



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY BCP SITE #: _____
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07/07

Section I. Requestor Information							
NAME Quebec Development, LLC							
ADDRESS 146 North Central Avenue							
CITY/TOWN Valley Stream, NY		ZIP CODE 11580					
PHONE 516-371-1912	FAX 516-239-8148	E-MAIL lts923@yahoo.com					
NAME OF REQUESTOR'S REPRESENTATIVE James J. Vilardi							
ADDRESS Same							
CITY/TOWN		ZIP CODE					
PHONE	FAX	E-MAIL					
NAME OF REQUESTOR'S CONSULTANT Cameron Engineering & Associates, LLP (Attn: Stephen Hix)							
ADDRESS 100 Sunnyside Blvd., Suite 100							
CITY/TOWN Woodbury, NY		ZIP CODE 11797					
PHONE 516-827-4900	FAX 516-827-4820	E-MAIL shix@cameronengineernig.com					
NAME OF REQUESTOR'S ATTORNEY Phillips Nizer LLP (Attn: Jon Schuyler Brooks, Esq)							
ADDRESS 600 Old Country Road Suite 241							
CITY/TOWN Garden City, NY		ZIP CODE 11530-2011					
PHONE 516-229-9401	FAX 516-228-9612	E-MAIL jbrooks@phillipsnizer.com					
<p>THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:</p> <table border="0"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. </td> </tr> <tr> <td colspan="2"> <p>NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</p> </td> </tr> </table>				<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<p>NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</p>	
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Requestor Relationship to Property (check one):							
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____							
If requestor is not the site owner, requestor will have access to the property throughout the BCP project.			<input type="checkbox"/> Yes <input type="checkbox"/> No				
(Note: proof of site access must be submitted for non-owners)							

Section III. Current Site Owner/Operator Information

OWNER'S NAME (if different from requestor)		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL
OPERATOR'S NAME (if different from requestor or owner)		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the requestor subject to an existing order relating to contamination at the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Has the requestor been determined to have violated any provision of ECL Article 27?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Has the requestor previously been denied entry to the BCP?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property listed on the National Priorities List?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? If yes, please provide: Site # _____ Class # _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit type: _____ EPA ID Number: _____ Date permit issued: _____ Permit expiration date: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order # _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section VI. Project Description

What stage is the project starting at? investigation remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): Yes No

2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	Y				
Chlorinated Solvents					
Other VOCs	Y				
SVOCs	Y				
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	Y	Y			Y
Chlorinated Solvents					
Other VOCs	Y	Y			
SVOCs	Y	Y			Y
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input type="checkbox"/> Surface Spill or Discharge |
| <input type="checkbox"/> Routine Industrial Operations | <input type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field | <input type="checkbox"/> Drums or Storage Containers |
| <input type="checkbox"/> Adjacent Property | <input type="checkbox"/> Seepage Pit or Dry Well | <input type="checkbox"/> Foundry Sand | <input type="checkbox"/> Electroplating |
| <input type="checkbox"/> Coal Gas Manufacture | <input type="checkbox"/> Industrial Accident | <input type="checkbox"/> Unknown | |

Other: _____

5. INDICATE PAST LAND USES:

- | | | | | | |
|---|--|---|--------------------------------------|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard | <input checked="" type="checkbox"/> Bulk Plant. |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: _____

6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board/dept. chair of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Intended Use: Unrestricted Residential Commercial Industrial (check all that apply)

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)

2. Is the proposed use consistent with applicable zoning laws/maps?

3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?

4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).

5. Are there any federal or state land use designations relating to this site?

6. Do the population growth patterns and projections support the proposed use?

7. Is the property accessible to existing infrastructure?

8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?

9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?

10. Are there floodplains within ½ mile?

11. Are there any institutional controls currently applicable to the property?

12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.

