

FORMER COMMANDER OIL TERMINAL
1 COMMANDER SQUARE
OYSTER BAY, NEW YORK
SECTION 27, BLOCK 16, LOTS 2, 3, 4 & 5

**BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL INFORMATION
REVISION 1**

SUBMITTED TO:



New York State Department of Environmental Conservation
Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020

PREPARED FOR:

Commander Terminals Holdings, LLC
255 South Street
Oyster Bay, New York 11771

PREPARED BY:



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PWGC Project Number: CTH1901

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SECTION 27, BLOCK 16, LOTS 2, 3, 4 & 5

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SECTION I: REQUESTOR INFORMATION

The application requestor is Commander Terminals Holdings, LLC. Ms. Nancy Li is the sole member of Commander Terminals Holdings, LLC.

A print-out of the entity information for Commander Terminals Holdings, LLC from the NYS Department of State's Corporation & Business Entity Database is included in **Appendix A**.

All documents will be certified in accordance with Section 1.5 of DER-10.



SECTION II: PROJECT DESCRIPTION

The project is seeking to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage for the property located at 1 Commander Square, Oyster Bay, New York (Site). Although some initial investigation has been completed, a Remedial Investigation (RI) will be completed to further delineate subsurface impact at the site. The RI is anticipated to include, but not be limited to, soil and groundwater sampling to further delineate subsurface contamination, and soil vapor sampling to evaluate potential soil vapor intrusion related to future development. An Interim Remedial Measure (IRM) may be implemented in conjunction with the RI to address previously identified contaminated source area soils that may be accessible prior to redevelopment.

The proposed plan for the project is to investigate and remediate the site as part of redevelopment. Development plans have not been finalized for the site; however, the future re-development is expected to consist of a mixed use (commercial and residential) development.

It is anticipated that RI planning would start immediately upon acceptance of the project into the BCP program and execution of the BCP agreement, with field work beginning approximately three to four months after acceptance (early 2020). The RI will be performed in a phased fashion as portions of the oil terminal are taken out of service and areas currently occupied by the terminal are made accessible. Planning and implementation of an IRM, if necessary, would be developed based upon preliminary results of the RI to address the suspected chlorinated volatile organic compound (CVOC) source area near the northern property boundary. Planning and implementation of remediation for the site would start within six to 12 months following acceptance of the final Remedial Investigation Report (RIR). Based on the assumption that a Brownfield Cleanup Agreement (BCA) is executed in early 2020, PWGC's approximate schedule for implementation of a Remedial Investigation, Interim Remedial Measure, Remedial Action and Final Engineering Report, including mandated public comment periods and NYSDEC review of submitted documents, indicates that a Certificate of Completion (COC) could be granted upon completion of the remedial program in approximately 2023.

A Site Location Map is included as **Figure 1**. A Site Plan is included as **Figure 2**.



SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

The site's environmental history, summarized below, is based upon the following reports that have been prepared for the site:

- Phase I Environmental Site Assessment (ESA) dated August 2019 prepared by PWGC
- Former Commander Oil Terminal Site Status Update Report (First Quarter 2019) dated May 15, 2019 prepared by VHB
- CVOC Source Area Remediation and Groundwater Assessment Report dated January 18, 2011 prepared by Kleinfelder
- Baseline Environmental Site Assessment dated November 10, 2008 prepared by Environmental Compliance Services, Inc. (ECS)

Phase I ESA (July 2019)

PWGC prepared a Phase I ESA for the site in July 2019. Work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 Code of Federal Regulations (CFR) Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Findings of the Phase I ESA are summarized below:

The subject property consists of four parcels located at 1 Commander Square, Oyster Bay, New York. The site is located in the Town of Oyster Bay and Nassau County. The property is identified in the Nassau County Tax Map as Section 27, Block 16, Lots 2, 3, 4 and 5. The subject property measures approximately 3.21 acres and is occupied by a Major Oil Storage Facility (MOSF) operated by Global Commander Oyster Bay.

PWGC evaluated the findings associated with the subject property and identified multiple Recognized Environmental Conditions (RECs) with respect to the subject property. Conditions determined to be RECs are detailed below:

- NYSDEC Spill #85-00426 is an active spill onsite which corresponds to the presence of petroleum impact in the soil and groundwater on the eastern portion of the property including the presence of free product in monitoring wells and free product seeping past the seawall and into Oyster Bay Harbor. The impact of this spill has been monitored routinely and remedial efforts including product removal and



chemical oxidation have been applied. However, the impacts of the spill are still present onsite and remains an environmental concern.

- NYSDEC Spill #99-25216 is an active spill onsite which corresponds to the presence of chlorinated solvent impact in the soil and groundwater on the eastern portion of the property. The spill originally occurred in 1995 when approximately 300 gallons of trichloroethene was released to the surface while filling up a coolant storage tank. NYSDEC database notes indicate that most of the surficial spill was cleaned up, but no post cleanup subsurface sampling was performed at that time. The spill was closed by NYSDEC in August 2005 but re-opened in June 2009 after a Baseline ESA at the site identified chlorinated solvent impact in soil and groundwater which was reported to NYSDEC by the current property owner. Remedial activities since 2009 have involved the removal of approximately 125 tons of hazardous soils from the spill area and the installation of a groundwater treatment system. However, the impacts of the spill are still present onsite and contamination from this spill has possibly migrated into the adjacent property to the north.
- The site appears to have been historically used for industrial purposes, including lumber processing, coal storage, and gasoline, diesel, and fuel-oil storage. Lumber processing is commonly associated with the use of heavy machinery and the use of metals and/or creosote for wood preserving. Coal storage can impact the subsurface with heavy metals and VOCs, especially if coal was staged directly on the ground surface. Prior to approximately 2005, the site operated as a MOSF storing and distributing gasoline, fuel-oil, and diesel fuel. Currently, the site is used for only fuel-oil and diesel fuel storage and distribution as it remains an active MOSF. Additionally, three active 275-gallon heating oil ASTs are present onsite to accommodate the heating systems associated with the buildings. Although the ASTs onsite were not identified to be in poor condition, the prolonged used as a MOSF with several ASTs and frequent filling and distribution events occurring, it cannot be ruled out that the sites use as a MOSF has impacted the subsurface.
- The subject site is identified in the database report as a RCRA generator. This RCRA listing appears to be associated with the generation of hazardous chlorinated solvent waste associated with the former gasoline vapor coolant system, remedial activities associated with NYSDEC Spill #99-25216, and waste associated with the groundwater treatment system. The RCRA listing is associated with chlorinated solvent impact onsite which is an environmental concern.



