



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 BCA & Associates, LLC		
ADDRESS 486 Sunrise Highway, Suite 200		
CITY/TOWN Rockville Centre		ZIP CODE 11570
PHONE 516-881-3315	FAX 516-881-0106	E-MAIL CAccomando@gcs-ltd.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none">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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none">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		
<p>1. What stage is the project starting at? <input checked="" type="checkbox"/> Investigation <input type="checkbox"/> Remediation</p> <p>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).</p> <p>3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>4. Please attach a short description of the overall development project, including:</p> <ul style="list-style-type: none">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; andthe 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			X
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: Sub-slab soil vapor affected beneath the existing building.

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: Photo shop, machine and cabinet shop and warehousing.

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 486 Sunrise Highway, Rockville Centre				
ADDRESS/LOCATION 486 Sunrise Highway				
CITY/TOWN Rockville Centre		ZIP CODE 11570		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Village of Rockville Centre, Town of Hempstead				
COUNTY Nassau		SITE SIZE (ACRES) 0.55 acres		
LATITUDE (degrees/minutes/seconds) 40 ° 39 ' 25 "		LONGITUDE (degrees/minutes/seconds) 73 ° 38 ' 06 "		
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. Acreage
See attachment for list of tax parcels				
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 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

N/A

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? ☐ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

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: A _____

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 Christopher Accomando

ADDRESS 486 Sunrise Highway, Suite 200

CITY/TOWN Rockville Centre

ZIP CODE 11570

PHONE 516-881-3315

FAX 516-881-0106

E-MAIL CAccomando@gcs-ltd.com

NAME OF REQUESTOR'S CONSULTANT GEI Consultants Inc., P.C.

ADDRESS 110 Walt Whitman Road, Suite 204

CITY/TOWN Huntington Station

ZIP CODE 11746

PHONE 631-760-9300

FAX 631-760-9301

E-MAIL grozmus@geiconsultants.com

NAME OF REQUESTOR'S ATTORNEY Charlotte Biblow

ADDRESS Farrell Fritz, P.C. 1320 RXR Plaza

CITY/TOWN Uniondale

ZIP CODE 11556

PHONE 516-227-0686

FAX 516-336-2266

E-MAIL cbiblow@farrellfritz.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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? ☐ Yes ☒ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☒ 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. ☐ Yes ☒ 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

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?
If yes, please provide: Site # _____ Class # _____ ☐ Yes ☒ No
3. Is / was 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: _____ ☐ Yes ☒ No
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?
If yes, please provide: Order # _____ ☐ Yes ☒ No
6. 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. ☐ Yes ☒ No

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.

☒ 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.

☒ 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 a Member (title) of BCA & Associates, LLC (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: 

Print Name: Christopher Accomando

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
From ECL 27-1405(31):	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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(l) as of July 1, 2015: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>(l) "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: 486 Sunrise Highway, Rockville Centre
City: Rockville Centre

Site Address: 486 Sunrise Highway
County: Nassau **Zip:** 11570

Tax Block & Lot

Section (if applicable):

Block:

Lot:

Requestor Name: BCA & Associates, LLC
City: Rockville Centre

Requestor Address: 486 Sunrise Highway, Suite 200
Zip: 11570 **Email:** CAccomando@gcs-llc.com

Requestor's Representative (for billing purposes)

Name: Christopher Accomando
City: Rockville Centre

Address: 486 Sunrise Highway, Suite 200
Zip: 11570

Email: CAccomando@gcs-llc.com

Requestor's Attorney

Name: Charlotte Biblow
City: Uniondale

Address: Farrell Fritz, P.C. 1320 RXR Plaza
Zip: 11556

Email: cbiblow@farrellfritz.com

Requestor's Consultant

Name: GEI Consultants Inc., P.C.
City: Huntington Station

Address: 110 Walt Whitman Road, Suite 204
Zip: 11746

Email: grozmus@geiconsultants.com

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

Requestor's Requested Status: ☒ Volunteer ☐ Participant

BCP APPLICATION BCP # C 130220
SUPPLEMENTAL INFORMATION
486 SUNRISE HIGHWAY, ROCKVILLE CENTRE SITE
OWNER/VOLUNTEER APPLICANT: BCA & ASSOCIATES, LLC
AUGUST 17, 2015

Section I. Requestor Information

Requestor Name: BCA & ASSOCIATES, LLC. See attached print-out from the New York State Department of State's Corporation & Business Entity Database.

Requestor Information:

The members of Requestor BCA & ASSOCIATES, LLC are:

1. Christopher H. Accomando
2. Brian A. Accomando
3. Mark W. Accomando
4. Ann Marie Accomando
5. Catherine Wilber

Section II. Project Description

Question 3. Final RIR

Requester is not at the stage to submit a Final RIR. A copy of the May 2015 Phase II Investigation Report, conducted by GEI Consultants, Inc. P.C. (GEI) for Requestor was previously submitted in electronic format on the CD that accompanied the initial application.

Question 4. Short Description Of Project

Currently, the property consists of a two-story commercial office building containing six offices or suites on the first floor including a print shop, bakery and other offices, a storage area and janitor's closet, offices on the second floor, and a parking lot in the rear of the property along Ongley Street. The anticipated use will be to continue using the property for retail and office use after the project is complete. The property fronts Sunrise Highway, a major thoroughfare, which is used by the community for commercial and retail establishments. This project will enhance that use and has the added benefit of off-street parking for use by tenants and their customers. The anticipated remedial costs and future redevelopment costs are currently unknown. Requestor intends to start the remedial program work promptly upon execution of the brownfields cleanup agreement. The date the Certificate of Completion is anticipated is

undetermined at this time but Requestor is hopeful this project will be at the Certificate of Completion stage within two years.