14. Describe on attachment the geography and geology of the site.

Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

Quebec Development LLC

I hereby affirm that I am **President** (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 1/14/09 Signature: _____ Print Name: James J. Vilardi

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.ny.gov/about/776.html>

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

BROWNFIELD CLEANUP PROGRAM APPLICATION ATTACHMENTS
Quebec Development, LLC
Former Gifford Oil Terminal – Island Park, NY

SUPPLEMENTAL INFORMATION FOR:

SECTION II – PROPERTY INFORMATION

SECTION V – PROPERTY ELIGIBILITY INFORMATION

SECTION VI – PROJECT DESCRIPTION

SECTION VII – PROPERTY ENVIRONMENTAL HISTORY

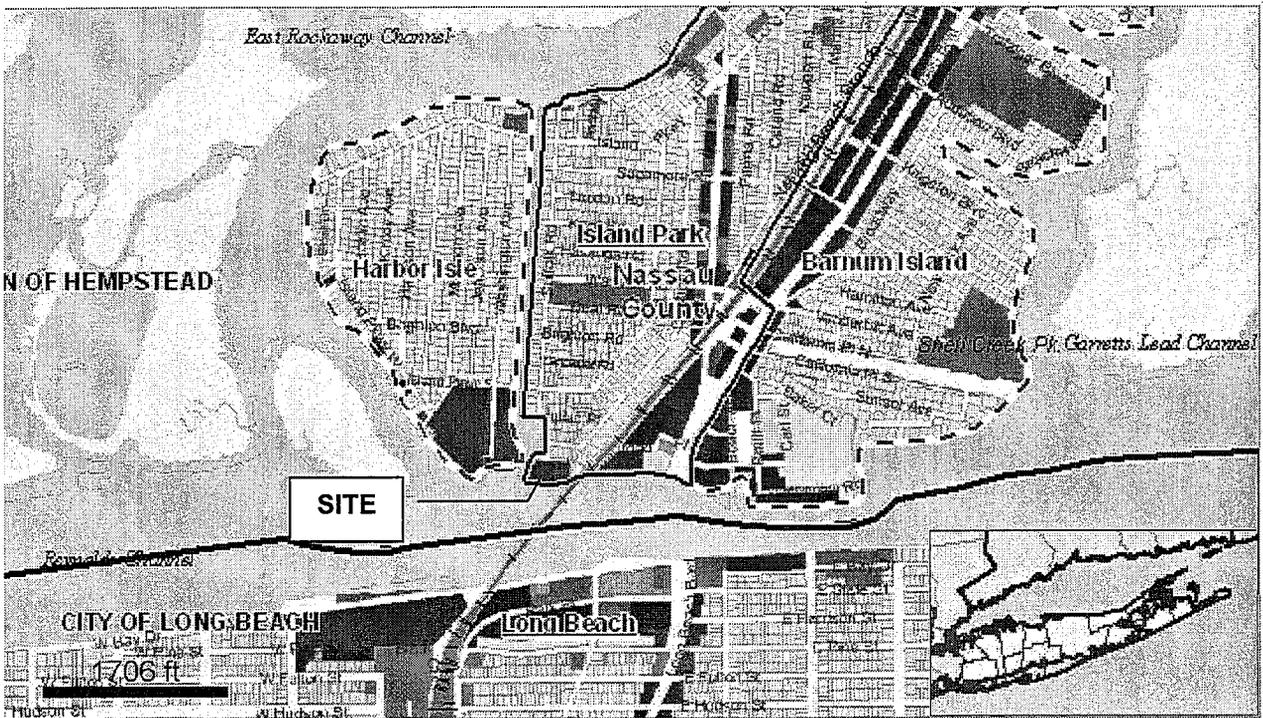
SECTION VIII – SITE CONTACT INFORMATION

SECTION IX – LAND USE FACTORS

SECTION II – PROPERTY INFORMATION

- Tax Map
- Site Location Map
- Property Base Map

SITE LOCATION MAP



SECTION V – PROPERTY ELIGIBILITY INFORMATION

The Site (Former Gifford Oil Terminal) has an open spill number (95-03609) and the Current Owner (the Volunteer) signed a stipulation agreement in 2008 related to the referenced spill. A Corrective Action Plan had been submitted in February 2006 and verbal comment received from NYSDEC in 2008, however, no further investigation or remediation has been completed.

SECTION VI – PROJECT DESCRIPTION

Following the proposed site remediation, a 13-unit townhouse condominium development is planned. The building footprint is 11,733 SF, and the total footprint including all impervious cover is 15,709 SF. The property has approximately 650 feet of waterfront along Reynolds Channel and The Basin. The shoreline will be bulkheaded at both ends of the south and west property lines to accommodate docking for 11 boats and the shoreline area between the bulkheaded areas restored with natural plantings, a sand beach, and rip-rap. All dwellings and impervious site improvements are setback seventy-five feet from the tidal wetlands boundary.

