (NYSDEC Active Toxic Spills, Leaking Underground Storage Tanks, Etc.)*

The NYSDEC Spill Logs dated October 2001 list the subject property with one spill incident. On April 21, 2000, a caller reported that the marina had been abandoned for three years and various containers and drums were present on the site. The caller also stated that the building contains unknown materials and appears to be ready to collapse into the creek. This spill incident is listed in the database as active, but no specific details are provided regarding the type or quantity of material involved or the objectives for resolving the incident.

During a telephone interview with Mr. Harvey Weisman, the present owner of a majority of the subject property, CA inquired as to the nature and status of the NYSDEC-listed spill. It is Mr. Weisman's understanding that this incident involved a small quantity of fuel/oil mixture that was spilled onto the ground in the southeast portion of the property when one of the abandoned boats was being removed from the site. In an effort to resolve the matter, Mr. Weisman reportedly retained the services of a remediation

contractor, who was dispatched to the site and directed to identify the extent of the problem and correct same. This account is consistent with information obtained during a telephone conference with Mr. Hugh Cirrito, the NYSDEC-Region 1 Case Manager for the project. However, Mr. Weisman indicated that the contractor was not able to determine the location of the spill and, consequently, a cleanup was never undertaken. On this basis, it does not appear likely that the spill in question can ever be directly addressed.

Four other spill sites are listed within a one-half mile radius of the subject property. The closest spill is listed as 9 Johnston Street, located approximately 1/8 mile to the southwest of the subject property. The spill occurred on February 19, 1995, when an unknown quantity of #2 fuel oil was spilled during a delivery. This spill incident is listed in the database as having been closed on February 22, 1995.

The next closest spill listed as 12 Michael Street, located approximately 1/8 mile to the northwest of the subject site. On August 17, 2000, a caller (hired by potential buyer) reported finding TPH in soil borings within the vicinity of storage tank. NYSDEC reviewed the sample results submitted by the consultant and, based upon various factors, no further action was required by NYSDEC at that time. The owner subsequently contacted the Nassau

County Department of Health, and had the tank abandoned in December 2000. This spill is listed in the database as having been closed on July 10, 2001.

The spill lists include relatively small incidents, such as equipment or human errors, tank overfills, and poor housekeeping. In general, the spill list records sites that were reported to the NYSDEC and are classified as "active", "cleaned up", or "unspecified". The ultimate goal of the NYSDEC is to resolve all reported spill sites to a classification of "cleaned up" after investigation, monitoring or remediation activities. There is no evidence that any of the listed off-site spills have directly affected the subject property.

3.2.6 *NYSDEC Chemical Bulk Storage Sites*

The subject parcel is not listed as a chemical bulk storage facility. There are no such sites identified within a one quarter-mile radius of the subject property.

NYSDEC maintains a database of facilities that store regulated substances, as listed in 6 NYCRR Part 597, in aboveground tanks in amounts greater than 185 gallons or in underground tanks of any size.

3.2.7 *NYSDOH Radon Database*

Based on CA's experience in conducting Phase I Environmental Site Assessments throughout the region, and our knowledge of the area's hydrogeology, radon is not generally present or expected to be found at elevated levels on Long Island. This is corroborated by a Statewide testing program recently conducted by the New York State Department of Health's (NYSDOH) Bureau of Environmental Radiation. In Nassau County, the basements of 42 buildings were tested by charcoal screening for the presence of radon gas. The average quantity of radon present in these houses was 1.4 picocuries per liter (pCi/l). The USEPA has set 4 pCi/l as the acceptable level for homes. Based on this standard, the average quantity of radon gas is below the USEPA level.

A copy of the NYSDOH study results is provided in Appendix III of this report.

INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**4.1 On-Site Inspection of Hazardous Material Usage**

The subject property is undeveloped. Therefore, hazardous materials are not presently utilized at this location.

4.2 On-Site Storage Tanks

The subject property is undeveloped. Therefore, no active storage tanks currently are present at this location.

Mr. Weisman, the present owner, indicated to CA that aboveground storage tanks related to the prior marina use were removed from the site at the same time the marina building was demolished within the last few years. Mr. Weisman further reported that there were never any underground storage tanks on the site, due to high groundwater levels.

4.3 On-Site PCB's

The subject property is undeveloped. Therefore, no electrical equipment or other potential sources of PCB-containing materials were observed on the site.

CA observed a pole-mounted transformer located directly to the south of the subject property, along Hernan Avenue. This equipment reportedly is the property of the local electrical utility, the Long Island Power Authority (LIPA). LIPA typically reports that all utility owned transformers throughout Nassau County are not PCB-containing. CA observed that the transformer appeared in good condition, with no evidence of leaks or spills.

4.4 Asbestos Containing Material (ACM) in the Building

The subject property is undeveloped. Therefore, potential ACM construction is not present at this location.

According to Mr. Weisman, the current owner the marina building that previously occupied Lot 348, this structure recently was demolished and removed from the site, and the debris (including any ACM) was carted away to a suitable disposal facility.

4.5 Lead-Based Paint

The subject property is undeveloped. Therefore, no construction treated with lead-based paint is present at this location.

4.6 Solid Waste Handling

The subject property is undeveloped. Therefore, solid waste is not currently generated at this location.

CA observed miscellaneous debris related to the dumping of solid waste in various locations on the subject property. This waste material included: bricks, asphalt, concrete, metal, wood, fiberglass, bottles, and similar materials; a metal boat trailer and wooden rowboat; and two metal cylinders, which appeared to be pneumatic or water tanks. CA's inspection did not reveal the presence of any hazardous materials among the debris observed at the site.

4.7 Electromagnetic Fields

No sources of electromagnetic fields (EMFs), such as high tension wires and electrical substations, were observed in the vicinity of the subject property.

There currently are no regulations concerning the proximity of development to major sources of EMFs such as overhead high tension wires. However, high levels of EMFs are an unresolved public health issue. Some recent studies have linked the presence of elevated EMFs to increased risk of certain cancers and other illnesses. Although studies are ongoing and no definitive conclusions have been reached, the

existing evidence indicates that a potential health risk may exist for individuals who are exposed to these fields. In any case, the general perception of a risk associated with major sources of EMFs can reduce the marketability and value of real estate.

4.8 Pits, Ponds, or Lagoons

The subject property is undeveloped. Therefore, no artificial pits, ponds, or lagoons are present at this location.

4.9 Drums

No drums were observed by CA on or around the subject property.

4.10 Stained Soils or Pavement

No stained soils or pavement were observed by CA on the subject property.

4.11 Stormwater and Sanitary Systems

The subject property is undeveloped. Therefore, no sanitary waste disposal systems currently are in use at this location.

According to Mr. Weisman, the current owner of the subject property, subsurface sanitary structures associated with the prior marina facility were removed at the time of the recent building demolition, as overseen by the Nassau County Department of Health.

4.12 Floor Drains and Sumps

The subject property is undeveloped. Therefore, no floor drains or sumps are present at this location.

4.13 Water Supply

The subject property is undeveloped. Therefore, the site is not served by an active water supply system.

4.14 Stressed Vegetation

CA's field observations did not reveal the presence of stressed vegetation.

4.15 Wetlands and Floodplains

As noted previously, the subject property adjoins the tidal marine waters of Oak Neck Creek, a tributary of Mill Neck Creek which extends off the westerly end of Oyster Bay Harbor. Saltwater wetland grasses (*Spartina*) and tidal flats fringe the shoreline on the eastern side of the site.

Review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) indicates that the subject property is situated largely within 100-year floodplain. More specifically, it appears that the entire property, except perhaps for the extreme southwest corner of the site, is located in zone AE, with a base flood elevation of 12 feet.

FINDINGS AND CONCLUSIONS

Cashin Associates, P.C. has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.2.6 of this report.

The following recognized environmental concerns and environmental risk conditions were found to be associated with the subject site:

- 1) **Prior Spill Events:** The subject property is identified in the NYSDEC database as having been involved in one spill incident. Although any containers or drums that may have been abandoned on the site (as listed in the database) have since been removed, this spill has not been officially closed. According to the current owner, the incident in question involved a small-volume spill, for which a previous attempt to identify the extent of the problem and correct same were not able even to determine the location of the spill. As a result, it appears unlikely that this spill can ever be directly addressed. Notwithstanding these circumstances, it is recommended that NYSDEC be contacted in order to determine the actions that would be necessary to properly close out the active spill file.
- 2) **Historical Uses of the Subject Property:** The subject property previously was the site of a marina, which had been in operation at least as far back as the 1950s. This long-term use indicates a potential for soil contamination to have resulted, possibly involving various substances related to marina operations, such as petroleum

products, metals, and solvents. Any significant soil contamination that may have occurred at this location could adversely affect groundwater, due to the shallow depth to the aquifer, and possibly also the adjacent surface waters of Oak Neck Creek.

Based the long-term use of the subject property as a marina, and the associated potential for the release of various contaminants into the environment, and considering that one documented spill incident on the site has not yet been satisfactorily resolved, it is recommended that a series a soil borings be collected at various locations across the site. These soils should undergo laboratory testing for the standard suite of petroleum hydrocarbons, metals, and volatile and semi-volatile organic compounds, in accordance with U.S. Environmental Protection Agency standards and protocols.

Groundwater samples should also be collected and sampled. If soil or groundwater contamination is found, additional investigation and/or site remediation could be required.

- 3) **On-Site Waste Dumping and Debris:** The subject property contains areas in which waste dumping has occurred. This waste material includes bricks, asphalt, concrete, metal, wood, fiberglass, bottles, a metal boat trailer, wooden rowboat, and two metal cylinders. Additionally, the small inlet in the northeast corner of the site contains deteriorated wooden walkways, docking structures, and vessel-launching facilities. Although CA's inspection did not reveal the presence of any hazardous substances

among this material, it is recommended that all debris be removed from the site and properly disposed.

- 4) **Wetlands and Floodplain:** The shoreline of the subject property contains tidal wetlands, and the site is largely covered by the 100-year floodplain. These conditions pose constraints for the potential future development of the property. As part of design plans for reuse, if improvements are proposed for this site, appropriate measures should be taken to preserve the wetlands, and the site-specific flood elevation should be verified to determine if flood-proofing or other special flood protection measures are required.

SECTION 6
REFERENCES AND CONTACTS

REFERENCES

Cirrito, Hugh, NYSDEC, Region 1. Telephone Communication, February 8, 2002.

Nassau County Public Health Ordinance, Article XI, Toxic and Hazardous Materials Storage, Handling and Control, of the Nassau County Board of Health, Amended April 1, 1992, Mineola, New York.

Nassau County Board of Health, Petroleum and Hazardous Materials Storage, Mineola, New York, October 2001.

New York State Department of Environmental Conservation, April 2000. Inactive Hazardous Waste Disposal Sites in New York State, Volume I.

New York State Department of Environmental Conservation, October 2001. Petroleum Bulk Storage Facilities, Albany, New York.

New York State Department of Environmental Conservation, October 2001. Spills Information Database, Albany, New York.

