

**JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NEW YORK**

BROWNFIELD CLEANUP PROGRAM APPLICATION

SUBMITTED TO:



New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016

PREPARED FOR:

United Properties Corp.
1975 Hempstead Turnpike, Suite 309
East Meadow, New York 11554

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York 11716
Phone: 631-589-6353
Fax: 631-589-8705

Kris Almskog, Vice President

krisa@pwgrosser.com

PWGC Project Number: UPC1502

AUGUST 2015



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Check here if this application is to request significant changes to property set forth in an existing Brownfield Cleanup Agreement:

☐ Yes

☒ No

(If yes, skip to Section IV; see application instructions) below

Existing BCP project number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes)

July 2015

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME UNITED PROPERTIES CORP.

ADDRESS 1975 HEMPSTEAD TURNPIKE, SUITE 309

CITY/TOWN EAST MEADOW

ZIP CODE 11554

PHONE 516-223-6200

FAX 516-223-6215

E-MAIL denisrodger@upcli.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☒ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- reasonably anticipated use and benefits of the project to the community;
- anticipated remedial costs and cost of future development, if available;
- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		PCE, TCE, CIS1,2-DCE	
Other VOCs		Acetone	
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED BY DEC.

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input checked="" type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input 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: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME JAY'S LUCKY CLEANERS				
ADDRESS/LOCATION 3220 TO 3224 LONG BEACH ROAD				
CITY/TOWN OCEANSIDE		ZIP CODE 11572		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): HAMLET OF OCEANSIDE, TOWN OF HEMPSTEAD				
COUNTY NASSAU		SITE SIZE (ACRES) 0.23		
LATITUDE (degrees/minutes/seconds) 40 ° 38 ' 00 "		LONGITUDE (degrees/minutes/seconds) 73 ° 38 ' 27 "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address		Section No.	Block No.	Lot No.
3220-3224 LONG BEACH ROAD		43	336	42
				Acreage
				0.23
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach a metes and bounds description of the property.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. For purposes of the tangible property tax credit bonus, is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(6)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify census tract (see DEC's website for more information): _____ Percentage of property in En-zone (check one): <input checked="" type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

NOT APPLICABLE

10. Property Description Narrative – **please refer to application instructions for proper format. Include sections for location, site features, current zoning and land use, past use of the site, and site geology and hydrogeology.**

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☒ No

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE DENIS RODGER			
ADDRESS 1975 HEMPSTEAD TURNPIKE, SUITE 309			
CITY/TOWN EAST MEADOW		ZIP CODE 11554	
PHONE 516-223-6200	FAX 516-223-6215	E-MAIL DenisRodger@upcli.com	
NAME OF REQUESTOR'S CONSULTANT P.W. GROSSER CONSULTING, INC - KRIS ALMSKOG			
ADDRESS 630 JOHNSON AVE, SUITE 7			
CITY/TOWN BOHEMIA		ZIP CODE 11716	
PHONE 631-589-6353	FAX 631-589-8705	E-MAIL krisa@pwgrosser.com	
NAME OF REQUESTOR'S ATTORNEY GEORGE C.D. DUKE, ESQ., P.G., BROWN SHARLOW DUKE & FOGEL, P.C.			
ADDRESS 1450 BROADWAY, 35TH FLOOR			
CITY/TOWN NEW YORK		ZIP CODE 10018	
PHONE 646-915-0236	FAX 646-219-2601	E-MAIL gduke@bsdflaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME UNITED PROPERTIES CORP.			
ADDRESS 1975 HEMPSTEAD TURNPIKE, SUITE 309			
CITY/TOWN EAST MEADOW		ZIP CODE 11554	
PHONE 516-223-6200	FAX 516-223-6215	E-MAIL DenisRodger@upcli.com	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
Section VII. 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 for the investigation, removal or remediation of 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? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (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? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Have all known bulk storage tanks on-site been registered with DEC? ☐ Yes ☒ No

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:

☐ 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.

☒ VOLUNTEER (Please see attachment-Part B Section VII)

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.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site 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; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☒ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [*DER-23 / Citizen Participation Handbook for Remedial Programs*](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson 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 an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

☐ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

The use of the property is currently commercial with a retail strip mall and parking. The property is zoned as "Business" on the Town of Hempstead's Zoning Map. Currently, there are no plans for changes in use post remediation.

☒ Yes ☐ No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

The property does not fall within the area of any known comprehensive community master plans, local waterfront revitalization plans, or designated Brownfield Opportunity Area plans. The proposed development is consistent with the current zoning. Critical habitats were not identified within ½ mile of the site. As provided in the EDR NEPA Map, 15 wetland areas are present between ½ mile to 1 mile of site. The site is within a New York Ecology Zones – Zone 1 – Coastal Lowlands. According to FEMA Flood Maps, the site lies within the 500-year flood zone.

☒ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. 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 a requestor other than an individual)

I hereby affirm that I am President (title) of United Properties Corp. (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. 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: 8/6/15

Signature: X

Print Name: Denis Rodger

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), 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

FOR DEC USE ONLY

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of July 1, 2015: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>(I) "Underutilized" means, as of the date of application, real property:</p> <ul style="list-style-type: none"> (1) on which a building or buildings, can be certified by the municipality in which the site is located, to have for at least five years used no more than fifty percent of the permissible floor area under the applicable base zoning immediately prior to the application which has been in effect for at least five years; (2) at which the proposed development is solely for a use other than residential or restricted residential; (3) which could not be developed without substantial government assistance, as certified by the municipality in which the site is located; and (4) which is subject to one or more of the following conditions, as certified by the municipal department responsible for such determinations of the municipality in which the site is located: <ul style="list-style-type: none"> (i) property tax payments have been in arrears for at least five years immediately prior to the application; (ii) contains a building that is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (iii) the proposed use is in whole or in substantial part for industrial uses. <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, or land purchase cost exemption or waiver, from a governmental entity; or for properties to be developed in whole or in part for industrial uses, a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or a tax credit, from a governmental entity, or a low-cost loan from an industrial fund managed by the municipality and partner financial institutions.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. Is the project an affordable housing project as defined below?