Section III. Property's Environmental History

Question 1. Reports

A copy of the May 2015 Phase II Investigation Report, conducted by GEI Consultants, Inc. P.C. (GEI) for applicant was submitted in electronic format on the CD submitted with the initial application.

Question 3. Property's Environmental History – Impacted Media

GEI conferred with the Project Manager on his comments to the initial submittal. Attached are figures and diagrams that address the Project Manager's comments. These include

- The addition of ambient air exceedances to a figure (labeled Figure 6). A copy is attached.
- The addition of sampling dates to the soil vapor exceedance figure (now labeled Figure 7. This updates Figure 5 from the Phase II Report.) A copy is attached.

As discussed with the Project Manager, there were no exceedances identified in soil or groundwater. As such, exceedance figures for these media were not generated.

Section IV. Property Information

Tax Lot Information

The tax lot information is as follows:

Parcel Address	Section	Block No.	Lot No.	Acreage
484 Sunrise Highway Rockville Centre	38	308	7	0.057
484 Sunrise Highway Rockville Centre	38	308	8	0.057
484 Sunrise Highway Rockville Centre	38	308	9	0.057
484 Sunrise Highway Rockville Centre	38	308	10	0.057
484 Sunrise Highway Rockville Centre	38	308	11	0.046
484 Sunrise Highway Rockville Centre	38	308	12	0.046

484 Sunrise Highway Rockville Centre	38	308	13	0.046
484 Sunrise Highway Rockville Centre	38	308	14	0.046
484 Sunrise Highway Rockville Centre	38	308	15	0.046
486 Sunrise Highway Rockville Centre	38	308	28	0.023
486 Sunrise Highway Rockville Centre	38	308	38	0.071

Question 10. Property Description Narrative

Location

The Site is located in a suburban area at 482-486 Sunrise Highway in Rockville Centre, New York. The Site is located within the Incorporated Village of Rockville Centre and the Town of Hempstead.

Site Features

The Site consists of a two-story commercial office building and a parking lot in the rear of the property. The building footprint encompasses approximately 16,000 square feet.

Current Zoning and Land Use

The Site is currently an active commercially-zoned building. Commercial uses are present in adjacent buildings including a self-storage facility to the north of a portion of the building and to the west, a furniture store to the east, residential housing to the south across Ongley Street, and the Long Island Railroad to the north across Sunrise Highway.

Past Uses of the Site

The Site has historically been used for a variety of uses, several of which may have contributed to site contamination. They include a dry cleaner, which was demolished in 1971, machine shop, cabinet shop and photo shop. The dates when the machine shop, cabinet shop and photo shop ceased operations are unknown. Several previous investigations were conducted at the property including a Phase I investigation (January 2011), a Phase II and Phase IIB investigations in February and March 2011, respectively and a Passive Soil Gas Survey and Source Area investigation in January 2014. Copies of these reports are included in the appendices to GEI's May 2015 Phase II Investigation Report. No remedial activity has been conducted at the Site.

Site Geology and Hydrogeology

The soil stratigraphy underneath the Site to approximately 15 feet below ground surface (bgs) consists primarily of sand and gravel. Based on regional information from the area, this stratigraphy likely remains relatively consistent to approximately 55 feet, where a clay layer is reportedly located. Groundwater flow direction at, and in the immediate vicinity of the Site, is to the south-southeast. No surface water bodies are located within a half-mile radius of the Site.

Base Map

A new base map (labeled Figure 2) is attached. It includes the requested information about map scale, north arrow orientation, date and location of the property with respect to adjacent streets and roadways and proposed brownfield boundary lines, with adjacent property owners identified.

USGS Map

Figure 1 (Site Location Map) from the Phase II report was updated using the Lynbrook USGS 7.5 minute quadrangle map, and is attached.

Section VI. Current Property Owner/Operator Information

Prior Owners:

Beacon Direct Response, Inc., last known address 45 Ongley Street a/k/a 486 Sunrise Highway, Rockville Centre, NY, owned Site from April 1988 to March 2011. Principal was Alan G. Savarick (address unknown). Treuhold Capital Group LLC was the mortgage holder for Beacon Direct Response, Principal of Treuhold was Alvin Sarter, last known address for Treuhold is 670 White Plains Road, Scarsdale, NY 10583. Requestor's Relationship With These Entities: NONE

Beacon Group Inc., last known address listed on April 1988 deed was 484 Sunrise Highway, Rockville Centre, NY, sold Site to Beacon Direct Response, Inc. in April 1988. Beacon Group Inc. acquired the Site in November 1985 via merger with Beacon Photo Retail Outlet, Inc., according to 1988 deed. Requestor's Relationship With These Entities: NONE

Beacon Photo Outlet, Inc., acquired the Site in December 1983 according to April 1988 deed. Requestor's Relationship With These Entities: NONE

Irving Hirshman listed on Village records as applying for a building permit in August 1972. Owner of Site listed as Beacon Photo Processing. Requestor's Relationship With These Entities: NONE.

William R. Glover and Loretta A. Glover, address listed on a March 1940 deed as sellers as 112 Bayfront Drive, Baldwin, NY. Requestor's Relationship With These Entities: NONE

Albert Beye and Emil Beye, address listed on March 1940 deed as buyers as 119 Malverne Avenue, Malverne, NY and Kingsway Screen & Weather Strip Company, Inc. address listed on

March 1940 deed as co-buyer as 1602 Troy Avenue, Brooklyn, NY. Requestor's Relationship With These Entities: NONE

Frederick H. Hecht purchased Site in May 1911. Requestor's Relationship With These Entities: NONE

Rockville Centre Development Company owned site prior to May 1911. Requestor's Relationship With This Entity: NONE

Prior Operators:

Beacon Photo Service – dates of operation unknown, but believed to have terminated by mid-1980s. Requestor's Relationship With This Entity: NONE