New York State Department of Health, December 1997. Average Basement Charcoal Screen Measurement by County, Albany, New York.

United States Environmental Protection Agency, August 1999. National Priorities List, Washington, D.C.

United States Department of Agricultural Soil Conservation Service, February 1987. Soil Survey of Nassau County, New York

United States Department of the Interior, 1981. Water Table on Long Island, New York

United States Environmental Protection Agency, June 2000. List of Facilities Regulated by RCRA, Washington, D.C.

United States Environmental Protection Agency, April 2000. CERCLIS List of Suspected Contamination Sites, Washington, D.C.

Harvey Weisman, Property Owner. Telephone Communication, February 6, 2002.

SECTION 7
SIGNATURE PAGE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR THE PROPERTY LOCATED AT:

FORMER MILL NECK MARINA
HERNAN AVENUE
LOCUST VALLEY, NEW YORK 11560

CASHIN ASSOCIATES, P.C. REFERENCE NO. 4061.02

Project Manager:

John M. Ellsworth
John Ellsworth

Date: 2/20/02

Inspection
Date: 1/24/02

Inspector:

Robert Coryell
Robert Coryell

Date: 2/20/02

Inspection
Date: 1/24/02

Director of Environmental Programs:

Gregory T. Greene
Gregory T. Greene

Date: 2/20/02

SECTION 8
QUALIFICATIONS INFORMATION



CASHIN ASSOCIATES, P.C.

GREGORY T. GREENE
Director of Environmental Programs

EDUCATION/REGISTRATION

B.A., Geological and Geophysical Sciences, Princeton University, 1975
M.S., Marine Environmental Sciences, SUNY at Stony Brook, 1978
Certified Environmental Specialist, Environmental Assessment Association

EXPERIENCE

As Director of Environmental Programs at Cashin Associates, Mr. Greene serves as project director for the firm's environmental site assessments prepared for the firm's banking and real estate investment clients. He is also responsible for directing major environmental planning, hazardous materials management and site remediation projects. He has supervised preparation of numerous environmental impact statements and technical studies for projects involving public works and transportation planning, commercial and residential site development, and construction of highways, solid waste disposal facilities, and other public improvements. These projects have included assignments throughout the New York City metropolitan region, as well as the eastern United States and Latin American regions.

Recent environmental projects completed under Mr. Greene's direction included:

- Numerous environmental assessments of sites and buildings for banks, lending institutions and other corporate clients, including asbestos and lead investigation and abatement, throughout the eastern United States, including the States of New York, New Jersey, Florida, Pennsylvania, Massachusetts, Connecticut and Ohio.
- Preparation of environmental impact statements for major commercial and residential complexes on Long Island, NY.
- Environmental and technical review services on behalf of various municipalities.
- Supervision of site investigations and remediation work for 6 industrial properties in Hauppauge, NY.
- Phase II investigations and follow-up remedial activities at industrial and commercial sites with environmental problems for banking and real estate investment firms.
- Supervision of lead paint abatement programs performed under FREDDIE MAC requirements for buildings in New York and New Jersey.
- Comprehensive site investigation, hazardous material assessment and re-use plan to a 420-acre former military base in Montauk, NY, for the Office of Parks, Recreation and Historic Preservation.
- Environmental studies relating to solid waste recycling and energy recovery for the Solid Waste Management Authority of Puerto Rico.

- Preparation of Local Waterfront Revitalization Plans for the Towns of Brookhaven, North Hempstead and Oyster Bay, NY, and various other communities.
- Implementation of fuel storage tank testing and remediation programs for the Towns of Oyster Bay, Babylon and Islip, including several hundred underground tanks.

Other recent assignments conducted by Mr. Greene included: area planning studies and site assessments throughout the northeast for the U.S. Postal Service; various ecological, marine and coastal zone management studies throughout Long Island; preparation of the master plan for restoration of Central Park, NY; environmental assessments for utility installations as part of the restoration of Ellis Island, NY.

Mr. Greene has specific project experience in Puerto Rico and the Latin American region. This project experience includes:

- Assistance in preparation of feasibility studies for waste-to-energy plants in Mercedita, Puerto Rico and Aquirre, Puerto Rico, for the Puerto Rico Solid Waste Management Authority.
- Environmental impact analysis for wastewater facility improvements in the Lajas-Boqueron region of Puerto Rico, for the United States Environmental Protection Agency.
- Comprehensive review and analysis of the environmental and health effect of electro-magnetic fields (EMF's) for the Puerto Rico Electric Power Authority.
- Technical Assistance relating to PCB remediation to Ecopetrol, the Government owned oil company of Colombia.
- Building inspections and site improvements for commercial sites in Puerto Rico for Avis Corporation.



CASHIN ASSOCIATES, P.C.

JOHN M. ELLSWORTH
Environmental Scientist/Permit Specialist

EDUCATION/REGISTRATION

Master of Science, Marine Environmental Sciences, State University of NY at Stony Brook, 1982
Bachelor of Science, Biology-Geology, University of Rochester, 1978.

EXPERIENCE

Mr. Ellsworth is an Environmental Scientist at CA who specializes in projects relating to site assessments, permit compliance, land use management, and environmental impact assessment. He is highly experienced in the application of computer modeling to processing of environmental and field data. Mr. Ellsworth's recent project experience includes:

- Preparation of Phase 1 Environmental Site Assessments and Engineering Condition Surveys for commercial and multi-unit residential properties;
- Assistance in environmental reviews and SEQR Compliance for proposed projects on behalf of the Town of Oyster Bay, including proposed site developments, roadway improvements, and other major projects;
- Environmental analysis and SEQR Compliance review on behalf of the Town of North Hempstead for proposed widening and improvements of the Long Island Expressway in Nassau County;
- Preparation of a series of technical studies on coastal erosion, hazard protection and marine/coastal resources for the New York State Department of State as part of the Governor's Coastal Erosion Task Force Program;
- Preparation of an EIS and permit applications for a proposed marina in Port Jefferson Harbor including mitigation measures for surface waters and wetlands;
- Conceptual design of channel stabilization and shoreline improvement project at a Town of Riverhead recreational facility in Wading River;
- Preparation of permit requirements for a proposed dredging and beach nourishment project in Jamesport, NY, including a detailed tidal wetlands inventory;
- Preparation of a Bay Resources Management Plan for the Oyster Bay/Cold Spring Harbor Complex, including plans for wildlife habitat and water quality protection;
- Assistance in the preparation of Local Waterfront Revitalization Plans for the Towns of Southold, Brookhaven, Islip, Huntington, North Hempstead and Oyster Bay; and
- Preparation of environmental site assessments and building inspections of residential and commercial properties for banking and other corporate clients.



CASHIN ASSOCIATES, P.C.

ROBERT CORYELL
Field Technician

EDUCATION/REGISTRATION

A.A.S., Construction Technology, Suffolk County Community College, 1988
Troxler Nuclear Densimeter Certified
NICET Level I – Highway Construction
Certified Asbestos Inspector, New York State

EXPERIENCE

Mr. Robert Coryell is a Field Technician at CA primarily involved in environmental site investigations and remediation projects. He is experienced in field sampling techniques including soil borings, groundwater monitoring, and surface water sampling. He is also experienced in coordination of contractors, maintenance of records, and field monitoring of work quality and progress for a wide variety of projects, including environmental investigation/remediation, underground tank removals, site improvements, utility installations, park rehabilitation and street lighting. Recent assignments have included:

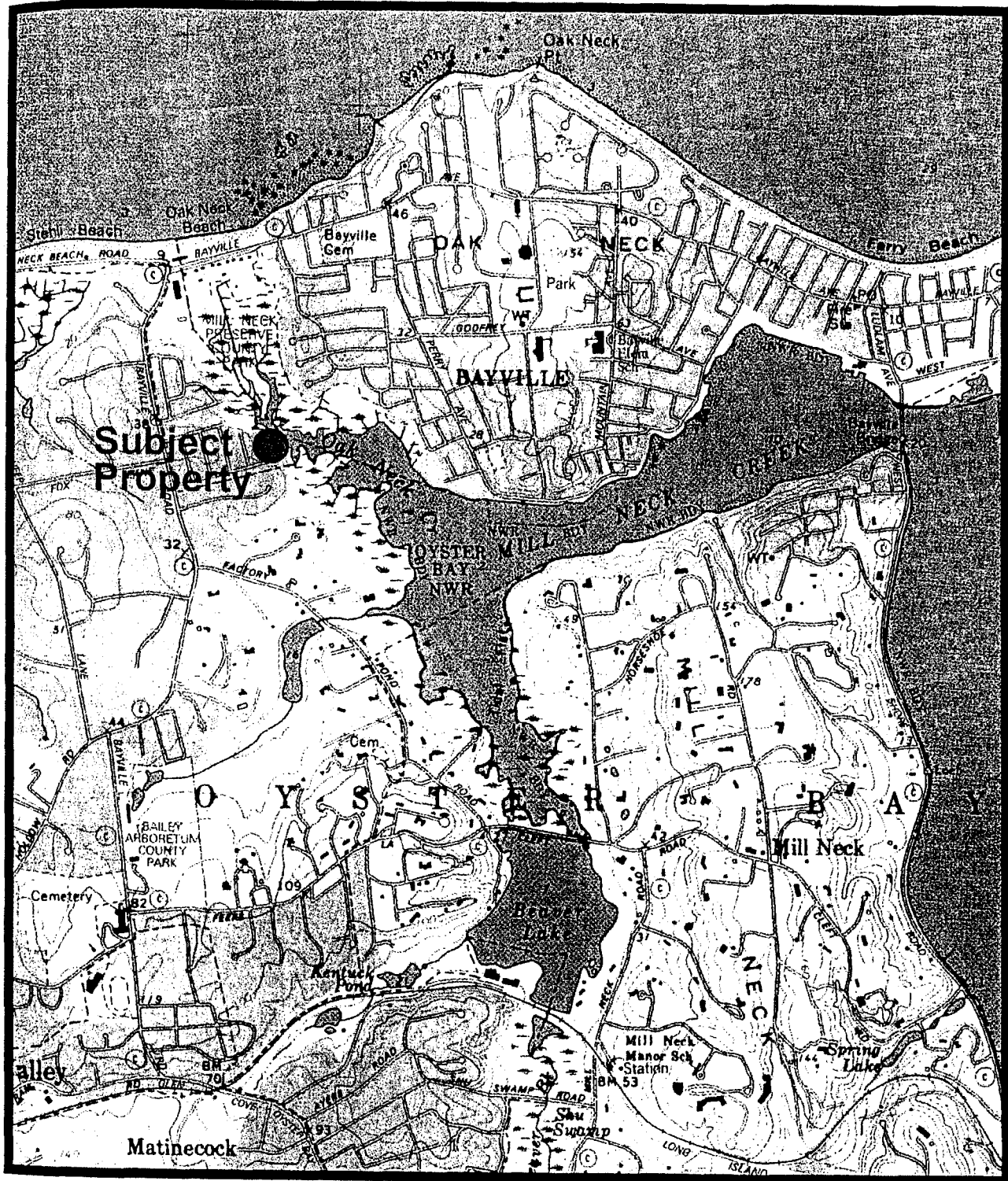
- Field inspector for construction of the Sonia Road Landfill capping and closure for the Town of Islip, NY;
- Field monitoring of underground tank removal, subsurface remediation and follow-up groundwater monitoring as sites in Suffolk County for a major banking client.
- Site investigation for Phase I and Phase 2 environmental site assessments for industrial, commercial, residential, agricultural and undeveloped property throughout Long Island and the New York metropolitan region.
- Construction management and inspection for improvements of two shorefront parks including lighting of two softball fields, Baldwin and Shell Creek, for the Town of Hempstead;
- Field inspection for lighting and electrical improvements at municipal parks for the Town of Hempstead, NY, including underground utility installations and transformer placement;
- Field inspection for a comprehensive street lighting inventory utilizing GIS/GPS mapping for the Town of Brookhaven, New York;
- Field inspection of street lighting for the Incorporated Village Westbury, Nassau County, NY, involving field survey of lighting types, condition and needed improvements along Village roadways;
- Construction inspection for improvements at TOBAY Marina including electrical supply, bulkheads, docks and site work for the Town of Oyster Bay;
- Field inspection for the Town of Brookhaven Cell 5, Phase I and II involving installation of piping, protective cover, liner, and geocomposite;