☐ Yes ☐ No

From 6 NYCRR 375- 3.2(a) as of July 1, 2015:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that sets affordable units aside for tenants at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: JAY'S LUCKY CLEANERS
City: OCEANSIDE

Site Address: 3220 TO 3224 LONG BEACH ROAD
County: NASSAU **Zip:** 11572

Tax Block & Lot

Section (if applicable): 43 **Block:** 336 **Lot:** 42

Requestor Name: UNITED PROPERTIES CORP.
City: EAST MEADOW

Requestor Address: 1975 HEMPSTEAD TURNPIKE, SUITE 309
Zip: 11554 **Email:** denisrodger@upcli.com

Requestor's Representative (for billing purposes)

Name: DENIS RODGER
City: EAST MEADOW

Address: 1975 HEMPSTEAD TURNPIKE, SUITE 309
Zip: 11554

Email: DenisRodger@upcli.com

Requestor's Attorney

Name: GEORGE C.D. DUKE, ESQ., P.G., BROWN SHARLOW DUKE & FOGEL, P.C.
City: NEW YORK

Address: 1450 BROADWAY, 35TH FLOOR
Zip: 10018

Email: gduke@bsdflaw.com

Requestor's Consultant

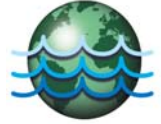
Name: P.W. GROSSER CONSULTING, INC - KRIS ALMSKOG
City: BOHEMIA

Address: 630 JOHNSON AVE, SUITE 7
Zip: 11716

Email: krisa@pwgrosser.com

Percentage of site within an En-Zone: ☒ 0% ☒ <50% ☐ 50-99% ☐ 100%

Requestor's Requested Status: ☒ Volunteer ☐ Participant



Jay's Lucky Cleaners
3220 to 3224 Long Beach Road, Oceanside, New York
BCP Application
August 6, 2015

PART A

Section I

Requestor Information

The application requestor is UNITED PROPERTIES CORP. The following individual is the representative of UNITED PROPERTIES CORP.:

- Denis Rodger
1975 Hempstead Turnpike, Suite 309
East Meadow, New York 11554

See attachment for entity information from the NYS Department of State's Corporation and Business Entity Database.

Section II

Site History/Description

The site consists of one (1) 1-story retail strip buildings with three retail units and front and side parking lots. The site is approximately 0.23 acres in area. The Road building was constructed in 1959. Prior to construction of the building, the lot was vacant.

The site is identified as Nassau County Section 43, Block 336, Lot 42. The site is bordered on the north by a commercial property, on the east by Long Beach Road, on the west by residential and commercial properties, and on the south by Montgomery Avenue.

A review of available New York Telephone Address Directories, NYCDOB Certificates of Occupancy, and available Sanborn Fire Insurance Maps indicated the subject site was utilized in the past by a convenience store, surf shop, massage parlor, and dry cleaner. A dry cleaner has occupied a unit within the 3220-3224 since 1959.

Project Description

The site is currently utilized as a strip mall with several tenants and parking areas. Changes in use or significant redevelopment plans are not planned for the near future. As a result of entry into the NYSDEC BCP, protection of public health and the environment will be realized by the community as a remedial investigation and follow-up remedial action are implemented to investigate and address sub-surface impact at the site. At this time, limited subsurface data is available, as such the cost of future remedial actions at the site are difficult to determine. Based upon limited information available to date, investigation and remedial costs at the site could range from \$50,000 to \$350,000. These estimates can be refined following completion of the proposed remedial investigation.

A Draft Remedial Investigation Work Plan has been submitted for NYSDEC review with the application and addresses the following tasks:

1. Evaluation of site specific groundwater flow direction
2. Delineation of soil and groundwater impact
3. Geophysical survey
4. Soil vapor intrusion evaluation

The estimated project schedule is as follows:

- Obtain acceptance into NYSDEC BCP
- Address NYSDEC comments to the Draft Remedial Investigation Work Plan (RIWP) (15 days)
- Approval of RIWP (day 1)
- Remedial Investigation to begin within 60 days of NYSDEC approval of the RIWP (day 60)
- Remedial Investigation field activities are anticipated to take two weeks (day 75)
- A draft RIR/Remedial Action Work Plan (RAWP) will be submitted to NYSDEC within four months of approval of this RIWP (day 120)
- Implement RAWP. RAWP to be implemented within 9 months of the approval of the RIWP (day 270)
- Anticipated Certificate of Completion - Summer 2017

Estimated schedule is subject to change based on governmental approvals.

Section III

Property Environmental History

1. Environmental Reports

Unless otherwise noted all past environmental documents included were prepared to the New York State Department of Environmental Conservation (NYSDEC) DER-10/ Technical Guidance for Site Investigation and Remediation Standards. The following reports are included on CD:

Phase I ESA Report (11/18/1998)

Prepared by: Middleton, Kontokosta Associates, LTD (MKA)

A Phase I ESA was conducted by MKA in November 1998. The Phase I ESA identified the presence of the dry cleaner at the 3220 Long Beach Road unit and the above ground storage tank located in the western alley behind the 3220 Long Beach Road unit. MKA did not report any recognized environmental conditions. MKA stated that no further testing (subsurface or otherwise) was required on the subject site.

Phase I ESA Report (11/3/2004)

Prepared by: Middleton Environmental, Inc. (MEI)

A Phase I ESA was conducted by MEI in November 2004. The Phase I ESA identified the presence of the dry cleaner at the 3220 Long Beach Road unit and the above ground storage tank located in the western alley behind the 3220 Long Beach Road unit. MEI did not report any recognized environmental conditions.

Phase I ESA Report (3/31/2014)

Prepared by: Merritt Environmental Consulting Corp. (MECC)

A Phase I ESA and FSSI was completed by MECC in March 2014. The Phase I ESA identified prior and current use of one of the retail units located at 3220 Long Beach Road as a dry cleaner.

Focused Subsurface Site Investigation (3/31/2014)

Prepared by: MECC

A FSSI was completed by MECC in March 2014. The purpose of the FSSI was to address the recognized environmental conditions specified in the Phase I ESA Report. During this investigation, four soil and three groundwater samples were collected and analyzed. No soil vapor, sub-slab or indoor air samples were collected. Elevated concentrations of volatile organic compounds (VOCs) indicative of impact from dry cleaning operations were reported in groundwater at the southwestern portion of the site. PCE was reported in one groundwater sample (B1GW) at 450 micrograms per liter (ug/L), above the NYSDEC TOGS 1.1.1 Ambient Groundwater Quality Standards (GWQS) and Guidance Values of 5 ug/L.

Groundwater Sampling and Laboratory Analysis (9/16/2014)

Prepared by: MECC

MECC completed a Groundwater Sampling and Laboratory Analysis summary in September 2014. The scope of work included the installation of three groundwater monitoring wells, groundwater sampling, and an elevation survey to determine site-specific groundwater flow direction.

Groundwater analytical results reported concentrations of VOCs (acetone, cis-1,2-DCE, TCE, and PCE) above GWQS. Groundwater flow direction was determined to flow west.

2. Sampling Data

All sampling data is included in the following reports

- Focused Subsurface Site Investigation (3/31/2014) prepared by MECC
- Focused Subsurface Site Investigation (3/31/2014) prepared by MECC

3. Site Drawing with Impacted Media

Figure 7 is included presenting historic groundwater analytical data.