Dry Cleaner that operated circa 1955 to 1971 – name unknown. Requestor's Relationship With This Entity: NONE

Cabinet and Machine Shop operated at the Site – name and dates of operation unknown but believed to have terminated before the mid-1980's. Requestor's Relationship With This Entity: NONE

Current Tenants:

Minuteman Press, 486 Sunrise Highway Rockville Centre, NY

The Flour Shoppe 486 Sunrise Highway, Rockville Centre, NY - bakery

Paul Vesnaver, Esq. 486 Sunrise Highway, Rockville Centre, NY – law office

DH Enterprise and Associates Inc., 486 Sunrise Highway, Rockville Centre, NY – travel and tourism company office

PL Engineering P.C., 486 Sunrise Highway, Rockville Centre, NY – engineering office

Rising Tide Engineering, 486 Sunrise Highway, Rockville Centre, NY – engineering office

Jagro Air Services, 486 Sunrise Highway, Rockville Centre, NY – office

Vidulich & Associates, Ltd., 486 Sunrise Highway, Rockville Centre, NY – accounting offices

Section VII. Requestor Eligibility Information

Requestor should be considered a Volunteer for the following reasons. “Volunteer” is defined as an applicant “whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants, provided however, such person exercises appropriate care with respect to contamination found at the facility by taking reasonable steps to: (i) stop any continuing release; (ii) prevent any threatened

future release; and (iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.” 6 NYCRR § 375-3.2. Requestor fits these criteria.

Requestor is the current owner of the Site. It purchased the Site in March 2011. A copy of the deed is attached. The testing done to date, voluntarily undertaken by Requestor, establishes that the contamination at the Site relates to historical operations of a former dry cleaner and a former machine and photo shop. These uses and operations were conducted several decades before Requestor purchased the Site and ceased at least 30 years ago. Requestor had no involvement at all with these historical operations and uses.

Requester purchased the Site from Beacon Direct Response, Inc. in an arms’ length transaction. Requestor never had any relationship with this seller. Requestor does not and has not operated any business at the Site. Requestor never had any relationship with the prior owners or operators of the Site.

Prior to filing this application, Requester exercised appropriate care by voluntarily conducting extensive testing of the Site to determine if the historical uses impacted the Site. This testing found that there were elevated levels of certain volatile organic compounds (“VOCs”) in soil vapor under a section of the building, chemicals that have not been used at the Site since Requester purchased the Site, but may have been used by the former dry cleaner and former machine and photo shop. Requestor’s testing determined that the levels of these VOCs inside the building were within the air guidelines set by the New York State Department of Health. Requestor thereafter contacted the NYSDEC to enter the brownfield program to complete the investigation and to conduct remediation of the Site in order to prevent and limit human, environmental, or natural resource exposure to the detected chemicals previously released by former occupants many years before Requestor purchased the Site.

For these reasons, the Requestor fits the criteria of Volunteer under the brownfields program.

Question 11. Bulk Storage Tanks

There is a closed-in-place abandoned underground storage tank located at the Site. The abandonment was done by the prior owner in March 2011 as part of its pre-closing obligations for the sale of the site to the applicant. The tank was filled in with concrete. A representative from Nassau County was present for these activities, observed the closure and abandonment procedure, and approved it. Christopher Accomando, a member of Requestor, was present at the Site during the activities. A copy of the tank abandonment documentation is attached.

Section IX. Contact List Information

1. Municipal Contacts

- Chief Executive Officer and Planning Board Chair of the Village In Which Site Is Located:

Francis K. Murray, Mayor, Village of Rockville Centre
Donna Joyce, Chair of Planning Board,
Street Address: Village of Rockville Centre, Village Hall, 1 College Place,
Rockville Centre, NY 11571
Mailing Address: Village of Rockville Centre, P.O. Box 950, Rockville Centre,
NY 11571-0959

- Chief Executive Officer and Planning Commissioner of the Town of Hempstead
(Note: Town of Hempstead does not have a Planning Board)
Kate Murray, Supervisor of the Town of Hempstead
Address: Town Hall, One Washington Street, Hempstead, NY 11550
George Bakich, Commissioner, Department of Planning & Economic
Development
Address: 400 North Franklin Street, Hempstead, NY 11550
- Chief Executive Officer and Planning Commissioner of the County of Nassau
Edward Mangano, County Executive
Address: 1550 Franklin Avenue, Mineola, NY 11501
Jeffrey Greenfield, Chair, Nassau County Planning Commission
Address: 1555 Franklin Avenue, Mineola, NY 11501

2. Adjacent Property Owner/Occupant List¹

- 482 Sunrise Highway (adjacent to west)
Owner: Public Storage Inc.
Street Address For Overnight Mail: 701 Western Ave, Glendale, CA 91201-2349
Mailing Address: P.O. Box 25050, Glendale, CA 91221-5050
Occupant: Public Storage, Inc.
- 490 Sunrise Highway (adjacent to east)
Owner: Unknown
Operator: Swim and Scuba Long Island, 490 Sunrise Highway, Rockville Centre,
NY 11570
- Private Home 46 Ongley Street, Rockville Centre, NY 11570 (southwest)
Owners/Occupant: Joseph and Jennifer Nuzzi
- Private Home 24 Oak Street, Rockville Centre, NY 11570 (south)
Owner/Occupant: Gustavo Barrera

¹ Names and addresses of current tenants of the Property are found in Section VI.