- The subject site has the potential for vapor encroachment due to the documented active TCE and petroleum spills at the site. Such impact can off gas into the vapor phase and cause vapor intrusion issues within onsite buildings.
- The adjacent property to the north was identified to have been used historically for coal storage and to have contained two gasoline USTs onsite. Coal storage can impact the subsurface with contaminants namely heavy metals and VOCs, especially if coal was staged directly on the ground surface, and gasoline USTs are prone to leaks which can impact the subsurface. If potential impact from the coal storage and/or the gasoline UST impacted groundwater, it cannot be ruled out that contamination associated with the potential impact has migrated onto the subject property.

An electronic copy of the Phase I ESA is included in **Appendix B**.

Site Status Update Report - First Quarter 2019 (May 15, 2019)

Routine groundwater monitoring and remediation is currently being performed at the site by VHB, which is documented in quarterly status reports prepared by VHB and submitted to NYSDEC. As of the date of this Application, the First Quarter 2019 Site Status Update Report dated May 15, 2019 is the most recent quarterly report prepared for the site.

Routine monitoring and remediation during the first quarter of 2019 consisted of gauging 29 onsite monitoring wells for the presence of light non-aqueous phase liquid (LNAPL), collection of groundwater samples from 22 monitoring wells (wells containing LNAPL excluded from sampling), operation, monitoring and maintenance (OM&M) inspection of an onsite ozone in-situ chemical oxidation (ISCO) remedial system, OM&M of an oil absorbent boom at the northeast corner of the seawall. There is a groundwater pump and treat remedial system present at the site as well, however as it was not operational during the first quarter of 2019 due to having been winterized, no OM&M inspection or sampling was performed. Findings of the first quarter monitoring and relevant historical information in the report included the following:

- LNAPL was detected in five onsite monitoring wells (MW-6, MW-15, MW-18, MW-19 and RW-1), with a maximum thickness of 2.35 feet in monitoring well MW-18. It should be noted that free product in this well is intermittent and levels above 0.24 feet were only detected for half of the gauging events from May 2018 to May 2019. The other wells also gauged for free product rarely show more than a sheen. The wells containing LNAPL are located on the central; and eastern portion of the Site. LNAPL was



manually bailed from these wells and properly disposed of offsite. LNAPL detections were limited to shallow wells screened above the peat layer present at approximately six to ten feet below grade beneath the site.

- Petroleum related impact (BTEX and MTBE) were detected at concentrations exceeding their respective AWQS in groundwater samples collected from 13 of 22 monitoring wells sampled with the highest total BTEX concentration of 494 ppb detected in the sample collected from monitoring well MW-16. BTEX and MTBE detections were limited to shallow wells screened above the peat layer present at approximately six to ten feet below grade beneath the site.
- CVOC impact, including TCE, DCE, vinyl chloride, was detected at concentrations exceeding their respective AWQS in groundwater samples collected from 18 of 22 monitoring wells sampled with the highest total CVOC concentration of 179,700 ppb detected in the sample collected from monitoring well MW-14. CVOC impact was detected in monitoring wells screened both above and below the peat layer present at approximately six to ten feet below grade beneath the site.
- An air sparge/soil vapor extraction (AS/SVE) system operated at the site from November 2011 to December 2013 and removed approximately 1428 pounds of VOCs.
- An in-situ ozone injection system was installed at the site in June 2017 to address CVOCs beneath the northern portion of the property. This system is currently operational.
- Between June and December 2008 approximately 5250 gallons of a chemical oxidant (Adventus EHC-O) was injected into and behind the northeast corner of the site to address sheen concerns in the adjacent White's Creek.

An electronic copy of the Site Status Update Report is included in **Appendix C**.

CVOC Source Area Remediation and Groundwater Assessment Report (January 18, 2011)

Kleinfelder East Inc. (Kleinfelder) performed remediation and groundwater sampling in the suspected CVOC source area in January 2011. The scope of work included the removal of impacted soils, collection of endpoint soil samples, installation and sampling of groundwater vertical profiles, and installation and sampling of monitoring wells. Findings of the report include the following:

- Approximately 58 tons of CVOC impacted soils were removed from a 15 by 40-foot area near the northern property boundary. Due to vapor emissions during excavation (elevated levels of vinyl chloride) use of a foam vapor suppressant was required within the excavation. Excavation depths were limited by



the presence of shallow groundwater and the presence of concrete slabs below grade. Six endpoint soil samples were collected from the excavation prior to backfilling; three of the six endpoint samples contained petroleum or CVOC impact above Unrestricted Use SCOs.

- Seven temporary groundwater vertical profiles were installed. Groundwater samples were collected at a minimum of three depth intervals at each vertical profile location. CVOCs at concentrations exceeding their respective AWQS were detected in at least one depth interval at each vertical profile location including samples collected as deep as 32 feet below grade.
- Three groundwater monitoring wells were installed above the peat layer. CVOCs at concentrations exceeding their respective AWQS were detected in each of these wells.

An electronic copy of the Source Area Remediation Report is included in **Appendix D**.