Section IV

Property Information

The following figures are included:

- Figure 1: Subject Site Vicinity Map
- Figure 2: USGS Quadrangle Map
- Figure 3: Nassau County Tax Map
- Figure 4: Town of Hempstead Zoning Map
- Figure 5: FEMA Flooding Insurance Risk Zone Map
- Figure 6: Site Plan
- Figure 7: Historic Groundwater Analytical Data
- Figure 8: Adjacent Properties Map
- Figure 9: NYS Environmental Zones – Nassau County

10. Property Description Narrative

Location

Jay's Lucky Cleaners is located in a suburban area. The site address is 3220-3224 Long Beach Road, Oceanside, Nassau County, New York. The site is identified as Nassau County Section 43, Block 336, Lot 42. The site is bordered on the north by a commercial property, on the east by Long Beach Road, on the west by residential and commercial properties, and on the south by Montgomery Avenue.

Site Features

The site consists of one (1) 1-story retail strip buildings with three retail units and front and side parking lots. The site is approximately 0.23 acres in area. The building was constructed in 1959. Prior to construction of the building, the lot was vacant.

Current Zoning and Land Use

The site is currently used and zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and residential.

Past Use of the Site

Past site uses have included a convenience store, surf shop, massage parlor, and dry cleaner. A dry cleaner has occupied a unit within the 3220-3224 since at least 1959 based on the property card archive and continuously from 1983 to the present.

Site Geology and Hydrogeology

The site is located within the southern portion of Nassau County, Long Island, New York. The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with few lenses of sand and gravel; abundant lignite and pyrite; and gray, red or white in color.

Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with inter-bedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow. Therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Jameco and Upper Glacial Aquifer systems. The Upper Glacial Aquifer is the water table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy and, therefore, is hydraulically connected to the Magothy Aquifer.

The site overlies an interconnected aquifer system consisting of the upper glacial deposits and the underlying Magothy Formation. Depth to groundwater in the underlying glacial aquifer is approximately 5-6 feet below ground surface (bgs). The lithologic description of the sediments from soil borings installed during previous investigations at the site identifies the materials as coarse brown sand.

Groundwater beneath the property is class GA denoting potential use as potable water. Drinking water wells were not identified down-gradient of the site.

PARTB

Section V

Additional Requestor Information

Information included on application form

Section VI

Current Property Owner/Operator Information

The current property owner's representative, Denis Rodger is also the requestor's representative.

Section VII

Requestor Eligibility Information – Volunteer Certification

The Requestor/Property Owner performed all appropriate inquiries consistent with CERCLA and established that it did not know and had no reason to know, prior to purchasing the subject property, that any hazardous substance that is the subject of a release or threatened release was disposed of on, in, or at the property. The subject property, 3220-3224 Long Beach Road, Oceanside, New York, was purchased by the current property owner/Requestor, United Properties Corp. on November 23, 1998. Prior to the property purchase, a Phase I Environmental Site Assessment (ESA) was completed in compliance with ASTM Standard E1527-97 by Middleton, Kontokosta Associates, LTD (MKA) on November 18, 1998. The 1998 Phase I ESA (a copy of which is attached hereto) identified the presence of the dry cleaner at the 3220 Long Beach Road unit and the above ground storage tank located in the western alley behind the 3220 Long Beach Road unit. MKA did not report any recognized environmental conditions (RECs). MKA stated that no further testing (subsurface or otherwise) was required on the subject site.

The Requestor/Property Owner took reasonable steps to ensure that environmental conditions at the property had not changed since it purchased the property. In November 2004, a Phase I ESA (a copy of which is attached hereto) was completed in compliance with ASTM Standard E1527-00 by Middleton Environmental, Inc. (MEI) in support of refinancing the subject property. The 2004 Phase I ESA identified the presence of the dry cleaner at the 3220 Long Beach Road unit and the above ground storage tank located in the western alley behind the 3220 Long Beach Road unit. MEI did not report any recognized environmental conditions. MEI stated that no further testing (subsurface or otherwise) was required on the subject site.

The Requestor/Property Owner took reasonable steps to stop any continuing release, prevent any threatened future release, and prevent or limit any human, environmental or natural resource exposure to any previous release. The Requestor/Property Owner conducting ongoing environmental investigations to identify any possible environmental concerns, releases or threatened releases. In March 2014, the Property Owner commissioned a third Phase I ESA for the property, (a copy of which is attached hereto), which was completed in compliance with ASTM Standard E1527-13 by Merritt Environmental Consulting Corp. (MECC) in support of refinancing the subject property. The 2014 Phase I ESA identified the tenant of the 3220 Long Beach road unit as a dry cleaner. According to Sanborn Fire Insurance Maps, a dry cleaner was present at the subject property during the years 1961 through 1970. In addition, the City Directories for the years 1988-2013 show a dry cleaner occupying the 3220 Long Beach Road tenant space. A spill was reported in June of 2013 when the valve on the 275-gallon aboveground storage tank (AST) containing No. 2 fuel oil located behind the dry cleaner leaked. The spill remarks state that the tank was taken out of service and a temporary one was installed. A 275-gallon AST housing No. 2 fuel oil was identified in the rear yard of the 3220 Long Beach Road unit. In addition, MECC observed a 275-gallon AST, which is no longer in use, located in the rear yard of the 3220 Long Beach Road unit. Based on these findings, MECC recommended subsurface sampling to determine if impacts to the subsurface were present due to dry cleaning operations.

Consistent with its recommendations, in March 2014, MECC conducted a Focused Subsurface Site Investigation (FSSI) which consisted of the collection of three groundwater samples and one soil sample. MECC collected one (1) soil sample in the vicinity of the former AST. Soil analytical results reported no evidence that the reported heating oil spill at the former AST location adversely impacted subsurface soil quality. Groundwater analytical results reported concentrations of perchloroethylene (PCE) above applicable standards in two of the three groundwater samples collected. Based on these findings, MECC recommended additional investigation.

In September 2014, MECC completed a Groundwater Sampling and Laboratory Analysis summary which detailed the installation of three permanent groundwater monitoring wells and groundwater sampling. Groundwater analytical results reported concentrations of VOCs (acetone, cis-1,2-DCE, TCE, and PCE) above applicable standards. Groundwater flow direction was determined to flow west.

Subsequently, spill number 1302639 associated with the fuel oil AST was closed on January 29, 2015 based on information provided above.

The Requestor/Property Owner qualifies as a Volunteer based on the following: 1) the Requestor/Property Owner conducting all appropriate inquiry prior to purchase and did not identify any RECs; 2) the only spill identified on the property since Requestor/Property Owner took ownership (which was No. 2 fuel oil that did not impact subsurface soil quality) was properly addressed and remediated; and 3) the Requestor/Property Owner has taken reasonable steps to prevent or limit human, environmental, or natural resource exposure to any previously released contamination and prevent any threatened future release at the property by requiring that the dry cleaning tenant is operating its equipment and handling all materials in accordance with all applicable laws and regulations and voluntarily investigating if environmental impacts exist at the subject property and wished to continue to do so pursuant to the New York State Brownfield Cleanup Program. Accordingly, United Properties Corp. certifies that it is a volunteer in accordance with ECL 27-1405.