- Private House, 25 Oak Street, Rockville Centre, NY 11570 (south)
Owner/Occupant: Theresa Kahan
 - Private Home 60 Ongley Street, Rockville Centre, NY 11570 (south)
Owners: Ann Carillo, Vito Carillo and Crescenzo Carrillo
Occupants: Unknown
 - Private Home 64 Ongley Street Rockville Centre, NY 11570 (southeast)
Owner/Occupant: Anthony Santamaria
3. Local News Media: Newsday, 235 Pinelawn Road, Melville, NY 11747
 4. Public Water Supplier: Rockville Centre Water Department, 142 Maple Avenue, Rockville Centre, NY 11570
 5. Persons Who Requested To Be Placed On Contact List: None
 6. Nearest School (~0.35 miles) is Oceanside School #5 – Ms. Diane Provvido, School Principal. 2440 North Oceanside Road, Oceanside, NY 11572

Nearest Day Care - Pumpkin Patch Creative Preschool (~0.8 miles). CEO is Toni Madorma, Ms. Rere is the Director. 2701 Oceanside Road, Oceanside, NY 11572
 7. Rockville Centre Public Library – 221 North Village Avenue, Rockville Centre, NY 11570
 8. Community Board - Not applicable

Section X. Land Use Factors

Question 2. Current Use

Currently, the property consists of a two-story commercial office building containing six offices or suites on the first floor including a print shop, bakery and other offices, a storage area and janitor's closet, offices on the second floor, and a parking lot in the rear of the property along Ongley Street. It is not believed that any of the current business operations have contributed, or are contributing to contaminant source areas identified at the Site. Historical operations that may have contributed to the contaminant source areas include a dry cleaner, machine shop, cabinet shop and photo shop.

Question 3. Reasonably Anticipated Use Post Remediation

No redevelopment is currently planned for the property. The use of the Site for commercial purposes will not change in the foreseeable future.

Date: 8/17/15

Signature: CC

Print name: Christopher Accomando

NYS Department of State
Corporation & Business Entity Database
Listing for BCA & Associates, LLC

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 3, 2015.

Selected Entity Name: BCA & ASSOCIATES, LLC

Selected Entity Status Information

Current Entity Name: BCA & ASSOCIATES, LLC

DOS ID #: 1991346

Initial DOS Filing Date: JANUARY 18, 1996

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

BCA & ASSOCIATES, LLC

9 SOUTH LONG BEACH ROAD

ROCKVILLE CENTRE, NEW YORK, 11570

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this

information is not recorded and only available by
[viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JAN 18, 1996	Actual	BCA & ASSOCIATES, LLC

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.

[Search Results](#) [New Search](#)

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[Homepage](#) | [Contact Us](#)

Metes and Bounds Description of the Site

Schedule A Description

Title Number SAN-6018

Page 1

ALL those certain lots, piece or parcels of land with the buildings thereon erected, situate, lying and being in the Village of Rockville Centre, Town of Hempstead, County of Nassau and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Sunrise Highway distant 220.00 feet easterly from the corner formed by the intersection of the said southerly side of Sunrise Highway with the easterly side of Kensington Avenue;

RUNNING THENCE South 77 degrees 31 minutes East along the southerly side of Sunrise Highway, a distance of 82.10 feet;

THENCE South 12 degrees 29 minutes West 40.11 feet;

THENCE North 77 degrees 31 minutes West 2.10 feet;

THENCE South 12 degrees 29 minutes West, 109.89 feet to the northerly line of Ongley Street;

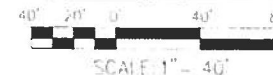
THENCE North 77 degrees 31 minutes West along the northerly line of Ongley Street, a distance of 200.00 feet;

THENCE North 12 degrees 29 minutes East, a distance of 100.00 feet to a point;

THENCE South 77 degrees 31 minutes East, 120.00 feet;

THENCE North 12 degrees 29 minutes East, 50.00 feet to the southerly line of Sunrise Highway at the point or place of BEGINNING.

Nassau County Tax Map
For The Site



N 157,550

KENSINGTON
AVE.

SUNRISE

(OBSERVER ST.)

HWY

MONTAUK AVE

ONGLEY

ST

N 157,250

\$2,100,800

$$2:0:450 \frac{1}{2}$$

LEGEND			SPECIAL DISTRICT			MUNICIPALITIES		
COUNTY LINE	POLICE	DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DRAINAGE	DIST	TOWN OF
VILLAGE LINE	WATER		SANITARY		SEWER	FIRE HYDRANT RENTAL		HOUSTON, NEWSTEAD
SCHOOL DISTRICT LINE	PROPERTY LINE		REFUSE & GARBAGE		NASSAU COUNTY REVENUE DEPARTMENT DISTRICT 61	GARBAGE		OSTER BAY
SPECIAL DISTRICT LINE	LIGHTING		REFUSE DISPOSAL		PAVE	EROSION		CITY OF
BLOCK LINE	LIBRARY		SEWAGE COLLECTION		IMPROVEMENT	WATER POLLUTION CONTROL		CLIA CODE
LOCATION POINT	FIRE				SIDEWALK			LONG BEACH
TAX MAP PARCEL NO								VILLAGE OF
CALCULATED ACRES								
DEED ACRES								
SEALED DIMENSION								
DEED DIMENSION								
REFERENCE MAPS								
MAP NO								
CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN	CODE
001				001				

Tank Abandonment Documentation

metal
THOMAS S. GULOTTA
COUNTY EXECUTIVE

DAVID M. BARTOW
FIRE MARSHAL

wrapped



NASSAU COUNTY FIRE COMMISSION

OFFICE OF FIRE MARSHAL

899 JERUSALEM AVENUE

P.O. BOX 128

UTICA, NEW YORK 11553-0128

516-572-1000

W/ clamp Tank Removal Affidavit

To: Nassau County Fire Marshal

FM Key#: _____

From: ACTION REMEDIATION

Concerning Tanks at:

13010 BUCKLE AVE
WANTAGH NY 11793

486 Sunrise Hwy
ROCKVILLE CENTRE

The following flammable/combustible liquid storage tank(s) at the above location have been:

- T - Placed temporarily out-of-service (if permitted), or
P - Permanently abandoned in place, or
R - Removed from premises.