Baseline Environmental Site Assessment dated (November 10, 2008)

Environmental Compliance Services, Inc. (ECS) performed a Baseline Environmental Site Assessment in November 2008. The scope of work included installation of soil borings and monitoring wells, and collection of groundwater samples. Findings of the report include the following:

- Petroleum (BTEX and MTBE) and CVOC impact exceeding Unrestricted Use SCOs was detected in soils throughout the eastern and central portions of the site.
- Petroleum (BTEX and MTBE) and CVOC impact exceeding NYSDEC AWQs was detected in groundwater throughout the eastern and central portions of the site.
- In general, the Baseline ESA findings indicated that petroleum impact to soil and groundwater was primarily present beneath the central and southeastern portions of the site, while CVOC impact to soil and groundwater was primarily present beneath the north-central and central portions of the site.

The CVOC impact identified during this Baseline ESA appears to be related to the surface spill of TCE that occurred in 1995 (spill no. 9925216) which was closed by NYSDEC and subsequently re-opened after the current property owner reported the presence of CVOCs to NYSDEC following completion of the Baseline ESA.

An electronic copy of the Baseline Environmental Site Assessment is included in **Appendix E**.



SECTION IV: PROPERTY INFORMATION

Proposed Site Name

The Site name for this project will be: Former Commander Oil Terminal.

Site Address and Tax Map IDs

The site is located at 1 Commander Square, Oyster Bay, New York. The site is located within the Town of Oyster Bay and Nassau County. The site is identified as Section 27, Block 16, Lots 2, 3, 4, and 5 in the Nassau County Tax Map.

A Digital Tax Map of the site and surrounding properties is included as **Figure 3**.

Site Size

The Site measures 3.17 acres.

Property Description and Environmental Assessment

Location

The Site is located in a mixed use (commercial/residential) area in Oyster Bay, New York. The property is bounded by commercial properties to the north, Whites Creek to the south, commercial and residential properties to the east, and Oyster Bay Harbor to the west.

Site Features

The subject property measures approximately 3.17 acres and is occupied by a Major Oil Storage Facility (MOSF) operated by Global Commander Oyster Bay. The MOSF consists of 21 large capacity ASTs, a fueling rack, office building and garage building.

Current Zoning and Land Use

The property is zoned LI (Light Industry) and is surrounded by properties zoned as LI (light Industry), R1-2A (One Family Residence), R1-10 (One Family Residence), R1-6 (One Family Residence), and CB (Central Business). A Zoning and Land Use Map is included as **Figure 4**.



Past Use of the Site

Based on review of historic imagery (Sanborn fire insurance maps, aerial photos, topographic maps), the property was initially developed some time prior to 1897, which is the earliest available historical image of the site (topographic map and Sanborn map). Usage subsequent to 1897 is as follows:

- 1897 to 1909 – the eastern portion of the property is used as a saw mill. The western portion of the property is occupied by residential dwellings.
- 1915 to 1922 – the central and eastern portions of the site are used as an ice plant and coal yard. The western portion of the site is occupied by residential dwellings.
- 1928 - the central and eastern portions of the site are used as an ice plant. The western portion of the site is occupied by residential dwellings.
- 1938 to 1958 – the eastern portion of the site is occupied by Commander Oil with 12 ASTs containing fuel oil, gasoline and kerosene. The central portion of the site is occupied by an ice plant and the western portion of the site is occupied by residential dwellings.
- 1962 to present – the entire site is occupied by a bulk fueling terminal with 21 ASTs present.

Site Geology and Hydrogeology

Based on previous investigations at the Site, stratigraphy at the property, from the surface down, consists of fill material and silty sand from grade to an organic peat layer that is present at depths ranging from approximately six to ten feet below grade. The thickness of the organic peat layer appears to range from approximately two to five feet. Beneath the peat layer soils consist of a mix of fine to coarse grained sands and gravel to approximately 30 feet below grade. The depth to groundwater beneath the site ranges from approximately three to seven feet below grade across the site. Groundwater beneath the site appears to flow toward the southeast (above the peat layer) and east (below the peat layer); a 2011 tidal study performed at the site indicated that tidal influence on groundwater flow is limited to the aquifer formation below the peat layer.

Environmental Assessment

Based on investigations performed at the site to date, the primary contaminants of concern for the site are VOCs in soil and groundwater exceeding applicable NYSDEC standards.



Soil – soils beneath the site have been documented to contain petroleum related VOC and CVOC impact exceeding Unrestricted Use SCOs. The primary CVOC source area in soil appears to be located along the northern property boundary near the central portion of the site, with CVOC impacted groundwater exceeding NYSDEC Ambient Water Quality Standards (AWQS) extending to the southeast from that area. Petroleum impacted soils have been identified throughout the central and southeastern portions of the site.

Groundwater – groundwater beneath the central and eastern portions of the site has been documented to contain petroleum LNAPL and dissolved petroleum impact exceeding NYSDEC AWQSs above the peat layer, and dissolved CVOC impact exceeding NYSDEC AWQSs both above and below the peat layer to a depth of at least 32 feet below grade.

Soil Vapor – to date, soil vapor samples have not been collected from the site.

A Site Plan showing sample locations at the site is included as **Figure 5**. A Site Plan showing the most recent soil results is included as **Figure 6**. A Site Plan showing the most recent LNAPL monitoring results is included as **Figure 7**. Site Plans showing the most recent groundwater results are included as **Figure 8** and **Figure 9**.



SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner’s Name:

The subject site is owned by Commander Terminals Holdings LLC. Ms. Nancy Li is the sole member of Commander Terminals Holdings LLC.

Current Operator:

The site is currently occupied by Global Commander Oyster Bay and is utilized as a bulk oil terminal/Major Oil Storage Facility (MOSF). The site’s MOSF ID is 1-2360.