- Field inspection as part of CA's construction management team for major improvements at Cedar Creek Wastewater Control Facility, Nassau County, NY;
- Field inventory of telephone equipment manholes for NYNEX, involving examination of existing equipment and condition of several hundred installations throughout Nassau and Suffolk counties;
- Field inspection and preparation of as-built drawings for renovation of Building 159 in the Hauppauge Complex for Suffolk County DPW.
- Field inspection of testing and upgrades for fuel storage tanks for various properties owned by Dime Savings Bank;
- Field inspection for leachate storage tank system installation including piping, pumps, wiring, grading, paving and concrete for the Town of Brookhaven, New York;
- Field inspection for Town of Huntington/East Northport Landfill Capping and Closure involving installation of man holes, collection wells, piping, drainage channels, grading, utilization of nuclear densiometer, geosynthetics, geocomposite and geogrid;
- Field measurement and design for capping, and closure of the Town of Babylon Landfill, and construction of related solid waste management facilities;

Prior to joining CA, Mr. Coryell was assigned as a construction inspector on several projects for the Town of Smithtown, including landfill monitoring, capping and closure work. He has also participated field inspection and design projects for recycling facilities, subdivisions, and other development projects in Nassau and Suffolk Counties.

APPENDICES

APPENDIX I
LOCATION/TOPOGRAPHIC MAP



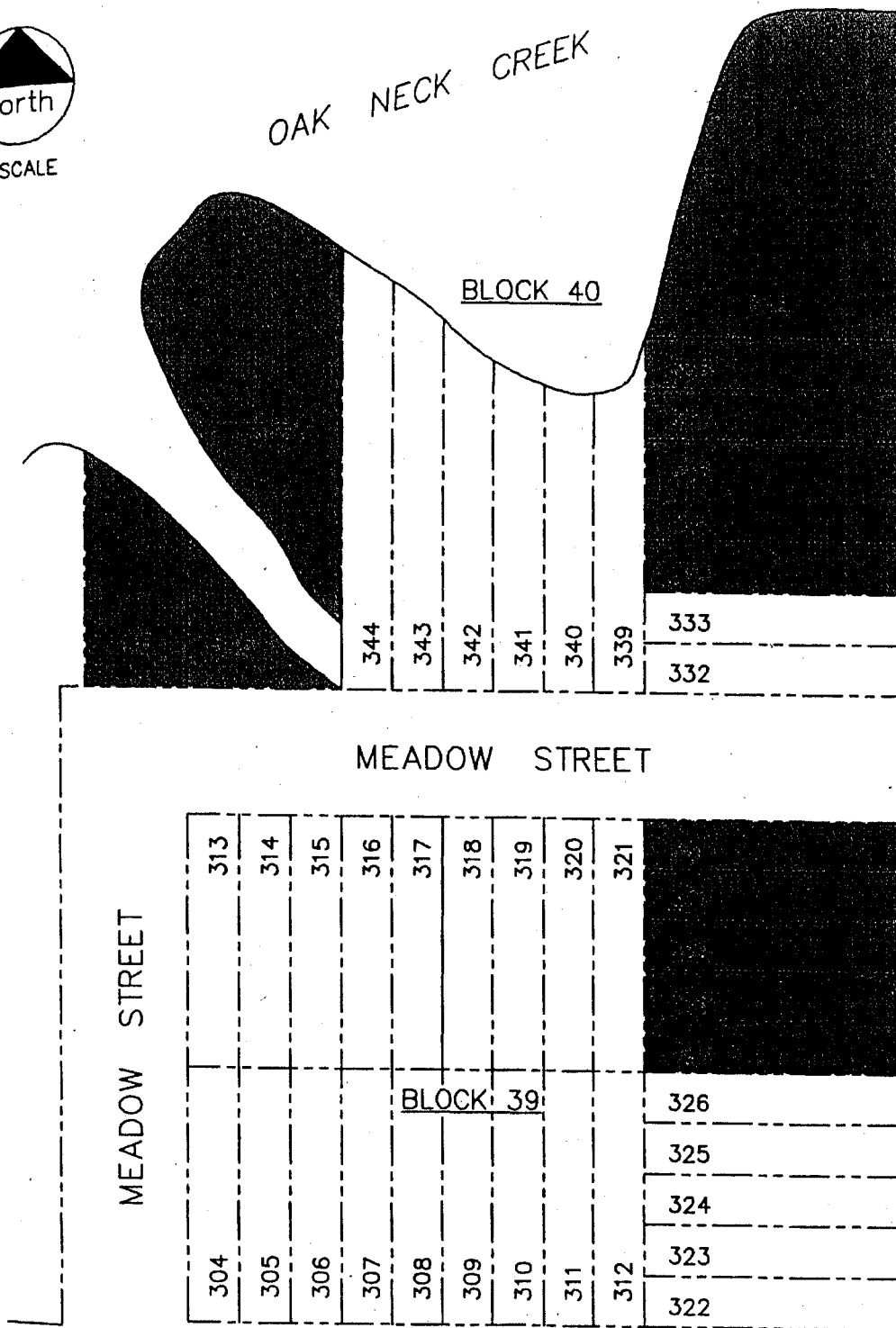
SITE LOCATION MAP

FORMER MILL NECK MARINA PROPERTY



NOT TO SCALE

OAK NECK CREEK



MEADOW STREET

MEADOW STREET

HERNAN AVENUE

BAYVIEW PLACE



Lots currently owned by Harvey Weisman



Lots currently owned by Michael Petracca

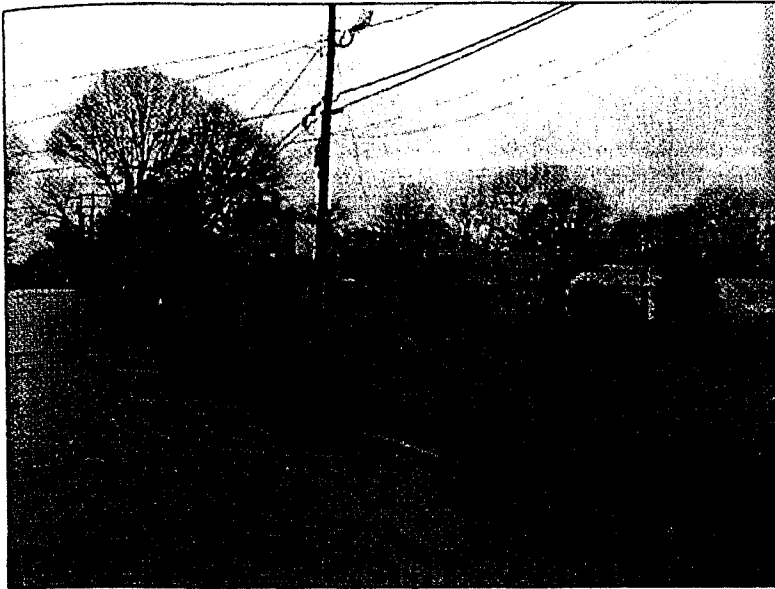
(All lots in Section 29 of the Nassau County Land and Tax Map)

LOT MAP

FORMER MILL NECK MARINA PROPERTY

Cashin Associates, P.C.
ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT

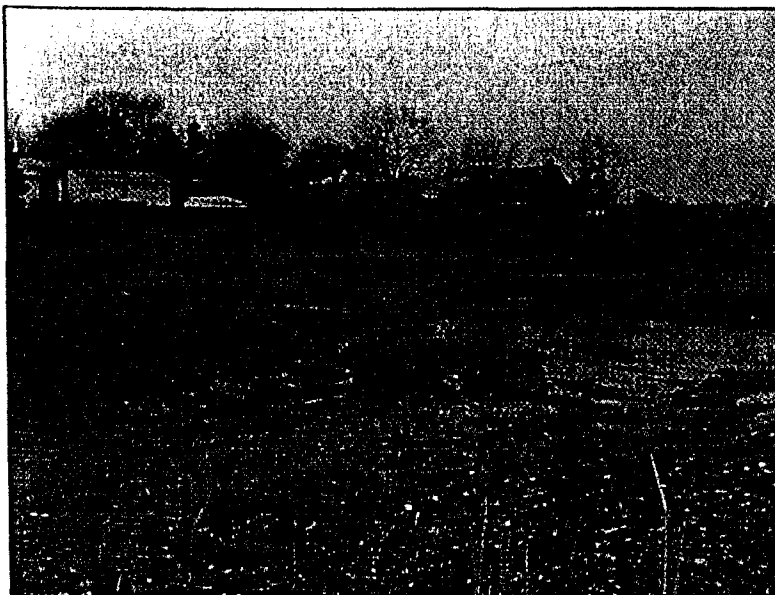
APPENDIX II
SITE PHOTOGRAPHS



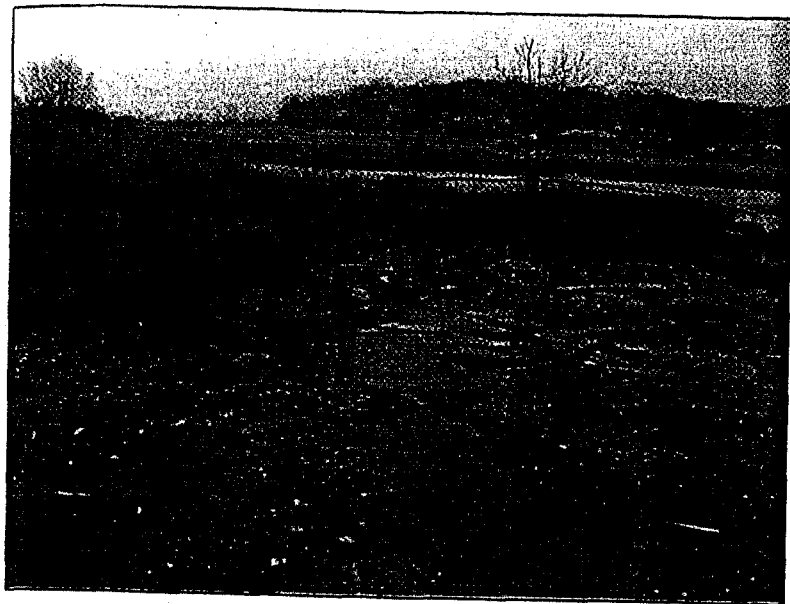
Photograph #1 - View of the subject property, looking west along Hernan Avenue.