Indicate one of the above letters under "STATUS" for each tank

TANK TYPE *	TANK SIZE	CONSTRUCTION	STATUS	DATE WHEN DONE
UG	2000	STEEL	P	3/22/11

* NOTE: If the tank type is unknown, indicate either A/G (aboveground) or U/G (underground). If more than 8 tanks, use additional sheet(s).

All work as indicated above was completed in accordance with the applicable sections of Article III of the Nassau County Fire Prevention Ordinance.

KEVIN O'CONNOR

Name

Kevin O'Connor

Signature

ANN SWEENEY

Notary Public, State of New York

Registration #01SW6073995

Qualified in Nassau County

Commission Expires April 29, 2014

Notary Stamp

County of Nassau

State of New York

Sworn to before me this

28th day of March 2011

Ann Sweeney
Notary Signature

Action Remediation Inc.

3010 Burns Avenue
Wantagh, NY 11793-3296
Tel: (516) 781-3000
Fax: (516) 781-3085

March 2nd, 2011

Re: 486-488 Sunrise Highway
Rockville Centre, NY 11570

CERTIFICATE OF COMPLETION

This letter is to certify that (1) 2,000 gallon underground storage gasoline tank was pumped, cleaned and abandoned with concrete slurry from the above referenced location. This tank was pumped and cleaned of all products and bottom sludge, made vapor free, and abandoned as per Nassau County Department of Health Regulations. Fill pipes and vent pipes were also removed and filled with concrete.

If you need any further assistance, please do not hesitate to call.

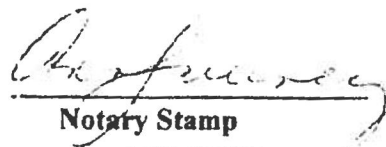
Sincerely,



Kevin O'Connor
Project Manager

Sworn to me this 31st

day of March, 2011


Notary Stamp

ANN SWEENEY
Notary Public, State of New York
Registration #01SW8073995
Qualified In Nassau County
Commission Expires April 29, 2012

NON-HAZARDOUS WASTE MANIFEST		1 Generator ID Number		2 Page 1 of		3 Emergency Response Phone		4 Waste Tracking Number 2011-146	
		5 Generator's Name and Mailing Address		Generator's Site Address (if different than mailing address) 486-788 S408158 Highway ROCKWELL COUNTRY NY					
Generator's Phone		6 Transporter 1 Company Name				U.S. EPA ID Number			
		7 Transporter 2 Company Name				U.S. EPA ID Number			
8 Designated Facility Name and Site Address						U.S. EPA ID Number			
Facility's Phone									
9 Waste Shipping Name and Description		10 Containers		11 Total		12 Unit			
		No	Type	Quantity	Wt/Vol				
1		1 TT		145		G			
2									
3									
4									
13 Special Handling Instructions and Additional Information									
14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste									
Generator's/Officer's Printed/Typed Name		Signature				Month		Day Year	
As Agent for, Steven Walls		Steven Walls				3		22 11	
15 International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit _____ Date leaving U.S. _____									
16 Transporter Acknowledgment of Receipt of Materials									
Transporter 1 Printed/Typed Name		Signature				Month		Day Year	
TIM SHERIDAN		Tim				3		22 11	
Transporter 2 Printed/Typed Name		Signature				Month		Day Year	
17 Discrepancy									
17a Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection									
Manifest Reference Number _____ U.S. EPA ID Number _____									
17b Alternate Facility or Generator									
Facility's Phone						Month		Day Year	
17c Signature of Alternate Facility for Generator									
18 Designated Facility Owner or Operator Certification of receipt of materials covered by the manifest except as noted in Item 17a									
Printed/Typed Name		Signature				Month		Day Year	
[Signature]		[Signature]				05		04 11	



REMEDiation CO., INC.

3010 BURNS AVENUE
WANTAGH, NY 11793
www.actionhazmat.com

TEL: 516-781-3000

FAX: 516-781-5026

INVOICE

Date: 03/30/11

Due Date:

Inv. No.: **4913**

Page No.:

Bill To:

Treu Hold Capital
670 White Plains Road
Scarsdale, NY 10583

JOB SITE

486-488 Sunrise Highway
Rockville Centre, NY 11570

REFERENCE	TERMS	YOUR #	OUR #	SALES REP
TREU HOLD CA	Net 30		4913	KEVIN OCONNOI

DESCRIPTION REFERENCE	UNIT MEASURE	QUANTITY	UNIT PRICE ITEM DISCOUNT	EXTENDED PRICE
--------------------------	-----------------	----------	-----------------------------	----------------

Supply labor and equipment to abandon (1) 2 000 gallon underground gasoline storage tank at the above referenced location in compliance with Nassau County Fire Marshall Rules and Regulations as follows

Hammer and excavator operator to excavate down to tank	1		1880 00	1880 00
Pump truck and hazmat confined space trained tank cleaning crew	1		2280 00	2280 00
Abandon with concrete slurry	1		1580 00	1580 00
Transportation and Disposal of contaminated liquids - 145 0 gallons	145		2 60	377 00
Less Deposit \$2,870 00	1		-2870 00	-2870 00

SUB TOTAL	3247.00
TAX	527.59
TOTAL	3774.59

NET TO PAY

Library Repository Letter



Rockville Centre Public Library

221 N. VILLAGE AVENUE & LIBRARY LANE • ROCKVILLE CENTRE, NEW YORK 11570
Catherine Overton, Library Director 516-766-6257 • FAX 516-766-4073

July 8, 2015

Mr. Christopher Morris
GEI Consultants, Inc., P.C.
110 Walt Whitman Road, Suite 204
Huntington Station, NY 11746

Dear Mr. Morris:

The Rockville Centre Public Library will act as the document repository for the proposed Brownfield Cleanup Program (BCP) project. The site is located at 486 Sunrise Highway, Rockville Centre, New York.