The approximate total development cost is \$5,000,000, not including remediation and site preparation costs.

**FORMER GIFFORD OIL TERMINAL SITE
PRELIMINARY PROJECT SCHEDULE**

	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Jul-11	
Submit RI Work Plan	◇																		
30 day comment period			◇																
RI Work Plan Approval																			
Site Preparation/Site Clearing																			
Site Investigation - Field Work																			
Geophysical Survey																			
Soil Sampling/Test Pits																			
GW Monitoring Well Installation/Development/Sampling																			
Soil Gas Survey - Baseline																			
Sediment Sampling																			
Prepare RI Report and Remedial Action Workplan																			
DEC Review/Approval, including 45-day comment period																			
Soil Remediation																			
Shoreline Clean-up/Remove & Replace Bulkhead																			
Prepare and Submit Engineering Report																			
DEC Review and Approval																			
Certificate of Completion																			
Site Development Phase																			

SECTION VII – PROPERTY ENVIRONMENTAL HISTORY

The site is located on a right-of-way street at the southern end of Quebec Road on Section 43 Block 42 Lots 234 and 235, which is a total of approximately two acres. The site is currently vacant and borders Reynolds Channel and “The Basin” on the Island Park Canal. Residential dwellings border the north and east property line. Currently the site has no above grade structures and is covered with piles of soil and gravel mixed with some construction debris (brick, ceramic tile, etc).

Historically, the site had been operated as a petroleum bulk storage facility with four above ground storage tanks; two 50-foot diameter tanks and two 25-foot diameter tanks. Several underground storage tanks were also found and removed. It appears all the stored petroleum was No. 2 fuel oil. In addition to the aboveground storage tanks, there appear to have been three buildings on the site; one-story metal building, one-story metal and block building, and a one-story masonry building.

Evidence of a spill had been discovered in 1995, and subsequently NYSDEC issued Spill Number 95-03609 for the Former Gifford Oil Terminal in Island Park, NY. The spill appeared to have resulted from releases from tank failures and leaks from associated piping. The NYSDEC conducted initial investigation and remediation.

In 2005, the current owner undertook a limited investigation that consisted of soil sampling within the vadose zone and analysis for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). SVOC contamination (above TAGM) was found throughout the site, with VOC contamination found on part of the site. In addition to the site investigation, the current owner also had Phase I Environmental Site Assessment report prepared. The Phase I was prepared in accord with ASTM Standard E 1527-00 (copy enclosed with application).

NYSDEC Investigation and Remediation

The spill was discovered in June 1995 with the report of an oily sheen emanating from the bulkhead along Reynolds Channel. Based on a review of the available documents, it appears that the property owner at the time of the spill discovery elected not to proceed with the investigation and remediation, and the NYSDEC completed an interim subsurface investigation and remediation. This work was completed by Milro Associates Incorporated, an on-call remediation contractor hired by the NYSDEC. Based on their fingerprint analysis of two product/groundwater samples, the petroleum was weathered No.2 fuel oil. They also found that the contaminated soil ranged from three to eight feet below grade, with the contaminated interval intersecting the water table. Based on Milro’s observations, the soils on the site are comprised of fill and medium to fine sands (black strata with petroleum indicators encountered within 3.5 to 4.5 feet below grade) overlying tidal marsh deposits (silty clay confining unit approximately 8 to 10 feet below grade), followed by medium to fine sands, with groundwater encountered at approximately three feet below grade.

Groundwater was presumed to flow radially towards the surface waters along the south and west boundaries.

Based on site sketches from the NYSDEC files, it appears that a 60-foot by 80-foot area may have been excavated in the vicinity of two removed underground storage tanks located east of the two former 50-foot diameter tanks. Based on hand-written notes on the sketch the excavation was eight feet deep, totaling 1,400 cubic yards. Also in conversation with the NYSDEC, several recovery wells (drainage structure rings) had been installed and the collected free product skimmed off and disposed of. This recovery operation continued until no floating product was visible.