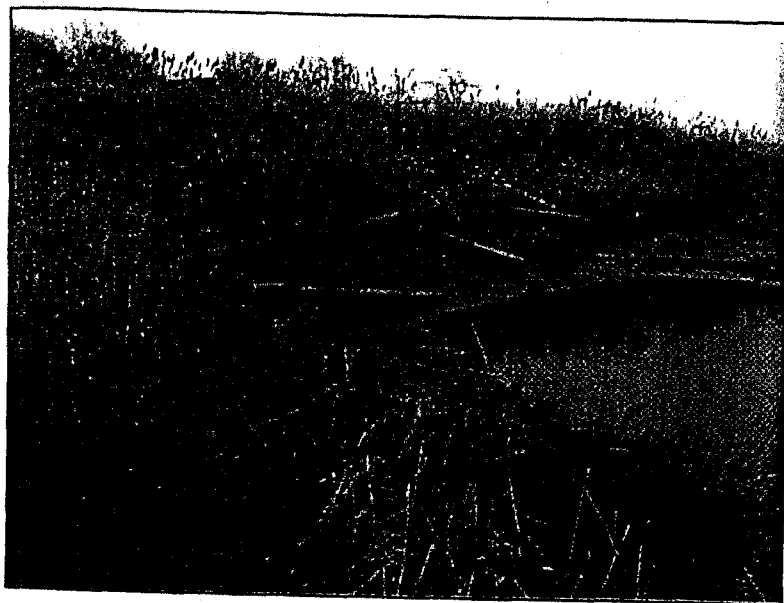
Photograph #2 - View of the subject property looking west. Note debris on property.



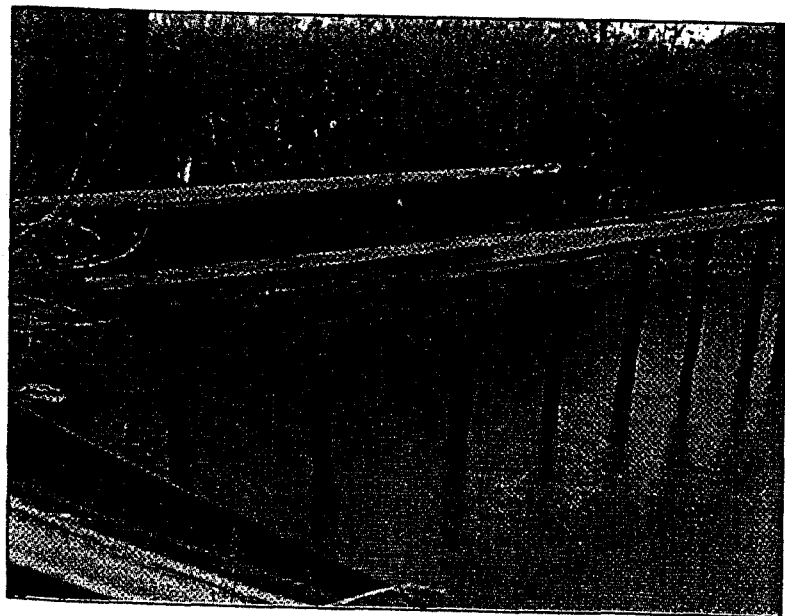
Photograph #3 - View of the subject property, looking northwest.



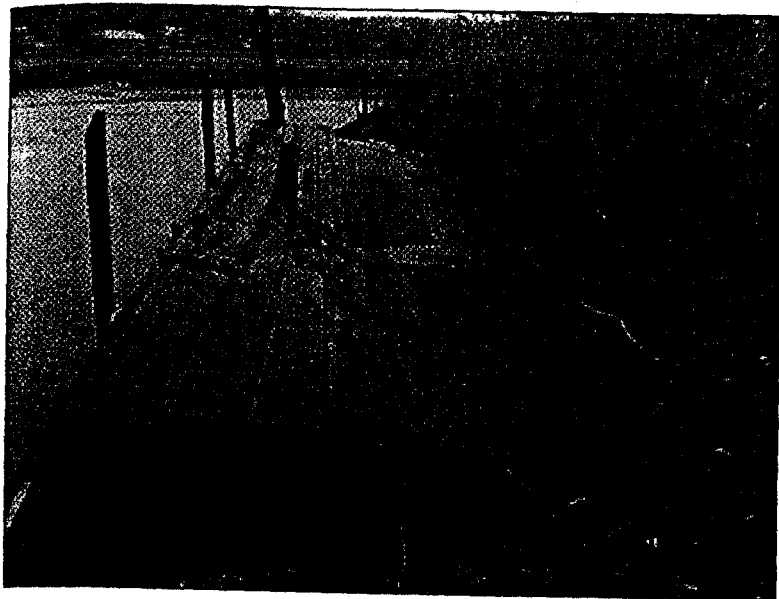
Photograph #4 - View of southeast portion of subject property.



Photograph #5 - View of subject property, looking along the shoreline on Oak Neck Creek.



Photograph #6 - View of subject property, along the shoreline on Oak Neck Creek.



Photograph #7 - View of the subject property, looking at the wooden dock located on Oak Neck Creek.



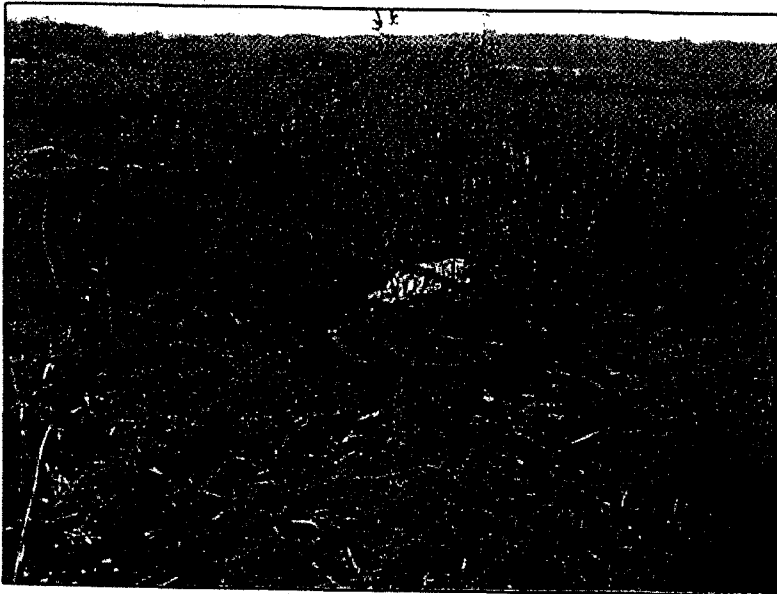
Photograph #8 - View of miscellaneous debris located on the east side of the subject property.



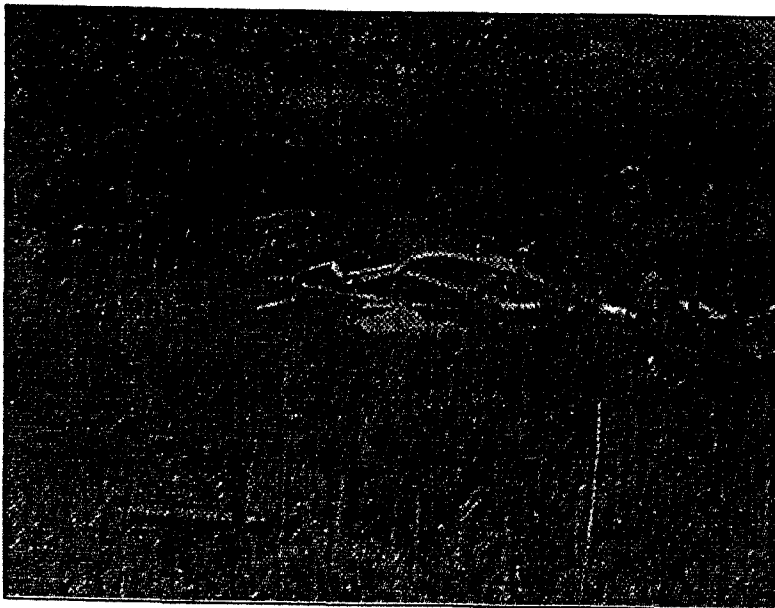
Photograph #9 - View of the southwest corner of the subject property.



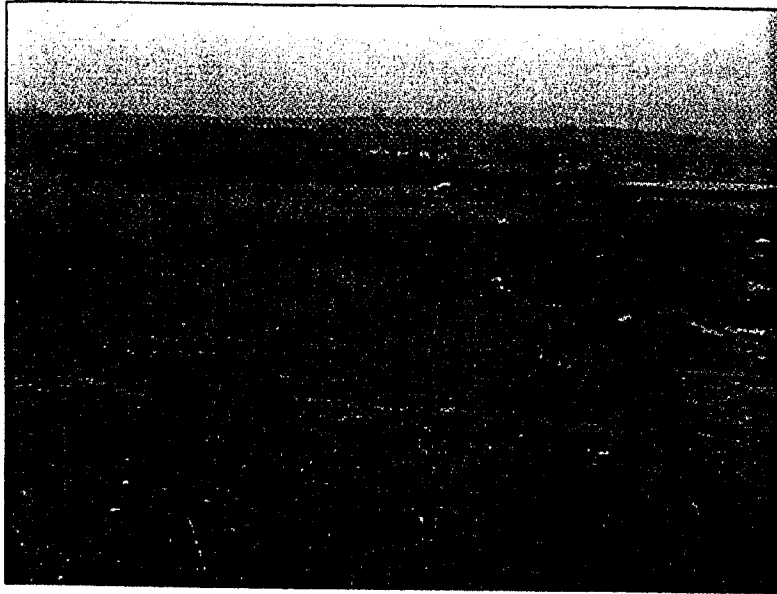
Photograph #10 - View of the western portion of the subject property.