If the Library can be of any further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Overton".

Catherine Overton
Library Director

DEED



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 03-10-2011
Recorded Time: 1:53:01 p

Record and Return To:
DAVID BARAM ESQ
BARAM & KAISER
600 OLD COUNTRY RD
STE 300
GARDEN CITY, NY 11530

Liber Book: D 12701
Pages From: 620
To: 623

Control
Number: 1784
Ref #: RE 012079
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0038	00308-00	00007	
HEMPSTEAD (2820)	0038	00308-00	00008	
HEMPSTEAD (2820)	0038	00308-00	00009	
HEMPSTEAD (2820)	0038	00308-00	00010	
HEMPSTEAD (2820)	0038	00308-00	00011	

See Attached

Consideration Amount: 1,910,000.00

LBS001

Taxes Total	7,640.00
Recording Totals	390.00
Total Payment	8,030.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



2011031001784

Bargain and Sale Deed with Covenants against Grantor's Acts

THIS INDENTURE, made the 1st day of March, two thousand eleven
BETWEEN

BEACON DIRECT RESPONSE, INC., a New York corporation with
offices located at 486 Sunrise Highway, Rockville Centre,
New York 11570

party of the first part, and

BCA & ASSOCIATES, LLC, a New York limited liability company
with offices located at 875 Sunrise Highway, Lynbrook, New
York 11563

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
ten dollars and other valuable consideration paid by the party of
the second part, does hereby grant and release unto the party of
the second part, the heirs or successors and assigns of the party
of the second part forever,

SEE SCHEDULE "A" ANNEXED HERETO

TOGETHER with all right, title and interest, if any, of the party
of the first part in and to any streets and roads abutting the
above described premises to the center lines thereof; **TOGETHER**
with the appurtenances and all the estate and rights of the party
of the first part in and to said premises; **TO HAVE AND TO HOLD**
the premises herein granted unto the party of the second part,
the heirs or successors and assigns of the party of the second
part forever.

AND the party of the first part covenants that the party of the
first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as
aforesaid.

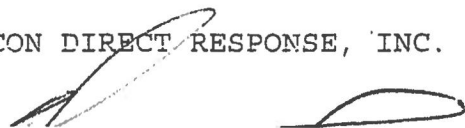
AND the party of the first part, in compliance with Section 13 of
the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the
right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and
will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for
any other purpose.

Being and intended to be the same premises as conveyed to the
party of the first part by deed dated April 15, 1988 and recorded
on May 10, 1988 in Liber 9908, Page 23 in the Office of the Clerk
of the County of Nassau.

IN WITNESS WHEREOF, the party of the first part has duly executed
this deed the day and year first above written.

IN PRESENCE OF:

BEACON DIRECT RESPONSE, INC.



Xc: 38
Bik: 308
LOT: 7-15
28938

GLOBE TITLE AGENCY, INC.

Title No. GL-19159

SCHEDULE A

ALL those certain lots, piece or parcels of land with the buidlings thereon erected, situate, lying and being in the Village of Rockville Centre, Town of Hempstead, County of Nassau and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Sunrise Highway distant 220.00 feet easterly from the corner formed by the intersection of the said southerly side of Sunrise Highway with the easterly side of Kensington Avenue;

RUNNING THENCE south 77 degrees 31 minutes east along the southerly side of Sunrise Highway, a distance of 82.10 feet;

THENCE south 12 degrees 29 minutes west 40.11 feet;

THENCE north 77 degrees 31 mintues west 2.10 feet;

THENCE south 12 degrees 29 minutes west 109.89 feet to the northerly line of Ongley Street;

THENCE north 77 degrees 31 minutes west along the northerly line of Ongley Street a distance of 200.00 feet;

THENCE north 12 degrees 29 minutes east a distance of 100.00 feet to a point;

THENCE south 77 degrees 31 minutes east 120.00 feet;

THENCE north 12 degrees 29 minutes east 50.00 feet to the southerly line of Sunrise Highway at the point or place of BEGINNING.

SECTION 38, BLOCK 308, LOTS 7 AND 8, 9 TO 15, 28 AND 38 AS SHOWN ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU.

STATE OF NEW YORK) ss:
COUNTY OF NASSAU)

LEGIBILITY POOR
FOR MICROFILM

On the 1st day of March in the year 2011, before me, the undersigned, personally appeared ALAN SAVARICK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

CHERYLANN LUKE
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01LU6021129
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES MARCH 8, ~~2011~~ 2015


Notary Public

BARGAIN AND SALE DEED
With Covenants Against Grantor's Acts

Title No.

BEACON DIRECT RESPONSE, INC.