2005 Environmental Site Investigation

In 2005, an Environmental Site Investigation was conducted by Long Island Analytical Laboratories. The scope of the investigation was limited to soils within the vadose zone. The site was divided into nine sections with three or four borings advanced in each section. The soil samples were field screened with a photo-ionization detector (PID) and visual/odor evidence. Based on field screening results, soil samples were collected and composited for sections with no suspect field observations, or individual grab samples were collected for sections exhibiting suspect field screening observations. All samples were collected in the unsaturated interval above the water table. The samples were analyzed for volatile organic compounds (VOCs) and semi-volatile organic compound (SVOCs).

The analytical results were compared against the Recommended Soil Clean-up Objectives (RSCOs) stated in Technical and Administrative Guidance Memorandum #4046 - Determination of Soil Cleanup Objectives and Cleanup Levels (TAGM 4046). The analytical results for the STARS compounds are summarized in Table 1. In general, the carcinogenic polyaromatic hydrocarbons (c-PAHs) exceeded the RSCOs. No samples contained VOC concentrations above the RSCOs except for two borings in the area identified as Section 8, which is located on the south-west corner of the site along Reynolds Channel.

A total of 17 soil samples were collected. The following table summarizes the frequency that the compounds were detected above the laboratory detection limit and number that exceeded the TAGM RSCOs.

<i>VOCs - EPA Method 8260</i>	Above Lab Detection Limit	Exceeded TAGM	Max Concentration, ppb
Benzene	0	0	ND
Toluene	0	0	ND
Ethylbenzene	1	0	1,290
Total Xylenes	2	2	4,830
Isopropylbenzene	2	0	1,349
n-propylbenzene	3	1	3,930
1,3,5-Trimethylbenzene	2	2	12,018
1,2,4-Trimethylbenzene	2	2	39,499
sec-Butylbenzene	3	0	3,369
p-Isopropyltoluene	3	0	4,445
n-Butylbenzene	1	0	813
Naphthalene (voc)	2	2	31,684
tert-Butylbenzene	1	0	566
Methyl tert-butyl ether	0	0	ND

SVOCs - EPA Method 8270			
Acenaphthene	6	0	1,265
Acenaphthylene	0	0	ND
Anthracene	11	0	1,405
Benzo(a)anthracene	15	6	413
Benzo(a)pyrene	15	14	551
Benzo(b)fluoranthene	15	11	645
Benzo(g,h,i)perylene	14	0	394
Benzo(k)fluoranthene	12	1	303
Chrysene	15	2	580
Dibenzo(a,h)anthracene	3	3	88
Fluoranthene	15	0	2,845
Fluorene	9	0	5,481
Ideno(1,2,3-cd)pyrene	14	0	412
Naphthalene (svoc)	2	2	14,626
Phenanthrene	17	0	13,209
Pyrene	13	0	1,087

The current owner has entered into a stipulation agreement with the DEC for Spill No. 95-03609 at the Former Gifford Oil Terminal.

Past Owners/Operators

Reference: Phase I Environmental Site Assessment for the Property Located at Lots 234/235 Section 43 Block 42, 1 Quebec Road, Island Park, NY. Prepared by Long Island Analytical Laboratories and Envirospect. November 16, 2005.

Deed Search to 1976

- One Quebec Realty
- William Gifford
- HSS Development Co.
- William Domino
- Universal Sharp Corp.
- Oilport Terminals, Inc.
- Incorporated Village of Hempstead

Prior to 1976 (Site part of Lots 135-137/224A/230A/230B)

- Petroleum Heating and Power Co. (5/28/52)
- Pittson Oil Corp., Metropolitan Petroleum Corp., Oilport Terminals Inc., Ella Mirkovich/C.Beckman (9/12/40)
- City of Island Park, J. Visscher (6/1/23)
- J. Burley, W. Howard (10/2/24)
- J. Borley (6/29/23)

The current property owner and its principals have no relationship with any of the past owners or operators.