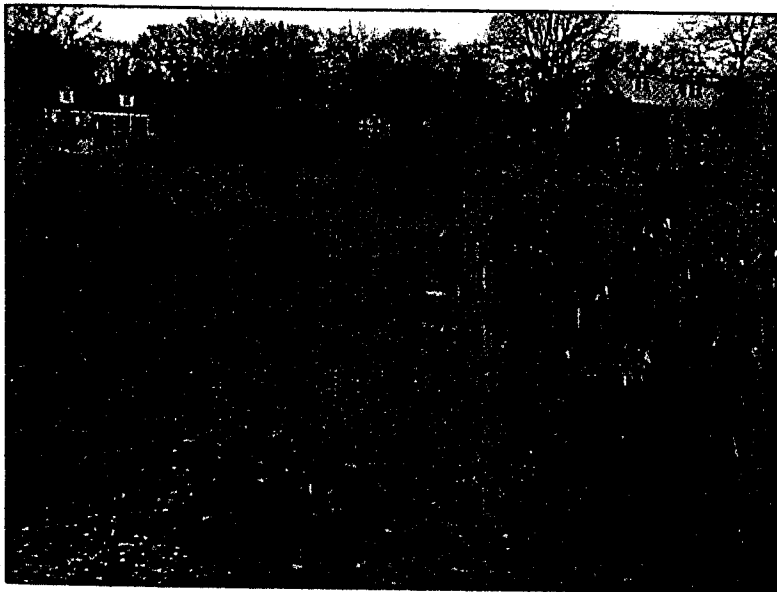
Photograph #11 - View of miscellaneous debris located on the subject property.



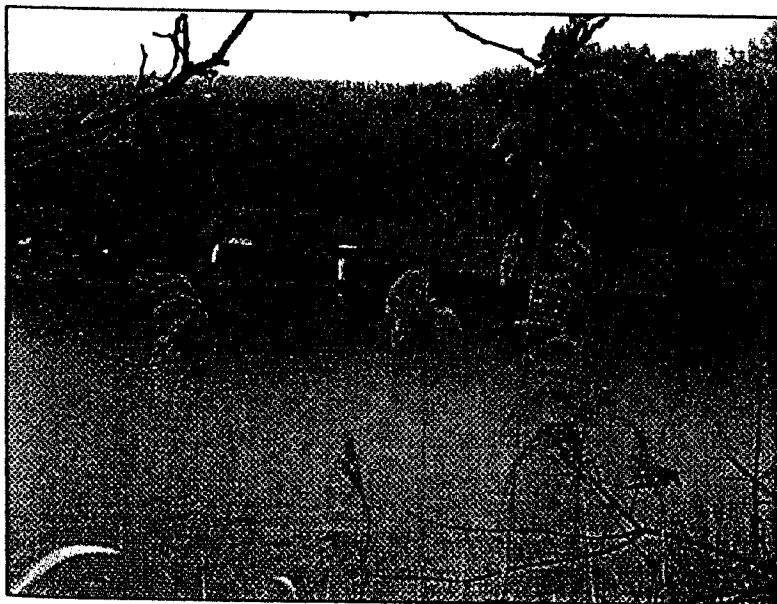
Photograph #12 - View of miscellaneous debris located on the northern portion of the subject property.



Photograph #13 - View of the subject property, looking east.



Photograph #14 - View of the northern portion of the subject property, looking south.



Photograph #15 - View of wooden debris located along Oak Neck Creek.

APPENDIX III
NYSDOH RADON RESULTS

BASEMENT RADON SCREENING DATA
BY COUNTY DECEMBER 1997

COUNTY	HOMES TESTED	AVERAGE pCi/L	STD DEV pCi/L	GEO MEAN pCi/L	GEO SD	MAXIMUM pCi/L
ALBANY	1367	5.1	16.1	1.9	3.3	338.5
ALLEGANY	247	10.2	13.7	4.5	4.1	113.7
BRONX	74	1.7	2.7	0.8	3.2	16.0
BROOME	2169	5.7	10.6	2.8	3.2	210.7
CATTARAUGUS	425	8.4	28.0	3.3	3.6	522.1
CAYUGA	661	4.4	6.4	2.7	2.5	81.9
CHAUTAUQUA	900	6.1	11.0	2.7	3.6	141.0
CHEMUNG	1169	12.9	14.0	7.2	3.3	118.3
CHENANGO	286	8.9	13.5	4.2	3.4	105.5
CLINTON	124	2.4	3.4	1.3	3.0	23.2
COLUMBIA	369	7.2	16.6	3.9	3.1	298.0
CORTLAND	875	15.4	15.3	9.5	3.0	125.3
DELAWARE	376	7.4	13.6	3.3	3.7	152.4
DUTCHESS	2505	6.6	8.3	3.9	3.0	135.2
ERIE	5451	4.8	14.3	1.6	3.7	371.9
ESSEX	113	1.4	1.5	0.9	2.4	11.2
FRANKLIN	82	1.8	3.0	1.1	2.6	26.3
FULTON	114	2.0	2.3	1.3	2.6	13.5
GENESEE	479	7.8	21.3	3.3	3.0	322.7
GREENE	187	4.8	6.6	2.7	3.0	48.4
HAMILTON	19	1.4	1.3	1.0	2.3	5.5
HERKIMER	165	5.4	7.0	3.3	2.8	58.6
JEFFERSON	132	3.2	4.7	1.5	3.5	28.8
KINGS	329	1.9	2.3	1.2	2.6	21.9
LEWIS	54	6.1	14.7	2.6	3.3	107.6
LIVINGSTON	204	7.5	16.8	3.4	3.4	157.6
MADISON	394	5.6	7.5	3.3	2.8	57.7
MONROE	1702	3.3	8.5	1.7	2.7	214.4
MONTGOMERY	147	3.7	4.2	2.1	3.1	24.1
NASSAU	552	1.4	1.2	1.0	2.3	9.6
NEW YORK	57	1.2	1.2	0.8	2.6	5.6
NIAGARA	681	1.8	2.3	1.1	2.6	20.2
ONEIDA	1247	6.0	8.2	3.3	3.0	92.2
ONONDAGA	5062	8.6	16.1	3.8	3.7	341.8
ONTARIO	431	5.6	9.8	2.9	3.0	125.0
ORANGE	1760	5.0	7.6	2.8	2.8	143.6
ORLEANS	448	3.3	6.5	1.8	2.7	86.4
OSWEGO	182	2.2	3.3	1.3	2.6	29.6
OTSEGO	574	8.4	16.6	4.2	3.4	299.7
PUTNAM	785	4.5	5.6	2.7	2.8	47.6
QUEENS	396	1.2	1.7	0.8	2.5	23.8
RENSSELAER	840	6.1	8.8	3.2	3.4	103.2
RICHMOND	190	1.4	2.0	0.7	3.1	14.1
ROCKLAND	2045	2.5	4.7	1.5	2.6	123.7
SARATOGA	611	3.9	8.6	2.1	2.8	142.2
SCHENECTADY	588	3.4	8.7	1.8	2.7	160.5
SCHOHARIE	201	5.8	9.0	3.1	2.9	69.1
SCHUYLER	109	4.0	3.3	2.8	2.5	18.5
SENECA	151	2.8	3.1	1.8	2.7	19.5
ST. LAWRENCE	185	2.5	4.6	1.5	2.5	56.8

BASEMENT RADON SCREENING DATA
BY COUNTY DECEMBER 1997

COUNTY	HOMES TESTED	AVERAGE pCi/L	STD DEV pCi/L	GEO MEAN pCi/L	GEO SD	MAXIMUM pCi/L
STEUBEN	632	11.6	14.9	5.9	3.6	141.8
SUFFOLK	336	1.5	1.4	1.1	2.4	8.6
SULLIVAN	173	3.8	5.9	2.0	3.0	46.0
TIOGA	544	9.1	15.9	4.1	3.6	236.8
TOMPKINS	849	4.5	5.7	2.8	2.7	54.6
ULSTER	1048	4.8	9.1	2.8	2.7	169.6
WARREN	139	2.1	2.4	1.4	2.4	20.1
WASHINGTON	152	5.9	8.4	3.1	3.1	58.9
WAYNE	314	4.5	7.0	2.4	2.8	50.8
WESTCHESTER	2021	2.7	4.0	1.7	2.6	95.4
WYOMING	250	9.7	18.0	4.3	3.7	178.3
YATES	156	5.6	8.1	3.1	2.8	69.0
TOTALS	44828	5.8	13.1	2.5	3.5	522.1

APPENDIX IV
FIRSTSEARCH TECHNOLOGY CORPORATION
DATABASE

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

MEADOW ST

LOCUST VALLEY NY 11560

Job Number: 4061.02

PREPARED FOR:

Cashin Associates, PC

1200 Veterans Memorial Highway

Hauppauge, NY 11788

01-24-02

Environmental
FIRSTSEARCH



Tel: (203) 801-0500

Fax: (203) 801-9501

Environmental FirstSearch

Search Summary Report

Target Site: MEADOW ST

LOCUST VALLEY NY 11560

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	11-13-01	1.00	0	0	0	0	0	0	0
CERCLIS	Y	11-13-01	0.50	0	0	0	0	-	0	0
RCRA TSD	Y	11-25-01	0.50	0	0	0	0	-	0	0
RCRA COR	Y	11-25-01	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	11-25-01	0.25	0	0	0	-	-	1	1
RCRA NLR	N	11-25-01	0.25	-	-	-	-	-	-	-
ERNS	Y	01-06-00	0.25	0	0	0	-	-	1	1
NPDES	N	11-19-01	0.25	-	-	-	-	-	-	-
FINDS	Y	07-08-01	0.25	0	0	0	-	-	4	4
TRIS	Y	07-16-98	0.25	0	0	0	-	-	0	0
State Sites	Y	10-16-01	1.00	0	0	0	0	0	0	0
Spills-1990	Y	01-01-02	0.25	0	1	4	-	-	14	19
Spills-1980	N	10-18-00	0.25	-	-	-	-	-	-	-
SWL	Y	12-31-00	0.50	0	0	0	0	-	0	0
Permits	N	NA	0.25	-	-	-	-	-	-	-
Other	N	10-01-01	0.25	-	-	-	-	-	-	-
REG UST/AST	Y	01-01-02	0.25	0	0	0	-	-	9	9
Leaking UST	Y	01-01-02	0.50	0	0	0	0	-	8	8
State Wells	N	02-02-98	0.50	-	-	-	-	-	-	-
Aquifers	N	NA	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	04-08-98	0.50	-	-	-	-	-	-	-
Receptors	Y	01-01-95	0.50	0	0	0	0	-	0	0
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	03-08-01	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	NA	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	Y	01-06-00	0.25	0	0	0	-	-	0	0
- TOTALS -				0	1	4	0	0	37	42

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to DataMap Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in DataMap Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although DataMap Technology Corp. uses its best efforts to research the actual location of each site, DataMap Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of DataMap Technology Corp.'s services proceeding are signifying an understanding of DataMap Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date: 01-24-02
Requestor Name: ROBERT CORYELL
Standard: ASTM

Search Type: COORD
Job Number: 4061.02

Target Address: MEADOW ST
LOCUST VALLEY NY 11560

Demographics

Sites: 42 Non-Geocoded: 37 Population: NA
Radon: OF THE 5 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 1.4

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-73.579356	-73:34:46	Easting:	619660.604
Latitude:	40.901728	40:54:6	Northing:	4528607.745
			Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0.00 Mile(s)

Services:

ZIP				
Code	City Name	ST	Dist/Dir	Sel

	<u>Requested?</u>	<u>Date</u>
Sanborns	N	
Aerial Photographs	Y	01/24/2002
Topo Maps (hardcopy)	N	
City Directories	N	
Title Search	N	
Municipal Reports	N	
Online Topo Map	Y	01/24/2002