TO

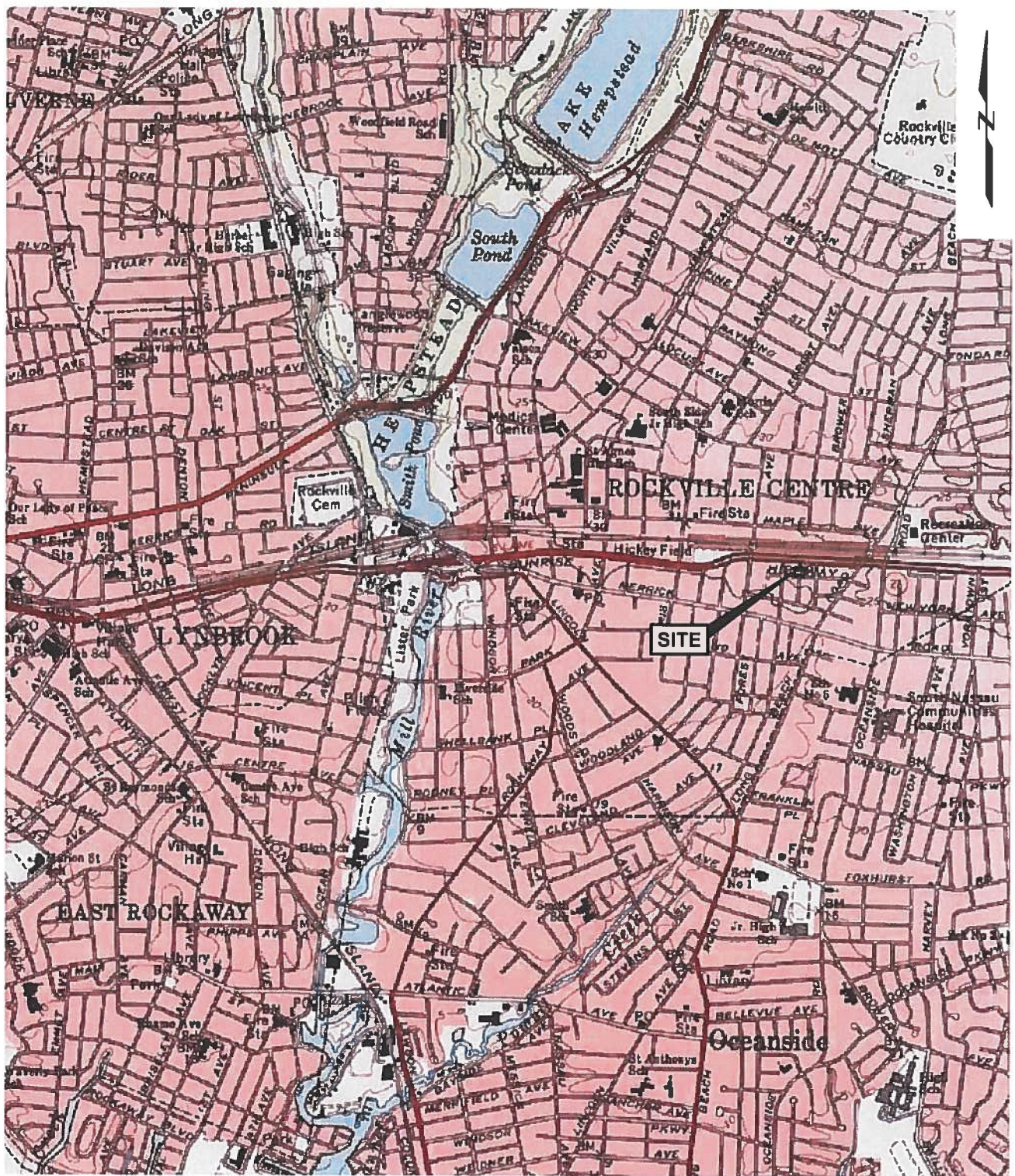
BCA & ASSOCIATES, LLC

SECTION : 38
BLOCK : 308
LOTS : 7 to 15, 28 & 38
COUNTY : NASSAU

RECORD AND RETURN TO:

DAVID BARAM, ESQ.
BARAM & KAISER
600 Old Country Road, Suite 300
Garden City, New York 11530

FIGURE 1
SITE LOCATION MAP
USGS 7.5 TOPOGRAPHIC MAP



SOURCE:

Lynbrook, N.Y. U.S.G.S 7.5 Minute Topographic Maps, created with TOPOI
 © 2001 National Geographic (www.nationalgeographic.com/topo).