SECTION VIII – SITE CONTACT INFORMATION

Municipal Contacts

Agency	Title	Name	Address
Nassau County	Executive	Thomas Suozzi	1550 Franklin Avenue Mineola, NY 11501
Nassau County Planning Commission	Executive Commissioner	Patricia Bourne	100 County Seat Drive Mineola, NY 11501
Town of Hempstead	Supervisor	Kate Murray	One Washington Street Hempstead, NY 11550
Town of Hempstead Department of Planning and Economic Development	Commissioner Director	Richard Bianculli Joseph Marshiano	200 N. Franklin Street Hempstead, NY 11550
Village of Island Park	Mayor	James Ruzika	127 Long Beach Road Island Park, NY 11558

Residents, Owners and Occupants of Properties Immediately Adjacent to Site

Name	Street	Town	Sec-Blk-Lot
Jeffrey/Karen Kuhlman	5 Quebec Rd.	Island Park, NY 11558	43-42-241
Charles Luchesi	9 Quebec Rd.	Island Park, NY 11558	43-42-239
Jason/Kelly Goldberg	15 Quebec Rd.	Island Park, NY 11558	43-42-236
James Vilardi	17 Quebec Rd.	Island Park, NY 11558	43-42-238
Liberto/Imelda Mendoza	19 Quebec Rd.	Island Park, NY 11558	43-42-49
John Virts	23 Private Right of Way	Island Park, NY 11558	43-42-216A

Note: Subject site is vacant

Other Contact Information

	Name	Address	Phone
Local News Media	Newsday	235 Pinelawn Road Melville, NY 11747	631-843-2000
Local News Media	Oceanside/Island Park Herald	2 Endo Boulevard Garden City, NY 11530	516-569-4000 Joseph Kellard, ext. 213 oceaneditor@liherald.com
Public Water Supplier	Long Island American Water Corporation	733 Sunrise Hwy. Lynbrook, NY 11563	516-596-4800
Document Repository	Island Park Public Library	176 Long Beach Rd. Island Park, NY 11558	516-432-0122

Steve Hix

From: Steve Hix
Sent: Friday, December 05, 2008 11:01 AM
To: 'ilandpk@ilrc.org'
Subject: Island Park Library - Document Repository For Proposed Quebec Basin Project

Cameron Engineering & Associates, LLP is filing a Brownfield Cleanup Program (BCP) application for a proposed environmental site investigation and remediation project within the Village of Island Park. As part of the BCP application, the New York State Department of Environmental Conservation requires an acknowledgement from the library agreeing to act as the document repository for the Site.

Please respond to this e-mail with the Island Park Library's intentions to act as the document repository.

If there are any questions, please feel free to contact me. You can reach me at 516-827-4900 extension 209.

Best regards,

Stephen R. Hix
Director of Environmental Services

CAMERON ENGINEERING & ASSOCIATES, LLP
100 Sunnyside Boulevard, Suite 100 ▪ Woodbury, NY 11797
Phone: 516.827.4900 ▪ Fax: 516.827.4920

260 Madison Avenue, 8th Floor ▪ New York, NY 10016
Phone: 212.324.4000 ▪ Fax: 646.216.2001

▪ *Mechanical & Electrical Engineering* ▪ *Security & CCTV Engineering*
▪ *Civil Engineering* ▪ *Site Development & Landscape Architecture*
▪ *Planning & Environmental Engineering* ▪ *Water & Wastewater Engineering*
▪ *Traffic & Transportation Engineering* ▪ *Structural Engineering* ▪ *Construction Management*

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12/12/2008

IX – LAND USE FACTORS

Item 12 - Proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas: The site is located in a suburban residential area, surrounded by single family residential dwellings on the north and east side of the Site. No urban, commercial, industrial, agricultural or designated recreational (park) areas are located within close proximity of the Site.

Item 13 - Potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas: The water table at the Site is shallow (less than 10 feet below grade), therefore vulnerable to contamination and contaminant migration to the adjacent surface waters. No wellhead protection or recharge areas are located in this area.

Item 14 - Geography and geology of the site: The Site is located in south Nassau County, adjacent to Reynolds Channel and the *Basin*. The surficial geology of the general area is composed of outwash deposition from Pleistocene age glaciation. The Site had presumably been filled since meadow mat had been encountered in some of the borings drilled during the NYSDEC's 1995 investigation. The Site and the surrounding upland area are relatively flat. Based on the USGS topographical map, the Site is less than 10 feet above Mean Sea Level (MSL).