Environmental FirstSearch
Sites Summary Report

TARGET SITE: MEADOW ST

JOB:
4061.02

LOCUST VALLEY NY 11560

TOTAL: 42 **GEOCODED:** 5 **NON GEOCODED:** 37 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
4	SPILLS	MILL NECK MARINE SERVICES 0025022/ACTIVE	105 HERNAN AVENUE LOCUST VALLEY NY 11560	0.05 SE	4
1	SPILLS	CARLSTROM RESIDENCE 9415180/CLOSED	9 JOHNSTON STREET LOCUST VALLEY NY 11560	0.14 SW	1
2	SPILLS	KHANNA/SKLAVOS PROPERTY 0025186/CLOSED	12 MICHAEL F STREET LOCUST VALLEY NY 11560	0.23 NW	2
5	SPILLS	9605135/CLOSED	HERNAN AVE/BAYVILLE ROAD LOCUST VALLEY NY 11560	0.23 SW	5
3	SPILLS	MARTIN RESIDENCE 9507971/CLOSED	1 FOX LANE LATTINGTOWN NY 11560	0.23 SW	3

Environmental FirstSearch Sites Summary Report

TARGET SITE: MEADOW ST

JOB: 4061.02

LOCUST VALLEY NY 11560

TOTAL: 42 **GEOCODED:** 5 **NON GEOCODED:** 37 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
7	ERNS	162920/UNKNOWN (NRC)	KAINCUCK LANE LOCUST VALLEY NY 11560	NON GC	
12	SPILLS	BABCOCK RESIDENCE 9407351/CLOSED	PIPING ROCK ROAD LOCUST VALLEY NY 11560	NON GC	
13	SPILLS	BAKER RESIDENCE 9414485/CLOSED	KAIMTUCK LANE LOCUST VALLEY NY 11560	NON GC	
35	LUST	BAKER RESIDENCE 9414485/CLOSED	KAIMTUCK LANE LOCUST VALLEY NY 11560	NON GC	
36	LUST	BEAVER DAM SPORTS CLUB 0001574/CLOSED	KAINTUCK LANE LOCUST VALLEY NY	NON GC	
14	SPILLS	COMMANDER 9413012/CLOSED	DUCK POND ROAD LOCUST VALLEY NY 11560	NON GC	
8	FINDS	CONTINENTAL VILLA LOCUST VLY NY0000554949	MELANY RD LOCUST VALLEY NY 11560	NON GC	
37	LUST	CRAIG MYLE ESTATE 9206955/CLOSED	PIPING ROCK ROAD LOCUST VALLEY NY 11560	NON GC	
15	SPILLS	CRAIG MYLE ESTATE 9206955/CLOSED	PIPING ROCK ROAD LOCUST VALLEY NY 11560	NON GC	
26	UST	FRANK S AUTO REPAIR N-057677/ACTIVE FACILITY	BIRCH HILL RD. LOCUST VALLEY NY 11560	NON GC	
27	UST	LCST VLLY CSD BUS GARAGE N-052136/ACTIVE FACILITY	RYEFIELD RD. LOCUST VALLEY NY 11560	NON GC	
19	SPILLS	LILCO 9408346/CLOSED	BUCKRAM ROAD LOCUST VALLEY NY 11560	NON GC	
17	SPILLS	LILCO 9303632/CLOSED	CHICKEN VALLEY ROAD LOCUST VALLEY NY 11560	NON GC	
16	SPILLS	LILCO 9010360/CLOSED	PIPING ROCK ROAD LOCUST VALLEY NY 11560	NON GC	
18	SPILLS	LILCO 9504542/CLOSED	BUCKRAN LOCUST VALLEY NY 11560	NON GC	
20	SPILLS	LOCUST VALLEY BUS 9106910/CLOSED	RYE FIELD ROAD LOCUST VALLEY NY 11560	NON GC	
38	LUST	LOCUST VALLEY BUS 9106910/CLOSED	RYE FIELD ROAD LOCUST VALLEY NY 11560	NON GC	
28	UST	LOCUST VALLEY W.D. WELL 4 N-001345/ACTIVE FACILITY	BUCKRAM RD. LOCUST VALLEY NY 11560	NON GC	
29	UST	LOCUST VALLEY W.D. WELL 5 N-001365/ACTIVE FACILITY	BUCKRAM RD. LOCUST VALLEY NY 11560	NON GC	
30	UST	LOCUST VALLEY W.D. WELL 6 N-001219/ACTIVE FACILITY	10TH & 11TH STS. LOCUST VALLEY NY 11560	NON GC	

Environmental FirstSearch

Sites Summary Report

TARGET SITE: MEADOW ST

JOB: 4061.02

LOCUST VALLEY NY 11560

TOTAL: 42 **GEOCODED:** 5 **NON GEOCODED:** 37 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
31	UST	LOCUST VALLEY WATER DISTRICT CBS1-000426/ACTIVE FACILITY	BUCKRAM ROAD EAST OF FIREHOUSE LOCUST VALLEY NY 11560	NON GC	
39	LUST	MICHEAL WEILL 8810070/CLOSED	PEACOCK LANE LATTINGTOWN NY 11560	NON GC	
9	FINDS	NASSAU COUNTY D P W NYD986900009	LOCUST VALLEY RD & FEEKS LN LATTINGTOWN NY 11560	NON GC	
22	SPILLS	NCDPW 9112601/CLOSED	BAYVILLE ROAD LATTINGTOWN NY 11560	NON GC	
40	LUST	NCDPW 9112197/CLOSED	LOCUST VALLEY BAYVILLE RD LATTINGTOWN NY 11560	NON GC	
41	LUST	NCDPW 9112601/CLOSED	BAYVILLE ROAD LATTINGTOWN NY 11560	NON GC	
21	SPILLS	NCDPW 9112197/CLOSED	LOCUST VALLEY BAYVILLE RD LATTINGTOWN NY 11560	NON GC	
10	FINDS	NEW YORK CHIROPRACTIC COLLEGE NYD987005196	RTE 25A & SUGAR TOMS RD OLD BROOKVILLE NY 11560	NON GC	
6	RCRAGN	NEW YORK CHIROPRACTIC COLLEGE NYD987005196/VGN	RTE 25A & SUGAR TOMS RD OLD BROOKVILLE NY 11560	NON GC	
11	FINDS	PIPING ROCK BEACH CLUB NY0001396738	SHEEP LANE & BAYVILLE RD LATTINGTOWN NY 11560	NON GC	
42	LUST	PIPING ROCK CLUB 9502046/CLOSED	SHEEP LANE LATTINGTOWN NY 11560	NON GC	
23	SPILLS	PIPING ROCK CLUB 9502046/CLOSED	SHEEP LANE LATTINGTOWN NY 11560	NON GC	
24	SPILLS	RESIDENCE 9513830/CLOSED	FEEKS LANE LOCUST VALLEY NY 11560	NON GC	
32	UST	RESIDENCE:HILL N-056751	THORNE LA. LOCUST VALLEY NY 11560	NON GC	
25	SPILLS	UNK 8912286/CLOSED	KANTUCK LANE LOCUST VALLEY NY 11560	NON GC	
33	UST	WELL #6 SITE CBS1-000383/ACTIVE FACILITY	11TH STREET LOCUST VALLEY NY 11560	NON GC	
34	UST	WELL NO. 5 CBS1-000437/ACTIVE FACILITY	BUCKRAM ROAD (WEST OF FIREHOUS LOCUST VALLEY NY 11560	NON GC	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB:
4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 4

DIST/DIR: 0.05 SE

MAP ID: 4

NAME: MILL NECK MARINE SERVICES
ADDRESS: 105 HERNAN AVENUE
LOCUST VALLEY NY

REV: 1/1/02
ID1: 0025022
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SPILL DATE: 04/21/00
SPILL TIME: 12:00

DATE REPORTED: 04/21/00
TIME REPORTED: 16:11

MATERIAL SPILLED: UNKNOWN HAZARDOUS MATERIAL
MATERIAL CLASS: HAZARDOUS

AMOUNT SPILLED: 0 G

AMOUNT RECOVERED: 0 G

MATERIAL SPILLED: UNKNOWN PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: HO
RESOURCE AFFECTED: O
WATERBODY AFFECTED:
SOURCE OF SPILL: CO
REPORTED BY: OT

CALLER REMARKS:

MARINA S BEEN ABANDONED FOR 3 YEARS. VARIOUS CONTAINERS & DRUMS ARE STREWN ABOUT. CALLER CLAIMS THAT A BUILDING CONTAINING UNKNOWN MATERIALS IS ABOUT TO FALL INTO MILL NECK BAY. FACILITY IS UNSECURED. 21 LOTS ON THE PROPERTY OWNED BY VARIOUS PARTIES.

REGION: 1

UST TRUST? F

SPILL INVESTIGATOR: CIRrito 00-012
SPILL CONTACT:

TELEPHONE:

SPILLER: EAST ARTS
ADDRESS: 4469 WHITE CEDAR LANE
DEL RAY BEACH, FL
SPILLER CONTACT: MR. WEINBERGER, ATTY.

TELEPHONE: (516) 484-1234

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 05/02/00
DOES CLEAN UP MEET STANDARDS? F
DEC REMARKS:

CLOSE DATE: //
PENALTY RECOMMENDED? F

ADD L POTENTIAL SPILLER INFO: HARVEY WEISSMAN, 916 CAROL AVE, WOODMERE; GKB ASSOCIATES, 194 OLD COUNTRY RD

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB: 4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 1

DIST/DIR: 0.14 SW

MAP ID: 1

NAME: CARLSTROM RESIDENCE
ADDRESS: 9 JOHNSTON STREET
LOCUST VALLEY NY

REV: 1/1/02
ID1: 9415180
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 02/19/95
SPILL TIME: 11:00

DATE REPORTED: 02/19/95
TIME REPORTED: 11:24

MATERIAL SPILLED: #2 FUEL OIL
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: HU
RESOURCE AFFECTED: O
WATERBODY AFFECTED:
SOURCE OF SPILL: PR
REPORTED BY: RE
CALLER REMARKS:

AT ERIC CARLSTROM RESIDENCE, ON BRICKS, CLEANED UP

REGION: 1

UST TRUST? F

SPILL INVESTIGATOR: NONE
SPILL CONTACT:

TELEPHONE:

SPILLER: COMMANDER
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 02/08/01

CLOSE DATE: 02/22/95

DOES CLEAN UP MEET STANDARDS? T

PENALTY RECOMMENDED? F

DEC REMARKS:

02/22/95: NO RESPONSE NEEDED.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB:
4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 2

DIST/DIR: 0.23 NW

MAP ID: 2

NAME: KHANNA/SKLAVOS PROPERTY
ADDRESS: 12 MICHAEL F STREET
LOCUST VALLEY NY

REV: 1/1/02
ID1: 0025186
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 08/17/00
SPILL TIME: 10:14