Section VIII

Property Eligibility Information

No attachment necessary

Section IX

Contact List Information

1. Government Officials

Nassau County Executive: Edward P. Mangano
Office of the County Executive
1550 Franklin Ave.
Mineola, NY 11501
(516)-626-4266

Director Office of housing and community development: John Sarcone
40 Main St. First floor
Hempstead, NY 11550
(516)572-1915

Contact at: <https://www.nassaucountyny.gov/FormCenter/Community-Development-13/Contact-the-Office-of-Community-Developm-48>

Town of Hempstead Clerk Office: Nasrin G. Ahmad
One Washington Street
First Floor
Hempstead, NY 11550
(516) 489-5000, ext. 3406

2. 3220 - 3224 Long Beach Road, Oceanside, New York adjacent property info:

Adjacent to the East:
3221 Long beach Rd. Oceanside, 11572
Block 369 Lot 18
Shopping plaza
Owner: Oceanside Plaza Assoc

Adjacent to the West:
3211 Lawrence Ave. Oceanside, 11572
Block 321 Lot 107
Residential
Owner: Aldrich Management Co. LLC.

3223 Lawrence Ave. Oceanside, 11572
Block 336 Lot 102
Residential
Owner: Wilson Charlie Lee Jr

3217 Lawrence Ave. Oceanside, 11572
Block 336 Lot 104
Residential
Owner: Brimlow T & Robinson D & Warish P

Adjacent to the North:
3206-3218 Long Beach Road Oceanside, 11572
Block 336 Lot 35
Multi-use building, single occupant
Owner: United Properties Corp.

Adjacent to the South:
3232 Long Beach Rd. Oceanside, 11572
Block 337 Lot 24
Super store
Owner: C & M realty Co.

3231 Lawrence Ave. Oceanside, 11572
Block 337 Lot 49
Residential
Geerds Jutta

3. News Media:
Newsday

<http://www.liherald.com/oceanside/>

4. Water Supplier:

New York American Water Co.

<http://www.amwater.com/nyaw/>

Process Address: 733 Sunrise Hwy, Lynbrook, NY 11563

5. Requested to be on contact list:

None

6. Schools and Day Cares:

Walter S. Boardman Elementary School

Dr. Karen Siris, *Principal*

Gail Alazraki, Admin. Asst

170 Beatrice Avenue

Oceanside, NY 11572

Main Office: 516-678-9510

School #8

Laurie Storch, *Principal*

Barbara Benedetti, Admin. Asst

3252 Fulton Avenue

Oceanside, NY 11572

Main Office: 516-678-8503

School #2

Thomas Capone, *Principal*

2745 Terrell Avenue

Oceanside, NY 11572

Main Office: 516-678-7557

School #4

Joanna Kletter, *Principal*

Victoria DeSano, Admin. Asst

3210 Oceanside Rd

Oceanside, NY 11572

Main Office: 516-678-7581

School #6 – Kindergarten Center

Julie McGahan, *Principal*

145 Merle Avenue

Oceanside, NY 11572

Main Office: 516-594-2345

Sensational Beginnings

Nina Russo, On-Site Provider

3328 Second Street

Oceanside, NY 11572

Main Office: 516-764-6584

Loving and Learning

Mrs. Helene J. Gottlieb, Director
2879 Lower Lincoln Avenue
Oceanside, NY 11572
Main Office: 516-763-2727

Marasco, Rosemary

Rosemary Marasco, On-Site Provider
225 Merrifield Avenue
Oceanside, NY 11572
Main Office: 516-766-4220

Oceanside Senior High School

Geraldine Decarlo, *Principal*
3160 Skillman Avenue
Oceanside, NY 11572
Main Office: 516-678-7526

Boardman Elementary School

Dr. Karen Siris, *Principal*
170 Beatrice Avenue
Oceanside, NY 11572
Main Office: 516-678-8510

McManus, Robert

Mr. Robert McManus, *On-Site Provider*
3294 5th Street
Oceanside, NY 11572
Main Office: 516-568-4446

Ayala, Jenny

Ms. Jenny A. Ayala, *On-Site Provider*
60 Merle Avenue
Oceanside, NY 11572
Main Office: 516-208-5456

Oceanside Jewish Center Nursery School

Mrs. Anita L. Hoine, *Director*
2860 Brower Avenue
Oceanside, NY 11572
Main Office: 516-764-4213

South Nassau Outpatient ESRD

Patrica Spencer, *Facility Manager*
3618 Oceanside Road
Oceanside, NY 11572
Main Office: 516-255-8000

Bright Star Country Day Care

Mrs. Marilyn Cawal, *Director*

3159 Royal Avenue

Oceanside, NY 11572

Main Office: 516-766-5699

Barry and Florence Friedberg JCC, Inc

Ms. Helene Nelson, *Director*

15 Neil Court

Oceanside, NY 11572

Main Office: 516-766-4341

Camp De Baun Nursery School

Mrs. Annette M. DeBaun, *Director*

465 Atlantic Avenue

Oceanside, NY 11572

Main Office: 516-764-1044

7. Document Repository

Oceanside Library

30 Davison Ave

Oceanside, NY 11572

Phone: (516)766-2360

The reference Director for the Oceanside library has been contacted by phone and e-mail requesting use of the Oceanside library as the document repository for the project. A copy of the Ocean side library response approving the use of the library for the repository is attached.

8. Community Board

Not Applicable

Section X

Land Use Factors

2. Current Use

Summary of Business Operations and Uses

3220-3224 Long Beach Road

Property Owners	Years	Last Known Address	Last Known Telephone	Relationship to Requestor
United Properties Corp.	Present – 11/23/1998	3220-3224 Long Beach Road	Unknown	Client
GM Realty Corp	11/23/1998-8/25/1959	3220-3224 Long Beach Road	Unknown	None

3220 Long Beach Road

Tenants/Operators	Years	Last Known Address	Last Known Telephone	Relationship to Requestor
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Jay's Lucky Cleaners	~2013 - Present	3220 Long Beach Road	516-678-5400	Tenant
Todd's Custom Cleaners	~2008 - ~2013	3220 Long Beach Road	516-678-5400	None
Byeung Kim – Todd's Cleaners.	~1993 - ~2008	3220 Long Beach Road	516-678-5400	None
Island Park Cleaners	~1983 - ~1993	3220 Long Beach Road	516-678-5400	None
Bbk Ladies Apparel	~1978 - ~1983	3220 Long Beach Road	516-678-5400	None
Country Interiors, Maple Center Interiors, Triangle Interiors	~?? - 1978	3220 Long Beach Road	516-678-5400	None