Previous Property Owners:

Based on a chain of title report prepared by Landstar Title Agency, Inc. of Carle Place, New York dated July 23, 2019, the following parties had title to the site:

Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
3/1/2001	Commander Terminals Holdings, LLC	Requestor	Global Commander Oyster Bay (2009 to present)	None
			Commander Terminals Holdings, LLC (2001-2009)	Requestor
7/13/1971	Commander Oil Corp. Last known address: 1 Commander Square Oyster Bay, NY 11771	None	Commander Oil Corp.	None
12/19/1952	Benjamin Shapiro (Lot 4) Last known address: 45 Dosoris Way Glen Cove, NY 11542	None	Unknown	N/A
1/9/1946	Benjamin Shapiro (Lots 2, 3, & 5) Last known address: 45 Dosoris Way Glen Cove, NY 11542	None	Unknown	N/A
12/27/1928	William M. Dean Jr. Last known address: No street address given Oyster Bay, NY 11771	None	Unknown	N/A



Deed Date(s)	Deed Holder	Relationship to Requestor	Operator(s)	Relationship to Requestor
Prior to 12/27/1928	Elbert H. Griffin & Adelaide D. Griffin Last known address: Unknown	None	Unknown	N/A

A copy of the Chain of Title Report is included in **Appendix F**. Last known addresses are based on deeds on file with the Nassau County Clerk obtained by Freedom of Information Act (FOIA) request; copies of relevant portions are included in **Appendix F**.



SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

The application requestor is Commander Terminals Holdings LLC.

The Requestor qualifies as a “volunteer” because all disposals of hazardous substances occurred prior to the time the Requestor acquired title to the site and does not have any affiliation with any responsible party. Since taking title, Requestor has exercised appropriate care performing voluntary investigation/remediation, disclosing the results to NYSDEC and is applying to the BCP to address the contaminants detected during its investigation. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).



SECTION VIII: PROPERTY ELIGIBILITY INFORMATION

Not Applicable – all responses are no.



SECTION IX: CONTACT LIST INFORMATION

1. Government Officials

Nassau County Executive

Ms. Laura Curran

Office of the County Executive

1550 Franklin Ave.

Mineola, New York 11501

<https://www.nassaucountyny.gov/481/County-Executive>

Nassau County Planning Commission

Mr. Marty Glennon, Chairman

1550 Franklin Ave.

Mineola, New York 11501

<https://www.nassaucountyny.gov/2856/Planning-Department>

Town of Oyster Bay Supervisor

Mr. Joseph Saladino

Town Hall

54 Audrey Avenue

Oyster Bay, New York 11771

<http://oysterbaytown.com/departments/executive/>

Town of Oyster Bay Planning and Development Department

Ms. Leslie Maccarone, Commissioner

Town Hall West

74 Audrey Avenue

Oyster Bay, New York 11771

<http://oysterbaytown.com/departments/planning-and-development/>



2. Adjacent Properties

North:

2 & 44 Bayview Avenue

Section 27, Block 16, Lots 9, 10 & 11

Owner Name: Bayview Shellfish LLC

Owner Address: 2 Bayview Avenue, PO Box 88, Oyster Bay, NY 11771

South:

4 South Street

Section 27, Block 34, Lot 72 & 215

Owner Name: Island Properties LLC

Owner Address: 255 South Street, Oyster Bay, NY11771

East:

2 South Street

Section 27, Block A, Lot 16

Owner Name: Island Properties LLC

Owner Address: 255 South Street, Oyster Bay, NY11771

10-14 Bay Avenue

Section 27, Block A, Lot 21

Owner Name: Captain K's Realty Corp

Owner Address: 12 Bayview Avenue, Oyster Bay, NY 11771

West:

No Available Address

Section 26, Block 16, Lot 8

Owner Name: Town of Oyster Bay

Owner Address: 54 Audrey Avenue, Oyster Bay, New York 11771



3. Local News Media

Oyster Bay Guardian
2 Endo Boulevard Garden City, New York 11530
<http://liherald.com/oysterbay/>

4. Public Water Supplier

Oyster Bay Water District
Mr. Robert McEvoy, Chairman
Address: 45 Audrey Avenue, Oyster Bay, NY 11771
www.oysterbaywaterdistrict.com

5. Requested

None to date

6. School or Day Care Facilities

(Within Approx. 0.50 miles of Site)

Oyster Bay-East Norwich Central School District Office
Dr. Laura Seinfeld, Superintendent
1 McCouns Lane, Oyster Bay, New York 11771
516-624-6500

Oyster Bay High School
Ms. Sharon Lasher, Principal
150 East Main Street, Oyster Bay, New York 11771
516-624-6524

Theodore Roosevelt Elementary School
Ms. Tami McElwee, Principal
150 East Main Street, Oyster Bay, New York 11771
516-624-6591



St. Dominic Elementary & Middle School
Mr. Ronald Martorelli, Principal
35 School Street, Oyster Bay, New York 11771
516-922-4230

St. Dominic High School
Mr. Ronald Martorelli, Principal
110 Anstice Street, Oyster Bay, New York 11771
516-922-4888

The Learning Tree Nursery School
Ornella Pepe, Parent Board President
61 East Main Street, Oyster Bay, New York 11771
516-922-5999

Oyster Babies
Director
15 Shore Avenue, Oyster Bay, New York 11771
516-922-1049

The Oyster Bay Preschool
Director
60 East Main Street, Oyster Bay, New York 11771
516-922-2229

7. Document Repository

Oyster Bay - East Norwich Public Library
Ms. Michele Vaccarelli, Library Director
89 East Main Street, Oyster Bay, NY 11771
<https://www.oysterbaylibrary.org/>

A Repository Acknowledgement is included in **Appendix G**.



SECTION X: LAND USE FACTORS

The site is currently occupied by an active MOSF. The property is zoned Light Industry and is surrounded by properties zoned as Light Industry, One-Family Residence and Central Business. No known imminent zoning changes are known of. The surrounding properties are mostly utilized for light industry.

The proposed plan for the project is to investigate and remediate the site. Following completion of investigation, remediation and decommissioning of the MOSF, the property will be redeveloped. The proposed future usage is expected to consist of a mixed use (commercial/residential) development.