DATE REPORTED: 08/17/00
TIME REPORTED: 10:15

MATERIAL SPILLED: #2 FUEL OIL
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: OT
RESOURCE AFFECTED: O
WATERBODY AFFECTED:
SOURCE OF SPILL: PR
REPORTED BY: OT
CALLER REMARKS:

CALLER WAS HIRED BY POTENTIAL BUYER TO PERFORM SOIL TESTING. FOUND TPH (TOTAL PETROLEUM HYDROCARBONS) AROUND TANK. HE FIRST CALLED DEC AUG10 TO DISCUSS. DEC (D RAYMOND) ADVISED HIM TO DISCUSS WITH HIS CLIENT AND EITHER GET A SPILL NUMBER IMMEDIATELY OR SUBMIT INFORMATION TO DEC FOR REVIEW. BUYER (ALEX SKLAVOS 516-248-4000) CALLED AUG15. HE DECIDED TO GO AHEAD AND GET A SPILL NUMBER. SAID HOUSE WAS BOUGHT IN FORECLOSURE SALE APPROX 9 MONTHS AGO, AND HE IS BUYING THE HOUSE FROM THAT PARTY, SO HE PROBABLY CAN T TRACK CONSUMPTION RECORDS. HE THEN FAXED THE SOIL DATA- 2 BORINGS PERFORMED. ONE FOUND 172PPM OF TPH AT APPROX 78 DEEP, THE OTHER FOUND 200PPM OF TPH AT APPROX 28 DEEP. DEC (D RAYMOND) INFORMED SKLAVOS HE WANTED TO SPEAK TO DAVIS FIRST TO OBTAIN MORE DETAILS. DAVIS CALLED 17AUG- BELIEVE TANK TO BE A 550GAL. SAID THERE WAS NO ODOR OR STAINING TO THE SAMPLES. THERE WAS NO FIELD SCREENING/SAMPLING FROM TOP OF TANK AREA.

REGION: 1

UST TRUST? F

SPILL INVESTIGATOR: RAYMOND 00-061
SPILL CONTACT: MIKE DAVIS

TELEPHONE: (800) 866-8378

SPILLER: ASHWANI KHANNA PROPERTY
ADDRESS: 85-19 262ND STREET
FLORAL PARK , NY 11001-

SPILLER CONTACT:

TELEPHONE: () -

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 07/10/01
DOES CLEAN UP MEET STANDARDS? T
DEC REMARKS:

CLOSE DATE: 07/10/01
PENALTY RECOMMENDED? F

08/10/00 (A): CONSULTANT FOR POTENTIAL BUYER CALLED TO DISCUSS RESULTS OF SOIL SAMPLING; SPOKE TO DEC (D RAYMOND). 08/10/00 (B): SOIL TESTING (TOTAL PETROLEUM HYDROCARBONS) HAD BEEN PERFORMED AND INDICATED POSSIBLE PROBLEM. DEC ADVISED CALLER THAT WE DO NOT RECOGNIZE THAT TEST, AS IT IS SUBJECT TO TOO MANY POTENTIAL INTERFERENCES, DOES NOT SPECIFY WHETHER THE CONTAMINATION IS PETROLEUM, AND THERE ARE NO GUIDANCE VALUES FOR TPH. 08/10/00 (C): ADVISED CALLER TO EITHER OBTAIN SPILL NUMBER IMMEDIATELY, OR PROVIDE THE DATA TO DEC FOR REVIEW ALONG WITH OTHER FACTORS FOR A DETERMINATION HOW TO PROCEED.

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB:
4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 2 **DIST/DIR:** 0.23 NW **MAP ID:** 2

NAME: KHANNA/SKLAVOS PROPERTY
ADDRESS: 12 MICHAEL F STREET
LOCUST VALLEY NY

REV: 1/1/02
ID1: 0025186
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

08/15/00 (A): THE BUYER (ALEX SKLAVOS) CALLED TO DISCUSS THE INCIDENT- HE HAD DECIDED TO HAVE THE INCIDENT REPORTED. 08/15/00 (B): THE HOUSE WAS BOUGHT AT A FORECLOSURE APPROX 9 MONTHS PRIOR, SO IT WAS UNLIKELY HE COULD CHECK THE OIL DELIVERY RECORDS. 08/17/00 (A): THE CONSULTANT CALLED TO FORMALLY REPORT THE INCIDENT. 08/17/00 (B): HE BELIEVED THE TANK TO BE A 550GAL. 08/17/00 (C): HE REPORTED THAT THEY HAD NOT NOTICED ANY SOIL STAINING, PETROLEUM ODOR, ETC WHILE PERFORMING THE SAMPLING. 08/17/00 (D): DEC THEN SPOKE TO SKLAVOS- REQUESTED A COPY OF THE SOIL DATA. 08/17/00 (E): SKLAVOS FAXED A COPY OF THE SOIL DATA- TWO BORINGS HAD BEEN PERFORMED. ONE FOUND APPROX 172PPM OF TPH AT APPROX 78 DEEP, THE OTHER FOUND APPROX 200PPM AT APPROX 28 DEEP. 08/17/00 (F): THE CONSULTANT S LETTER PROVIDED A DESCRIPTION OF WHERE THE SAMPLES HAD BEEN TAKEN, BUT NO ACTUAL SKETCH. 08/00: DEC (D RAYMOND & K GOMEZ) DISCUSSED- BASED UPON VARIOUS FACTORS, NO FURTHER ACTION WOULD BE REQUIRED BY DEC AT THIS TIME. 08/23/00 (A): SENT LETTER OF DECISION TO BUYER. ADVISED HIM TO CONTACT THE NASSAU COUNTY HEALTH DEPARTMENT IF HE WISHED TO TAKE THE TANK OUT OF SERVICE. 08/23/00 (B): FAXED COPY OF LETTER TO THE NCHD. 04/20/01: SENT FAX TO THE NCHD- DID SKLAVOS TANK THE TANK OUT OF SERVICE? 05/11/01: RECEIVED REPLY FROM THE NCHD- TANK WAS ABANDONED 4DEC00.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB: 4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 5

DIST/DIR: 0.23 SW

MAP ID: 5

NAME:
ADDRESS: HERNAN AVE/BAYVILLE ROAD
LOCUST VALLEY NY

REV: 1/1/02
ID1: 9605135
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 07/18/96
SPILL TIME: 16:00

DATE REPORTED: 07/19/96
TIME REPORTED: 16:49

MATERIAL SPILLED: OTHER PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: UN
RESOURCE AFFECTED: A
WATERBODY AFFECTED:
SOURCE OF SPILL: UN
REPORTED BY: CI
CALLER REMARKS:

COMPLAINT NOTICED A SMELL OF OIL IN THE AIR. OIL IS NOT VISIBLE. UNKNOWN WHERE EXACTLY WHERE IT IS COMING FROM. APPEARS A VERY STRONG SMELL.

REGION: 1 **UST TRUST?** F

SPILL INVESTIGATOR: NONE
SPILL CONTACT: N/A

TELEPHONE:

SPILLER: UNKNOWN
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 07/23/96
DOES CLEAN UP MEET STANDARDS? T
DEC REMARKS:

CLOSE DATE: 07/22/96
PENALTY RECOMMENDED? F

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: MEADOW ST

JOB:
4061.02

LOCUST VALLEY NY 11560

STATE SPILLS SITE

SEARCH ID: 3 **DIST/DIR:** 0.23 SW **MAP ID:** 3

NAME: MARTIN RESIDENCE
ADDRESS: 1 FOX LANE
LATTINGTOWN NY

REV: 1/1/02
ID1: 9507971
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 09/28/95
SPILL TIME: 12:00

DATE REPORTED: 09/28/95
TIME REPORTED: 16:41

MATERIAL SPILLED: #2 FUEL OIL
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 20 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: EQ
RESOURCE AFFECTED: O
WATERBODY AFFECTED:
SOURCE OF SPILL: PR
REPORTED BY: AF

CALLER REMARKS:
AT MARTIN RESIDENCE, COASTAL DEL OIL 2 DAYS AGO, POSS CRACK IN FILL PIPE, MILRO ENROUTE TO CLEANUP

REGION: 1 **UST TRUST?** F

SPILL INVESTIGATOR: GIBBONS
SPILL CONTACT:

TELEPHONE:

SPILLER: COASTAL OIL
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 02/13/01
DOES CLEAN UP MEET STANDARDS? T
DEC REMARKS:

CLOSE DATE: 12/14/95
PENALTY RECOMMENDED? F

CONTAMINATED SOIL REMOVED & DISPOSED OF. FILL PIPE NOT FOUND

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: MEADOW ST

JOB: 4061.02

LOCUST VALLEY NY 11560

Street Name	Dist/Dir	Street Name	Dist/Dir
Allen Dr	0.22 NW		
Andrew Pl	0.18 SW		
Bayview Pl	0.05 SW		
Bayville Rd	0.23 NW		
Davis Pl	0.16 NW		
Fox Ln	0.23 SW		
George St	0.09 SW		
Herman Ave	0.05 SE		
Hickory Rd	0.20 NE		
Johnston Ave	0.13 SW		
Meadow St	0.02 SW		
Meleny Rd	0.22 NW		
Michael F St	0.16 NW		
Millford Dr	0.11 SW		
Summit View Dr	0.24 NE		
Walton Ave	0.09 NW		



Environmental FirstSearch
1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



MEADOW ST, LOCUST VALLEY NY 11560



Source: 1999 U.S. Census TIGER Files

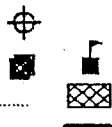
Target Site (Latitude: 40.901728 Longitude: -73.579356)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



MEADOW ST, LOCUST VALLEY NY 11560



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.901728 Longitude: -73.579356)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