3222 Long Beach Road

Tenants/Operators	Years	Last Known Address	Last Known Telephone	Relationship to Requestor
Massage Parlor	Present	3222 Long Beach Road	Unknown	Tenant
Convenience Store	~2014	3222 Long Beach Road	Unknown	None

3224 Long Beach Road

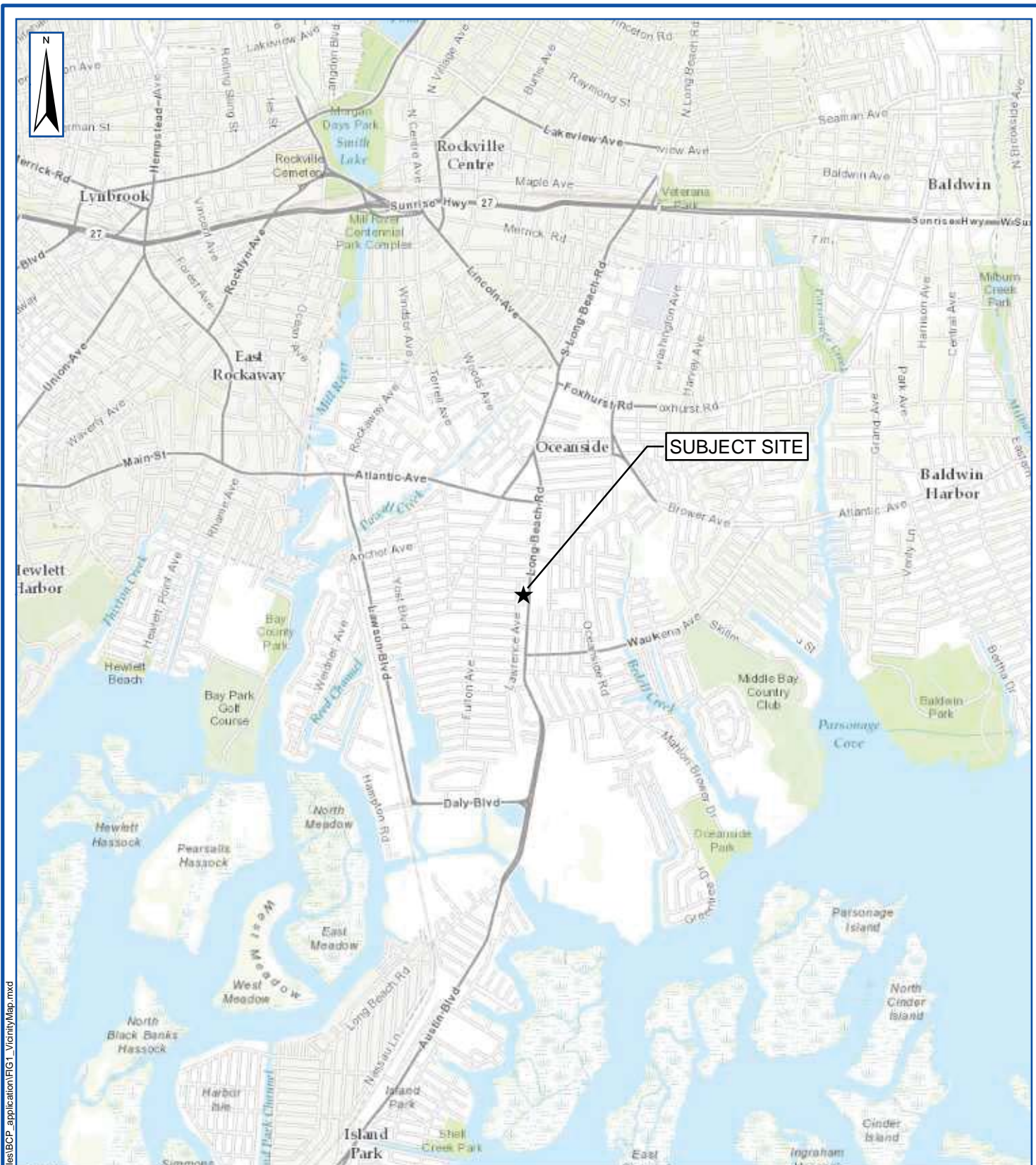
Tenants/Operators	Years	Last Known Address	Last Known Telephone	Relationship to Requestor
Quicksilver, Tobacco Connection	~2013 - Present	3224 Long Beach Road	516-763-4300	Tenant
4 Z Enterprises Inc., RJ's Wholesale, Tobacco Connection	~2008 - ~2013	3224 Long Beach Road	516-678-5400	None
RJ's Wholesale, Tobacco Connection	~2003 - ~2008	3224 Long Beach Road	516-678-5400	None
Tobacco Connection	~1993 - ~2003	3224 Long Beach Road	516-678-5400	None
Tobacco Junction	~?? - ~1993	3224 Long Beach Road	516-678-5400	None

3. Reasonable anticipated use Post Remediation

The use of the property is currently commercial with a retail strip mall and parking.

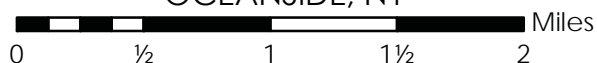
FIGURES

- 1- Subject Site Vicinity Map
- 2- USGS Quadrangle Map
- 3- Nassau County Tax Map
- 4- Town of Hempstead Zoning Map
- 5- FEMA Flooding Insurance Risk Zone Map
- 6- Site Plan
- 7- Historic Groundwater Analytical Data
- 8- Adjacent Properties Map
- 9- NYS Environmental Zones-Nassau County