FIGURES



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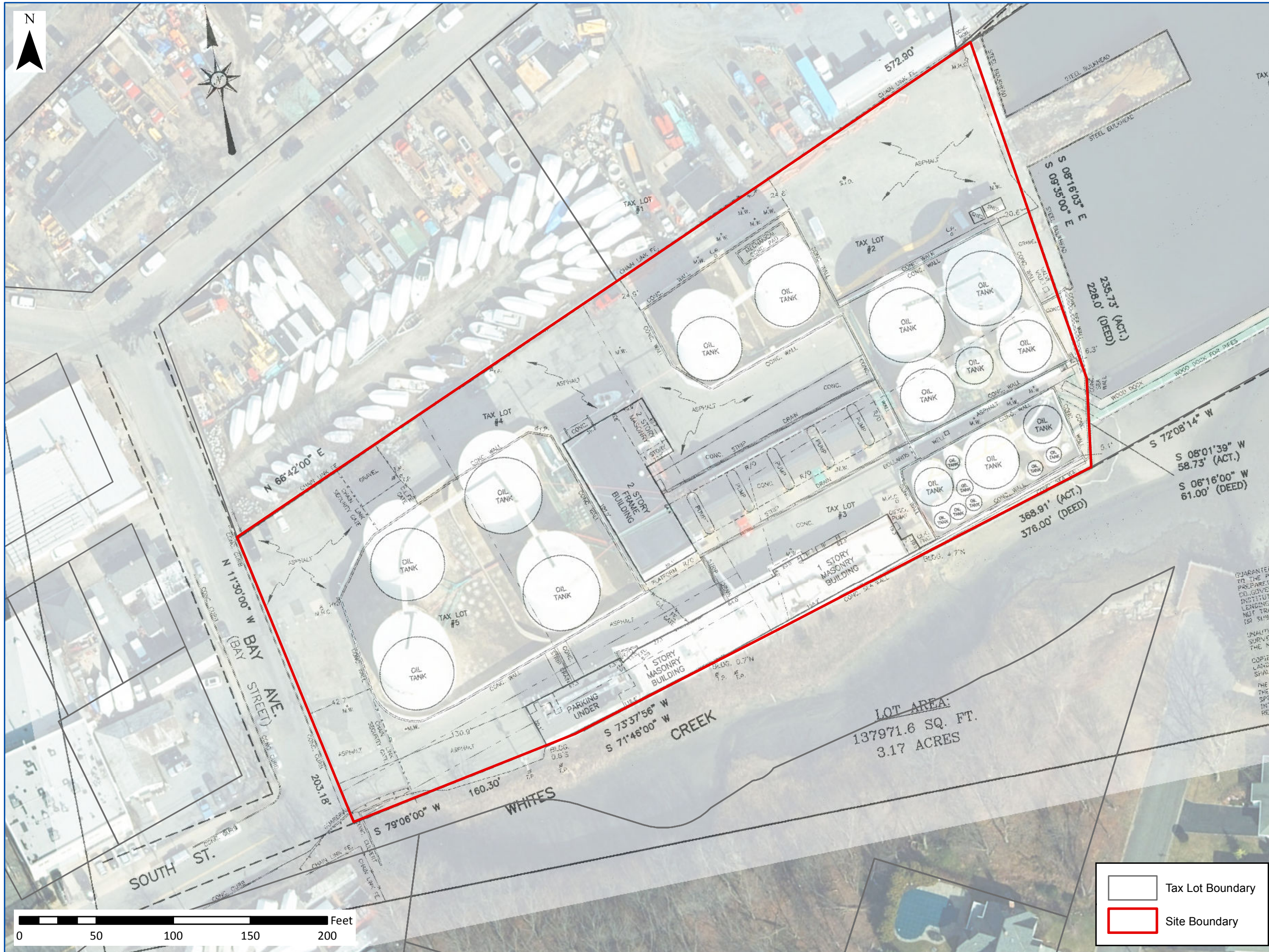
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Date:	7/16/2019	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