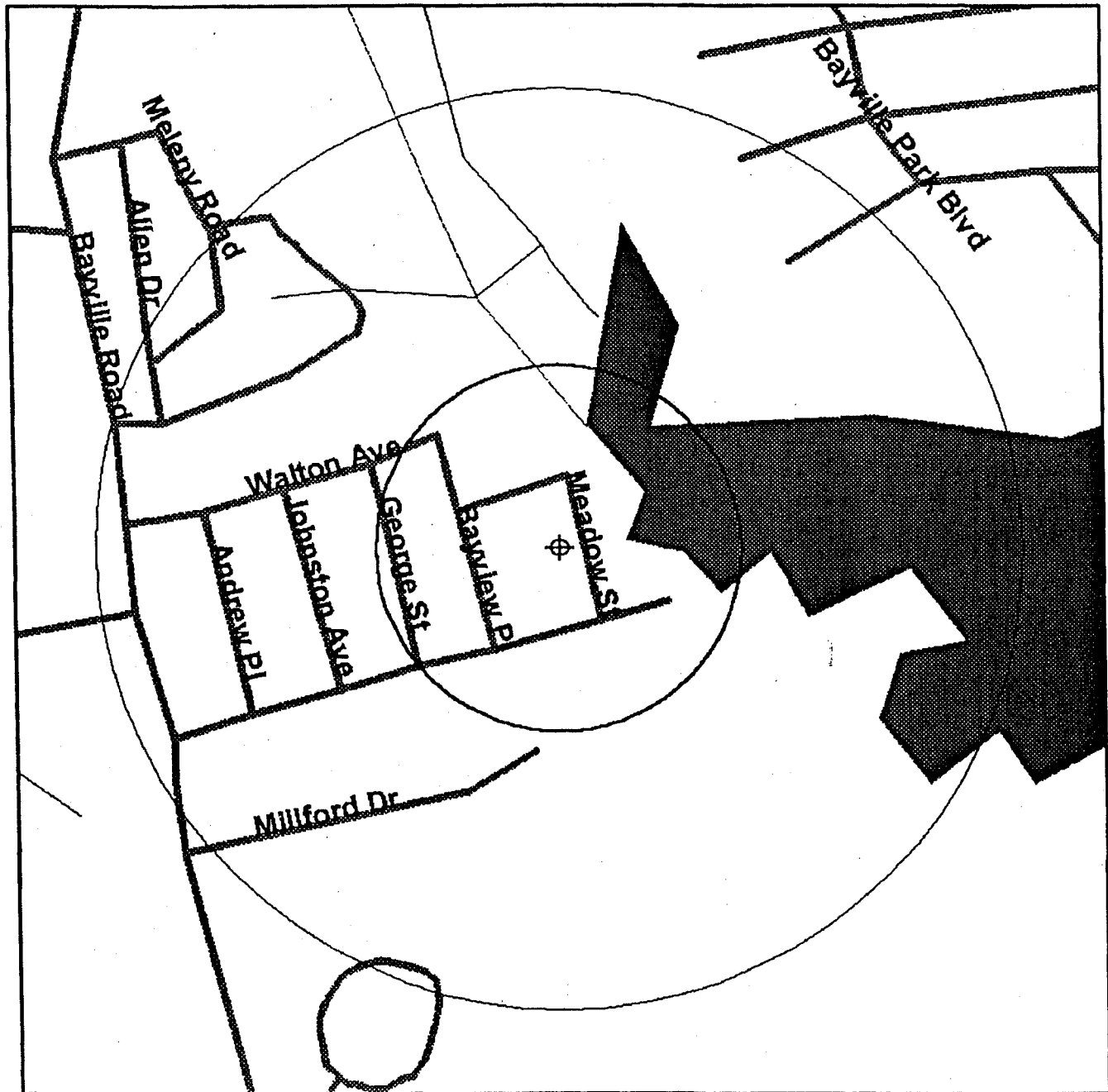
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST



MEADOW ST, LOCUST VALLEY NY 11560



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.901728 Longitude: -73.579356)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

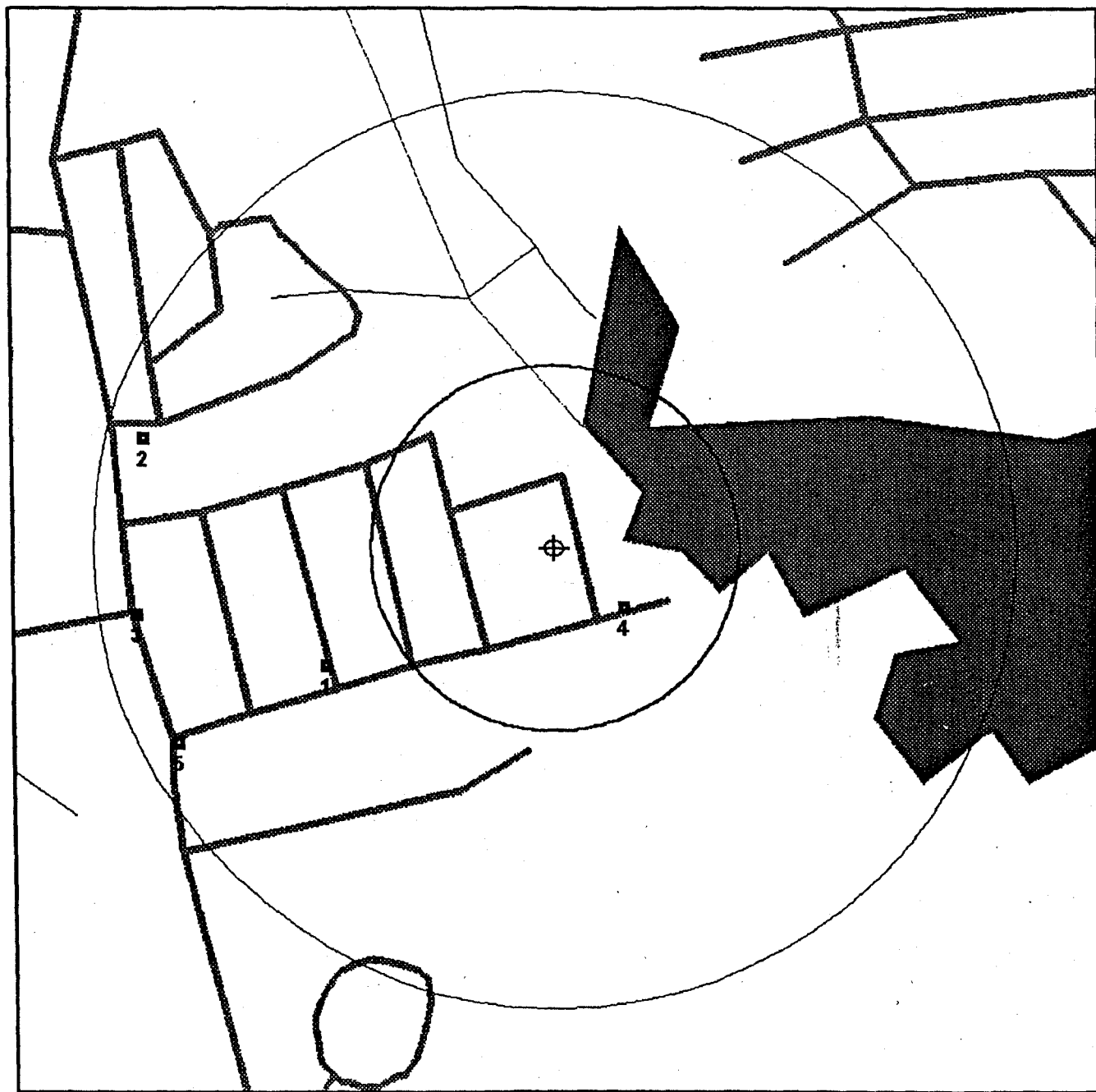


Environmental FirstSearch

.25 Mile Radius
Non-ASTM Map: Spills 90



MEADOW ST, LOCUST VALLEY NY 11560



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.901728 Longitude: -73.579356).....

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

National Historic Sites and Landmark Sites

Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX V
HISTORICAL AERIAL PHOTOGRAPHS



SITE: Mill Neck Bay Marina, Locust Valley, NY

Year: 1953

Scale: 1" = 750'



SITE: Mill Neck Bay Marina, Locust Valley, NY

Year: 1966

Scale: 1" = 750'



SITE: Mill Neck Bay Marina, Locust Valley, NY

Year: 1974

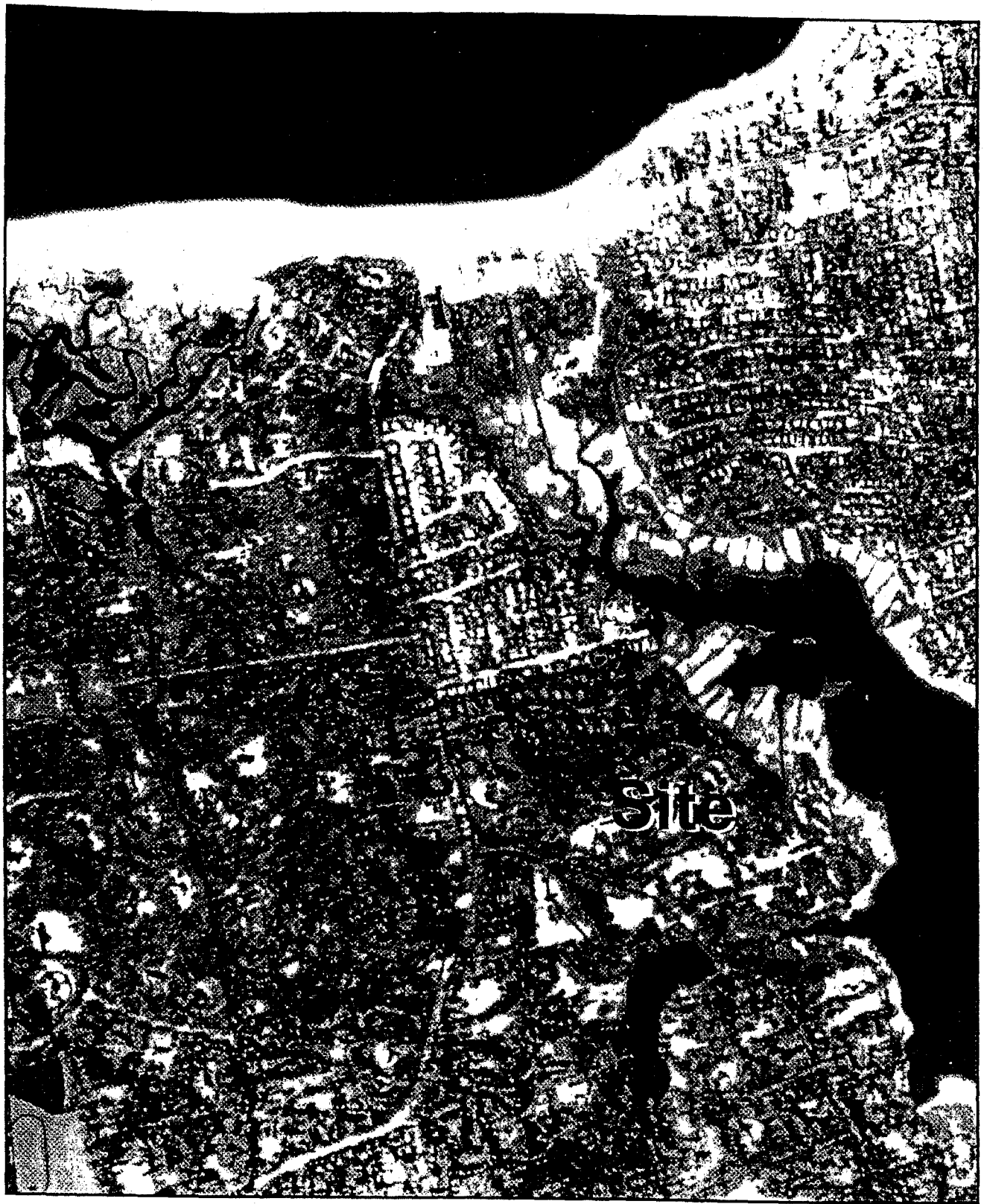
Scale: 1" = 750'



SITE: Mill Neck Bay Marina, Locust Valley, NY

Year: 1980

Scale: 1" = 750'



SITE: Mill Neck Bay Marina, Locust Valley, NY

Year: 1994

Scale: 1" = 833'