Phase II Investigation
 482-486 Sunrise Highway
 Rockville Centre, NY

Farrell Fritz, P.C.
 Rockville Centre, NY



Project 1500620

SITE LOCATION MAP

August 2015

Fig. 1

FIGURE 2
PROPERTY BASE MAP

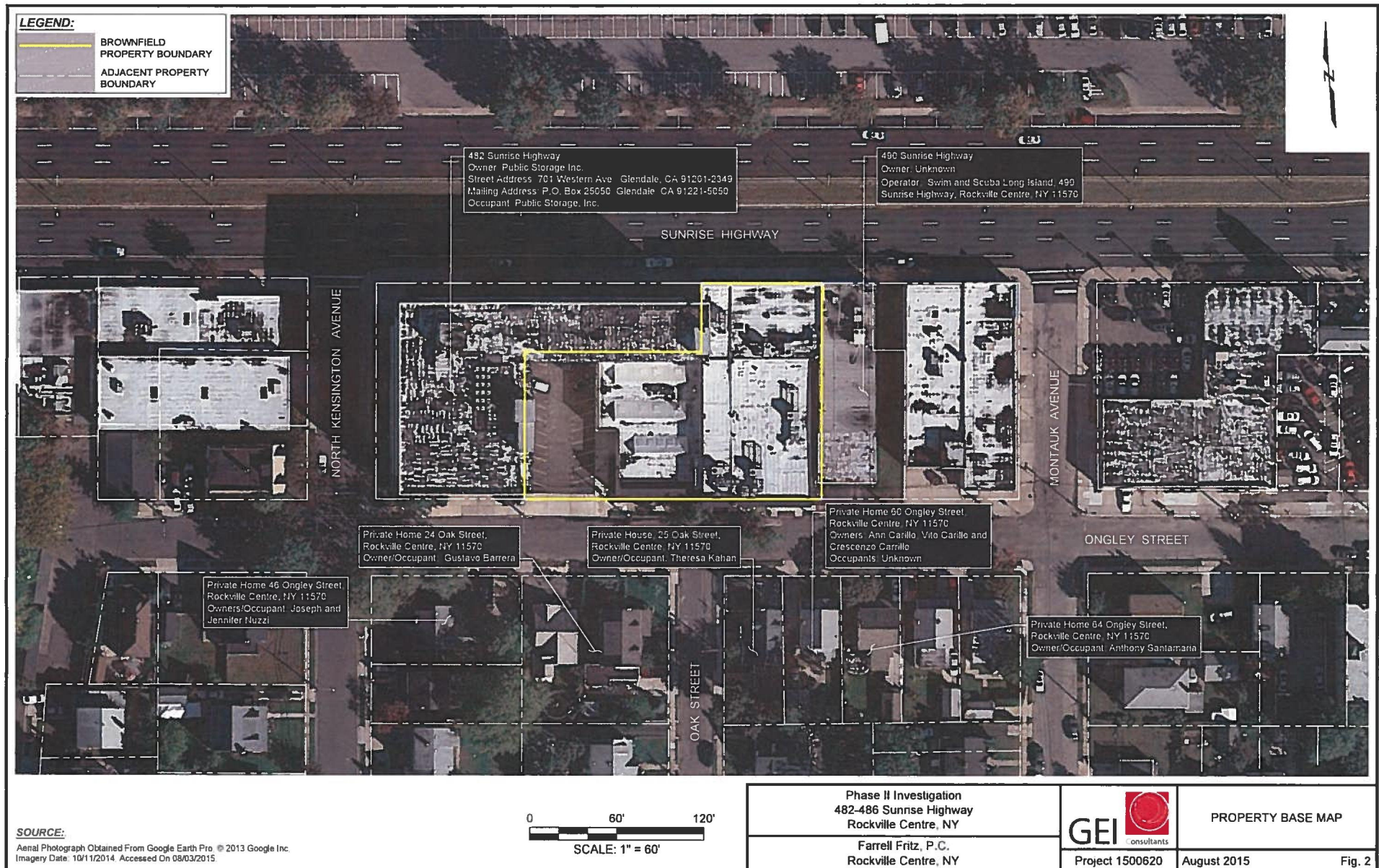


FIGURE 6

AMBIENT AIR SAMPLE RESULTS

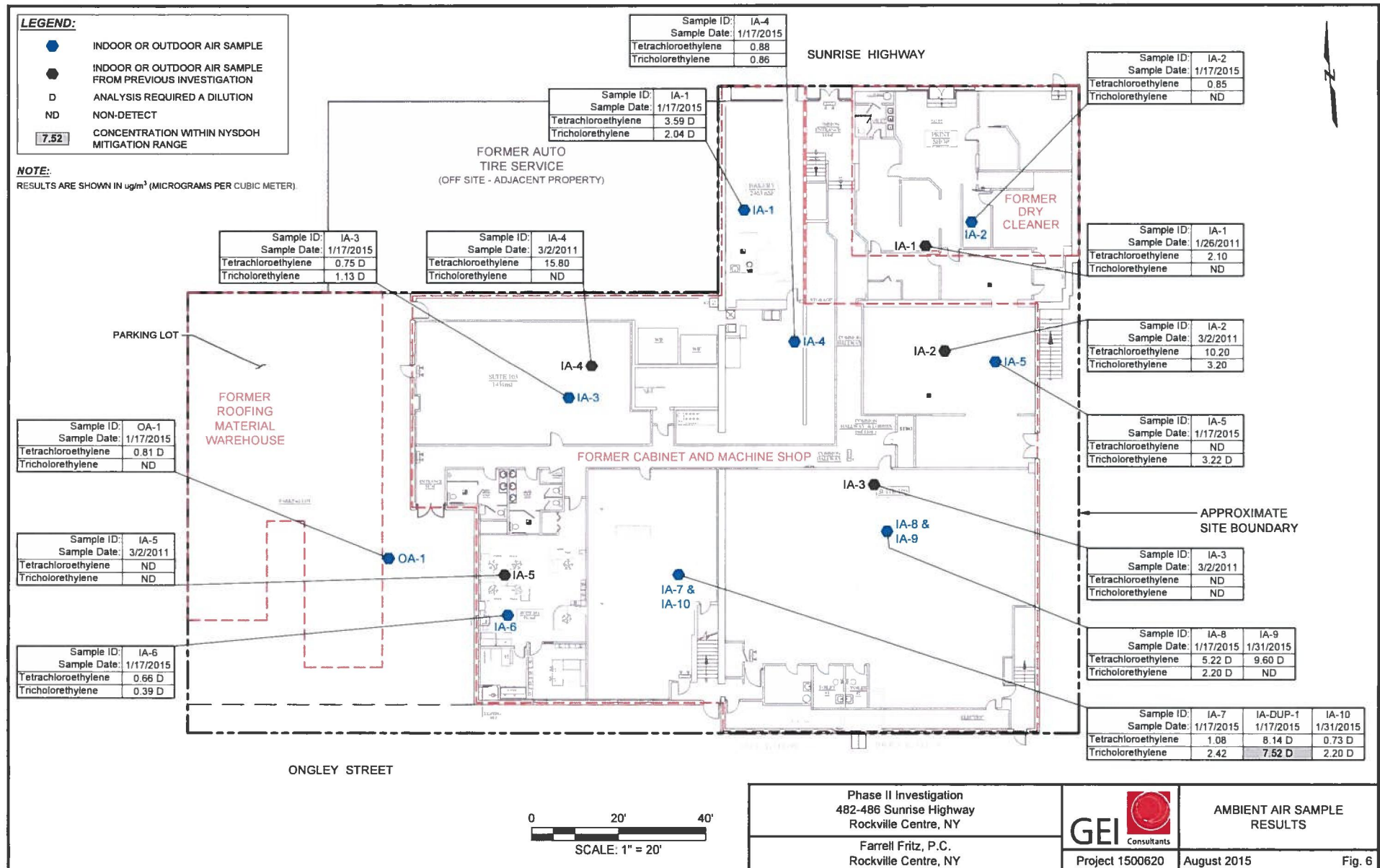


FIGURE 7

SOIL VAPOR SAMPLING RESULTS