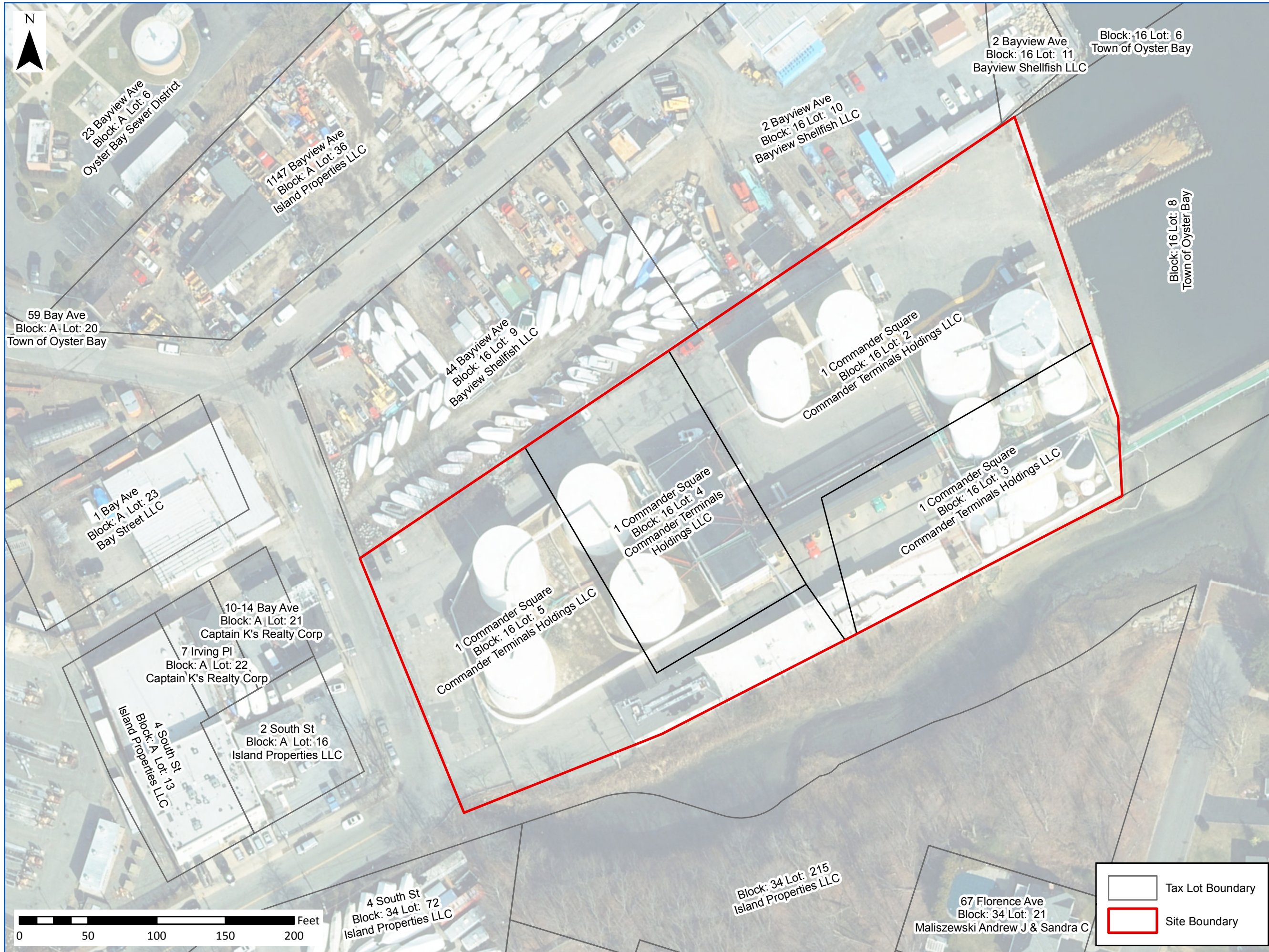
SITE PLAN

1 Commander Square
Oyster Bay, NY

FIGURE NO:



	Tax Lot Boundary
	Site Boundary



PWGC
CLIENT DRIVEN SOLUTIONS

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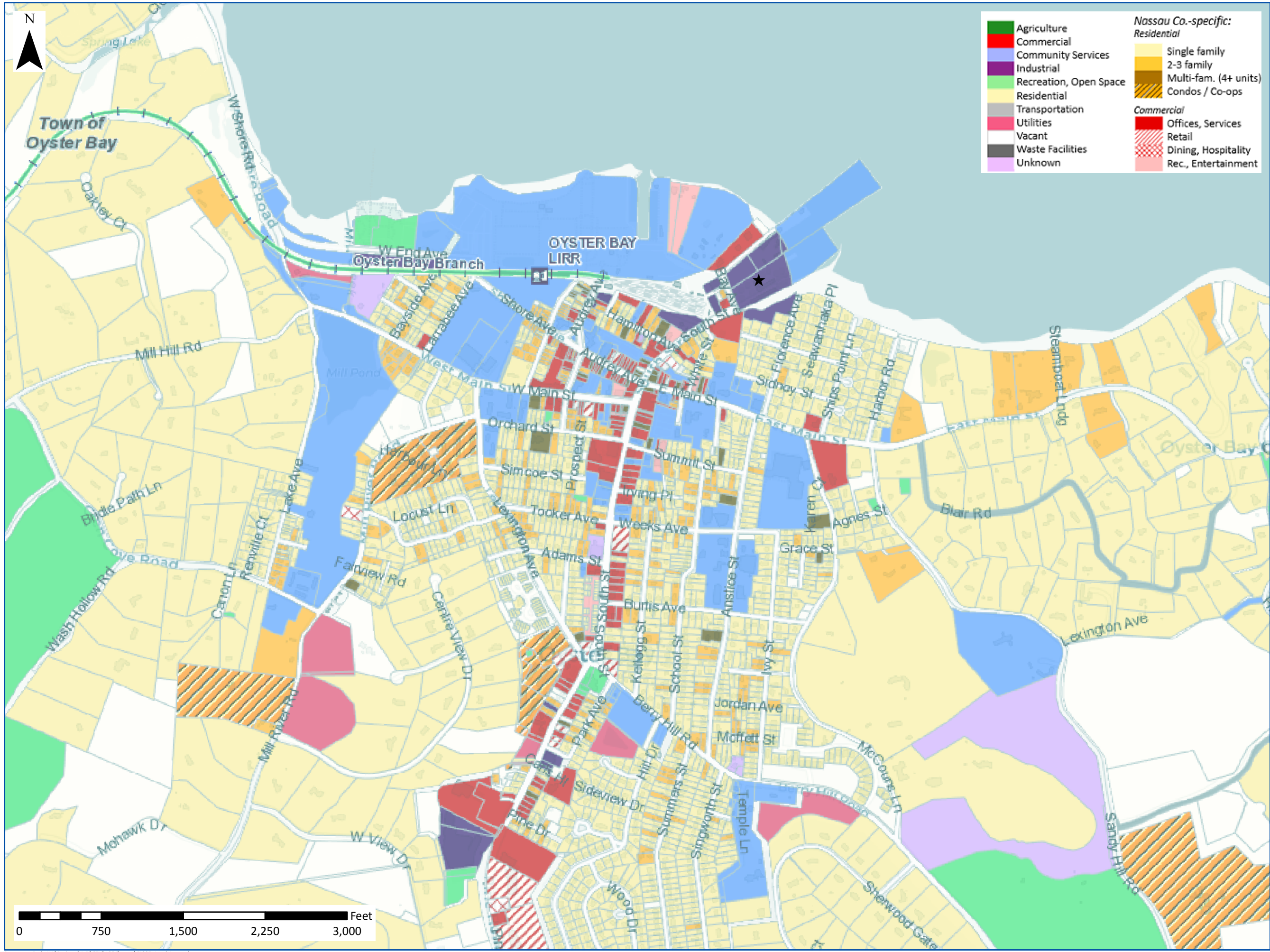
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Tax Map