SUBJECT SITE VICINITY

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY



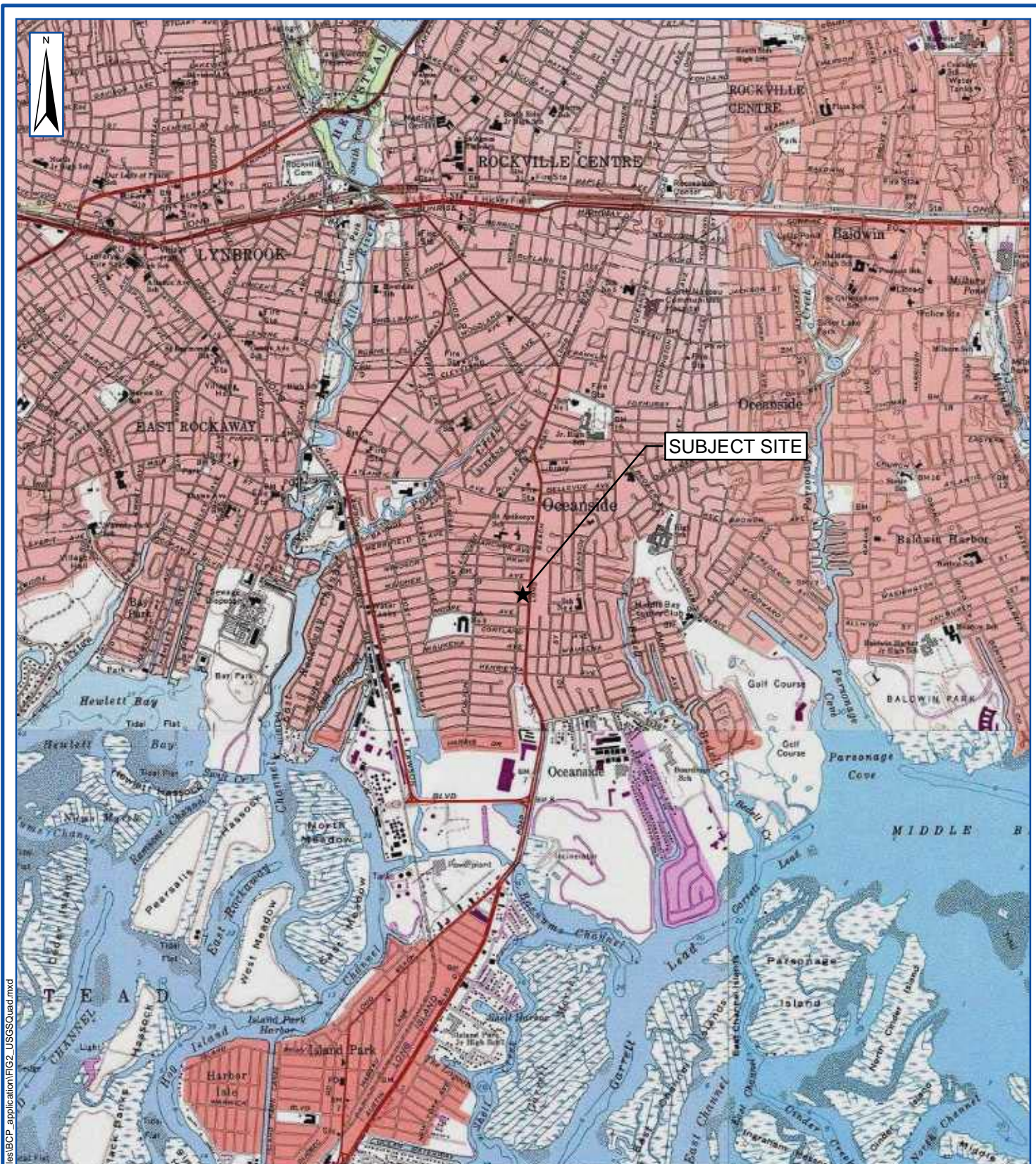
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Drawn by:	BB
Approved by:	JF
Figure No:	1



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E-mail: INFO@PWGROSSER.COM



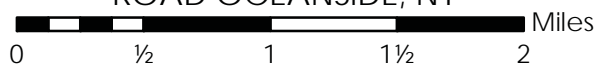
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USGS QUADRANGLE

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH
ROAD OCEANSIDE, NY



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Figure No:	2



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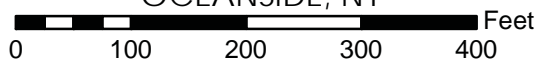
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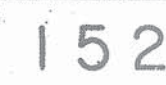
NASSAU COUNTY TAX PARCELS

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY



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Figure No:	3

4/28/59
8/13/59
9/28/59
12/6/60
10/30/61
4/2/62
12/3/62
4/22/65
4/29/65
12/13/66
4/29/70
4/25/72
6/24/75
11/14/78
5/26/81
12/8/83
5/11/84
10/13/87
5/3/88
2/8/90
6/28/94
3/16/95
ROADWAY
TRANSFER
4-25-00
6-3-03
7-12-05



THE OFFICIAL TOWN OF HEMPSTEAD ZONING MAP WAS ESTABLISHED AND ADOPTED IN 1929 BY THE TOWN OF HEMPSTEAD ZONING COMMISSION AND PLANNING BOARD. THIS SHEET MAY NOT ACCURATELY REFLECT HIGHWAY ACQUISITION AND PROPERTY ALIGNMENT AND MAY BE SUBJECT TO ANY STATEMENT OF FACT AN ACCURATE SURVEY MIGHT REVEAL.

ALL RESIDENCE "B"
EXCEPT AS OTHERWISE NOTED PREPARED BY HEMPSTEAD PLANNING BOARD

REDRAWN BY P EFTHIMION
CHECKED BY R VURTURE



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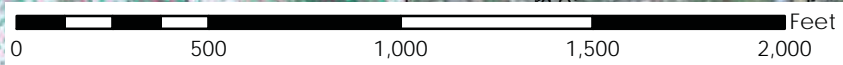
Subject Parcels

Flood Insurance Risk Zones

AE - Area of 1% annual chance of flood (BFE = 8ft)

X - Area of 0.2% annual chance of flood.

X - Area outside the 0.2% annual chance flood.



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**FEMA
FLOOD INSURANCE
RISK ZONES**
JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY

FIGURE NO:
5

SHEET:



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SITE PLAN

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH
ROAD OCEANSIDE, NY

FIGURE NO:

6

SHEET:

Montgomery Avenue

SIDEWALK

SITE BUILDING

PAVED PARKING AREA

SIDEWALK

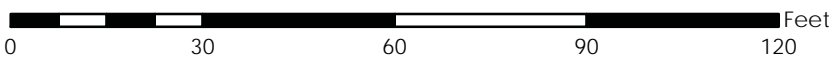
DRY CLEANER SPACE

LOCATION OF DRY
CLEANING MACHINE

PAVED PARKING AREA

Long Beach Road

- Drywell
- Building Footprint
- Subject Site Bounds



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B1(GW) (MARCH 2014)
PCE: 11 UG/L

MW2 (SEPTEMBER 2014)
PCE: 170 UG/L
TCE: 9.2 UG/L

B1(GW) (MARCH 2014)
PCE: 450 UG/L

MW1 (SEPTEMBER 2014)
ACETONE: 620 UG/L
PCE: 180 UG/L
CIS-1,2-DCE: 340 UG/L
TCE: 59 UG/L

DRY CLEANER SPACE

LOCATION OF DRY
CLEANING MACHINE

B2(GW)

SITE BUILDING

GROUNDWATER FLOW DIRECTION

PAVED PARKING AREA

B3(GW)

PAVED PARKING AREA

MW3

B3 (MARCH 2014)
NO EXCEEDANCES

MW3 (SEPTEMBER 2014)
NO EXCEEDANCES

Montgomery Avenue

SIDEWALK

SIDEWALK

Long Beach Road

⊗ Monitoring Well (installed September 2014)

⊕ Soil Boring (advanced March 2014)

▭ Building Footprint

▭ Subject Site Bounds

0 30 60 90 120 Feet



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Project:	UPC1502	Designed by:	BB
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Date:	6/19/2015	Drawn by:	BB
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Scale:	AS SHOWN	Approved by:	JF
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HISTORIC GROUNDATER
ANALYTICAL DATA

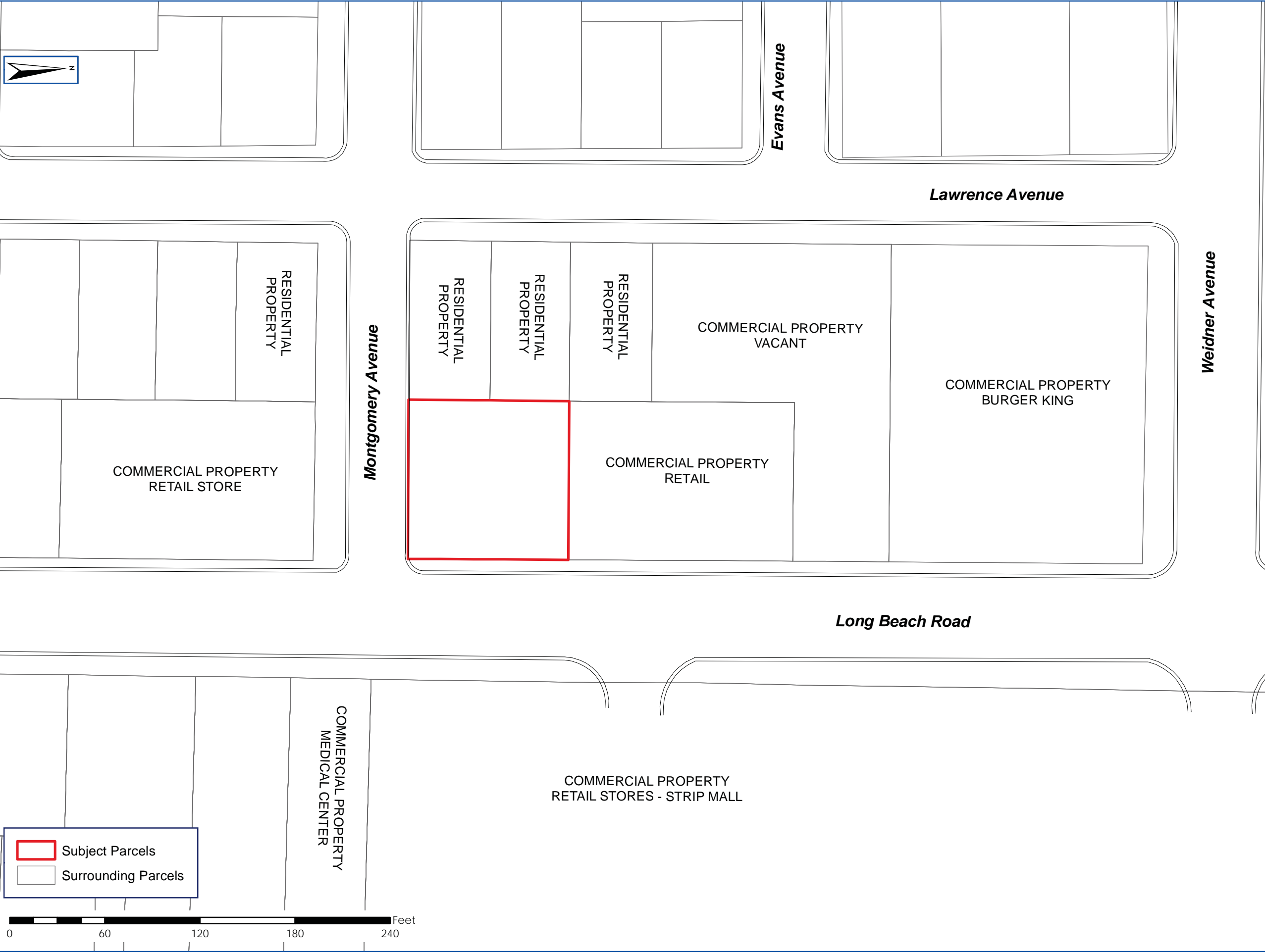
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY

FIGURE NO:

7

SHEET:

Document Path: G:\Projects\5-X\UPC\1502\mapfiles\BCP_application\FIG9_AdjacentProperties.mxd



P.W. GROSSER CONSULTING ENGINEER
AND HYDROGEOLOGIST, P.C.

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ADJACENT PROPERTIES

JAY'S LUCKY CLEANERS
3220-3224 LONG BEACH ROAD
OCEANSIDE, NY

FIGURE NO:
8

SHEET:

Lawrence Avenue

Montgomery Avenue

Long Beach Road



3231 Lawrence Ave. Oceanside, 11572
Block 337 Lot 49

3232 Long Beach Rd. Oceanside, 11572
Block 337 Lot 24
Super store
Owner: C & M realty Co.

3223 Lawrence Ave. Oceanside, 11572
Block 36 Lot 102
Residential
Owner: Wilson Charlie Lee Jr

3217 Lawrence Ave. Oceanside, 11572
Block 336 Lot 102
Residential
Owner: Brimlow T & Robinson D & Warish P



3211 Lawrence Ave. Oceanside NY
Block 336 Lot 134
Residential
Owner: Aldrien Management Co. LLC

COMMERCIAL PROPERTY
VACANT

3206-3218 Long Beach Road Oceanside, 11572
Block 336 Lot 35
Multi-use building, single occupant
Owner: United Properties Corp.

3221 Long Beach Rd. Oceanside, NY
Block 369 Lot 18
Shopping Plaza
Owner: Oceanside Plaza Assoc.

COMMERCIAL
PROPERTY
MEDICAL CENTER

 Subject Parcels
 Surrounding Parcels



PWGC

Strategic Environmental and Engineering Solutions

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Project:	UPC1502	Designed by:	BB
Date:	8/28/2015	Drawn by:	BB
Scale:	AS SHOWN	Approved by:	JF

ADJACENT PROPERTIES

3206-3224 LONG BEACH ROAD
OCEANSIDE, NY

FIGURE NO:

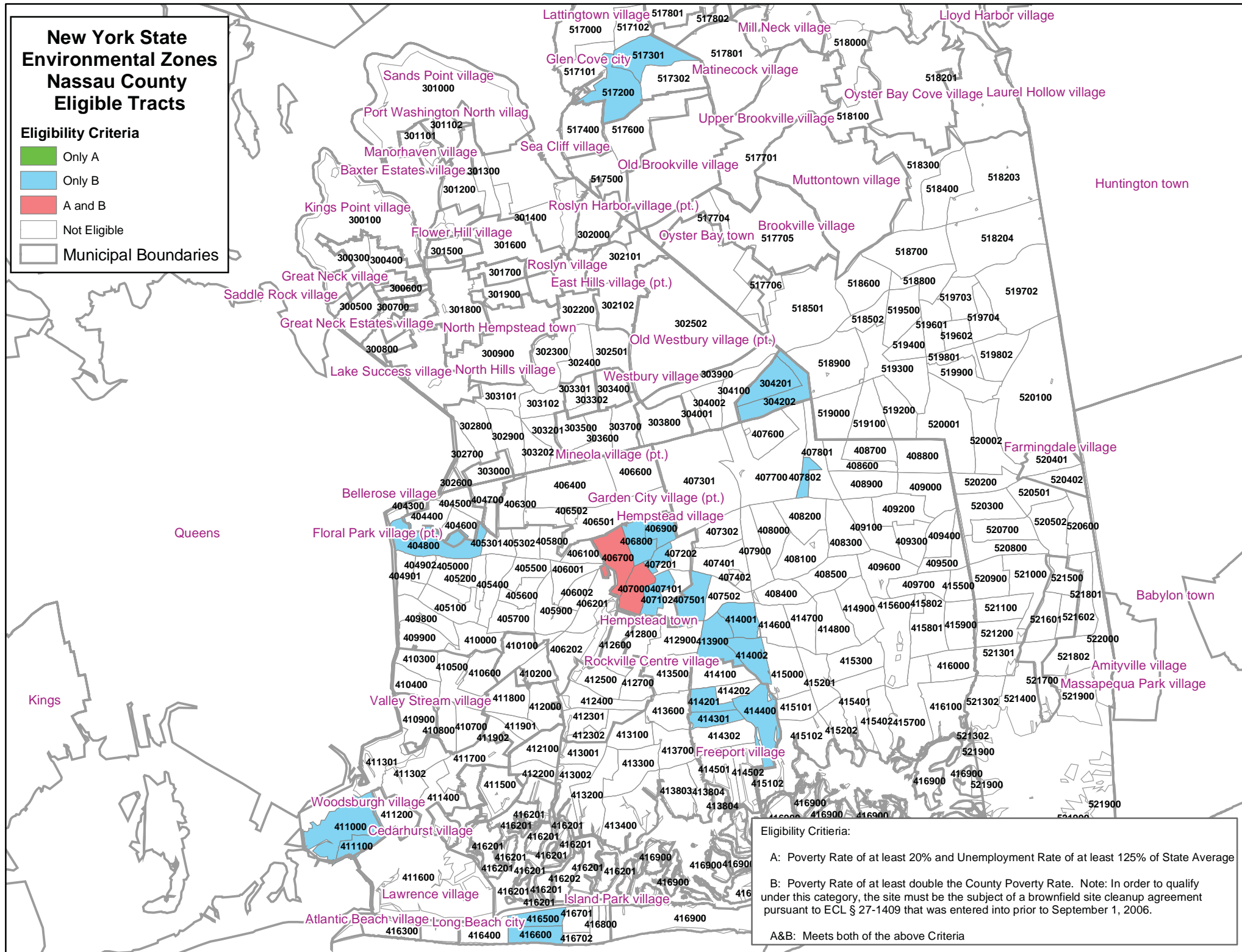
9

SHEET:

New York State Environmental Zones Nassau County Eligible Tracts

Eligibility Criteria

- Only A
- Only B
- A and B
- Not Eligible
- Municipal Boundaries



Eligibility Criteria:

A: Poverty Rate of at least 20% and Unemployment Rate of at least 125% of State Average

B: Poverty Rate of at least double the County Poverty Rate. Note: In order to qualify under this category, the site must be the subject of a brownfield site cleanup agreement pursuant to ECL § 27-1409 that was entered into prior to September 1, 2006.

A&B: Meets both of the above Criteria

ATTACHMENTS

- 1- Business Entity Information
- 2- Document Repository Confirmation
- 3- Phase I ESA Report (November 1998) – on CD
- 4- Phase I ESA Report (November 2004) – on CD
- 5- Phase I ESA Report (March 2014) – on CD
- 6- Focused Subsurface Site Investigation (March 2014) – on CD
- 7- Groundwater Sampling and Laboratory Analysis (September 2014) – on CD

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through June 11, 2015.

Selected Entity Name: UNITED PROPERTIES CORP.

Selected Entity Status Information

Current Entity Name: UNITED PROPERTIES CORP.

DOS ID #: 99472

Initial DOS Filing Date: FEBRUARY 07, 1956

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

UNITED PROPERTIES CORP.

1975 HEMPSTEAD TPKE, SUITE 309

EAST MEADOW, NEW YORK, 11554

Chief Executive Officer

JOHN A RODGER

1975 HEMPSTEAD TPKE, SUITE 309

EAST MEADOW, NEW YORK, 11554

Principal Executive Office

UNITED PROPERTIES CORP.

1975 HEMPSTEAD TPKE, SUITE 309

EAST MEADOW, NEW YORK, 11554

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 18, 1988	Actual	UNITED PROPERTIES CORP.
MAY 23, 1966	Actual	UNITED HOUSECRAFT CORPORATION
FEB 07, 1956	Actual	UNITED ALUMINUM METAL PRODUCTS CORP.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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Jessica Ferngren <jferngren@pwgrosser.com>

Fwd: Document repository confirmation

Usman Chaudhry <uchaudhry@pwgrosser.com>
To: Jessica Ferngren <jferngren@pwgrosser.com>

Mon, Jun 15, 2015 at 11:43 AM

----- Forwarded message -----

From: **Vivian Monaco** <VMonaco@oceansidelibrary.com>
Date: Mon, Jun 15, 2015 at 11:41 AM
Subject: RE: Document repository confirmation
To: Usman Chaudhry <uchaudhry@pwgrosser.com>

Dear Mr. Chaudhry:

As I explained to you on the phone. We are willing to store your documents as long as they are in a small binder or the information is placed on a disc. We do not have an abundance of space for storing large volumes of books.

Thank you,

Vivian Monaco

Administrative Assistant

From: Usman Chaudhry [mailto:uchaudhry@pwgrosser.com]
Sent: Monday, June 15, 2015 11:09 AM
To: vmonaco@oceansidelibrary.com
Subject: Document repository confirmation

Hello,

It was really nice talking to you on the phone. As we discussed our company P.W. Consulting is filling up a brownfield application for one of our clients in the Oceanside area. we would like to use the Oceanside library at 30 Davison Ave, Oceanside, NY 11572 as a document repository for the application process.

Please reply with a response approving the use of the Oceanside library as a document repository.

Best Regards,**Usman Chaudhry, LEED Green Associate | Field Hydro Geologist**



w. 631.589.6353

f. 631.589.8705



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Best Regards,

Usman Chaudhry, LEED Green Associate | Field Hydro Geologist



w. 631.589.6353

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