1 Commander Square
Oyster Bay, NY

FIGURE NO:
3

Tax Lot Boundary
 Site Boundary



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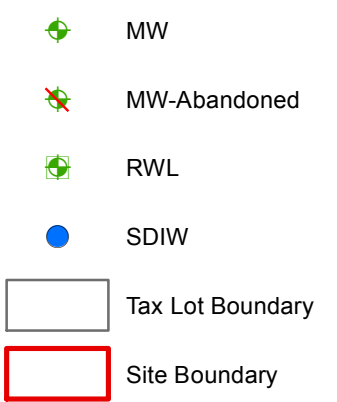
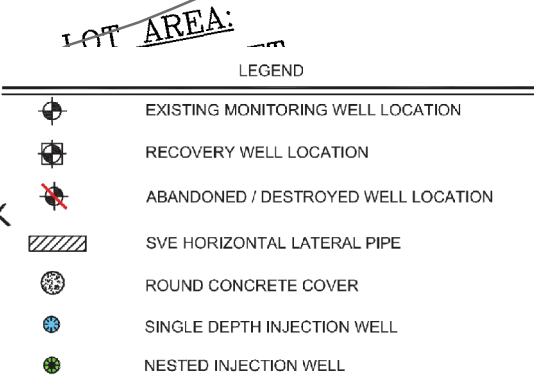
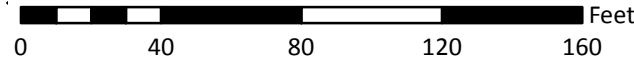
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Project:	CTH1901	Designed by:	TM
Date:	7/17/2019	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

Zoning and Land use

1 Commander Square
 Oyster Bay, NY

FIGURE NO:
 4



P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgros.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	CTH1901	Designed by:	TM
Date:	8/29/2019	Drawn by:	TS
Scale:	AS SHOWN	Approved by:	TM

Site Plan with Sample Locations

1 Commander Square
Oyster Bay, NY

FIGURE NO:

5



PWGC
CLIENT DRIVEN SOLUTIONS

P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
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DRAWING PREPARED FOR:

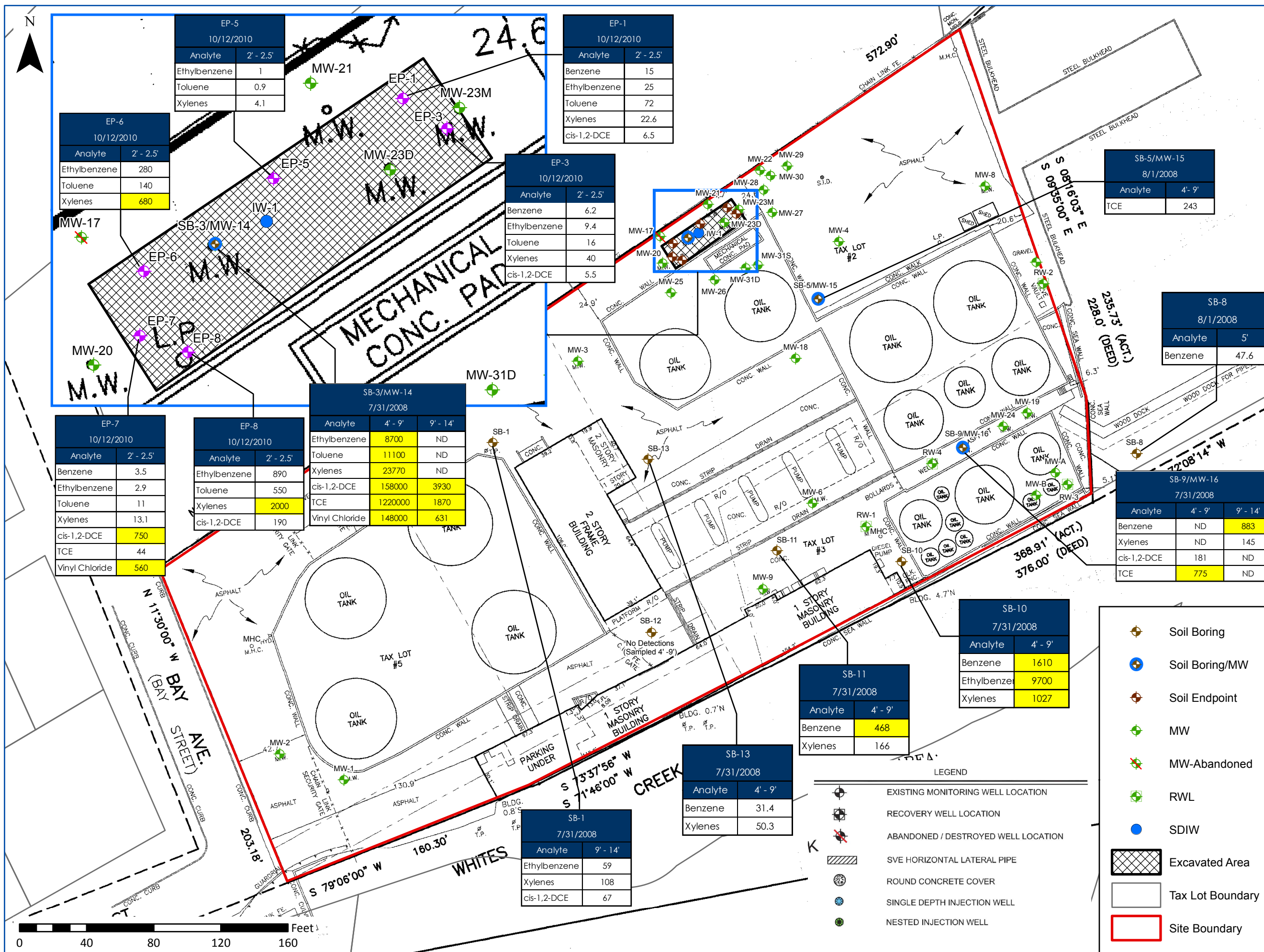
REVISION	DATE	INITIAL	COMMENTS

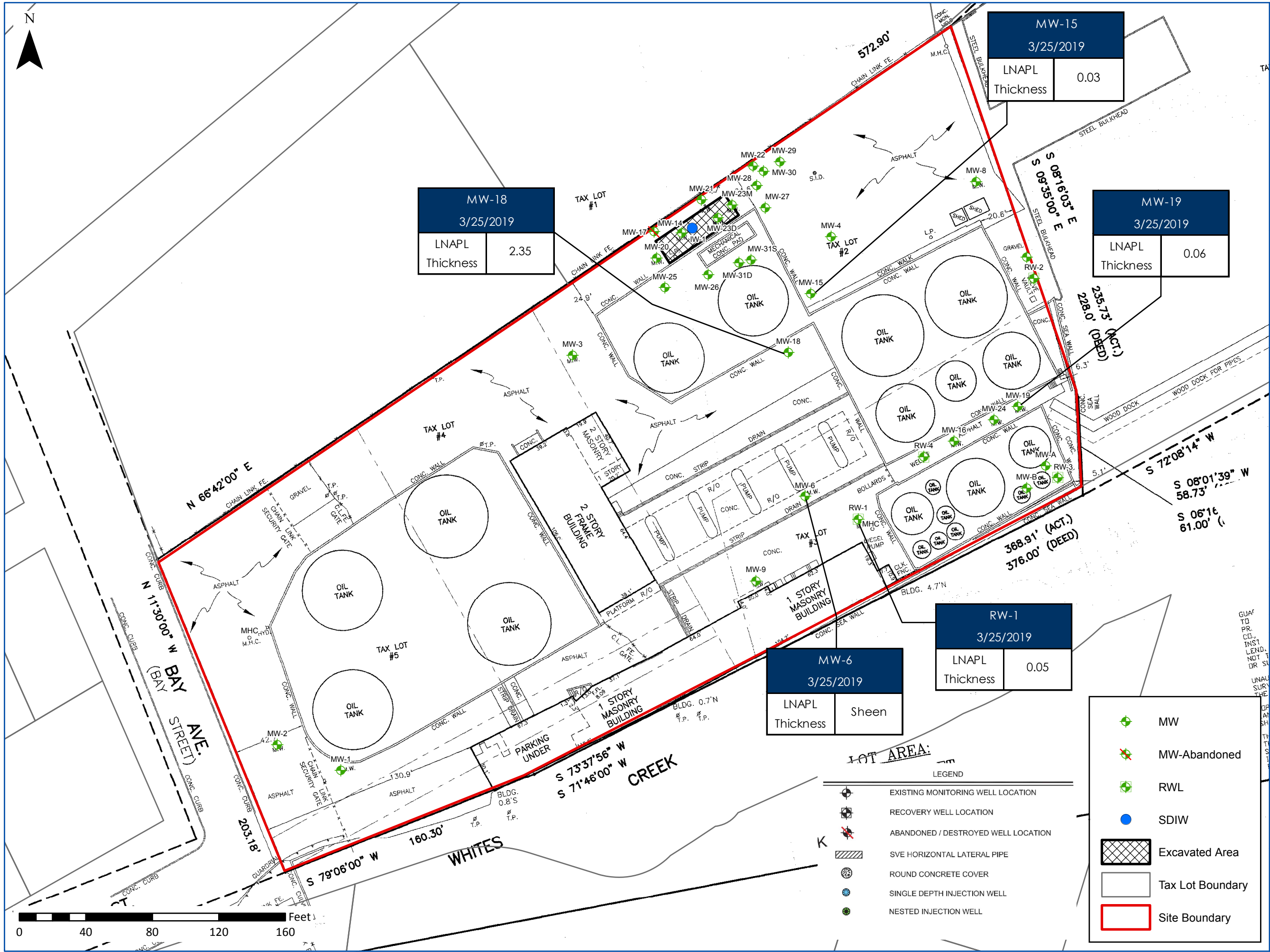
DRAWING INFORMATION:			
Project:	CTH1901	Designed by:	TM
Date:	9/4/2019	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	TM

Site Plan with Soil Results

1 Commander Square
Oyster Bay, NY

FIGURE NO:





MW-18	
3/25/2019	
LNAPL	2.35
Thickness	

MW-19	
3/25/2019	
LNAPL	0.06
Thickness	

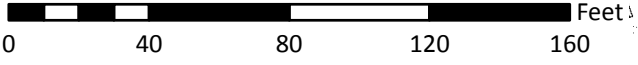
MW-6	
3/25/2019	
LNAPL	Sheen
Thickness	

RW-1	
3/25/2019	
LNAPL	0.05
Thickness	

LEGEND

- EXISTING MONITORING WELL LOCATION
- RECOVERY WELL LOCATION
- ABANDONED / DESTROYED WELL LOCATION
- SVE HORIZONTAL LATERAL PIPE
- ROUND CONCRETE COVER
- SINGLE DEPTH INJECTION WELL
- NESTED INJECTION WELL

- MW
- MW-Abandoned
- RWL
- SDIW
- Excavated Area
- Tax Lot Boundary
- Site Boundary



P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7
 Bohemia, NY 11716
 Ph: 631-589-6353 • Fax: 631-589-8705
 pwgc.info@pwgros.com

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DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	CTH1901	Designed by:	TM
Date:	8/30/2019	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	TM

Site Plan with LNAPL Locations

1 Commander Square
 Oyster Bay, NY

FIGURE NO:



UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING AND RELATED DOCUMENTS IS A VIOLATION
OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

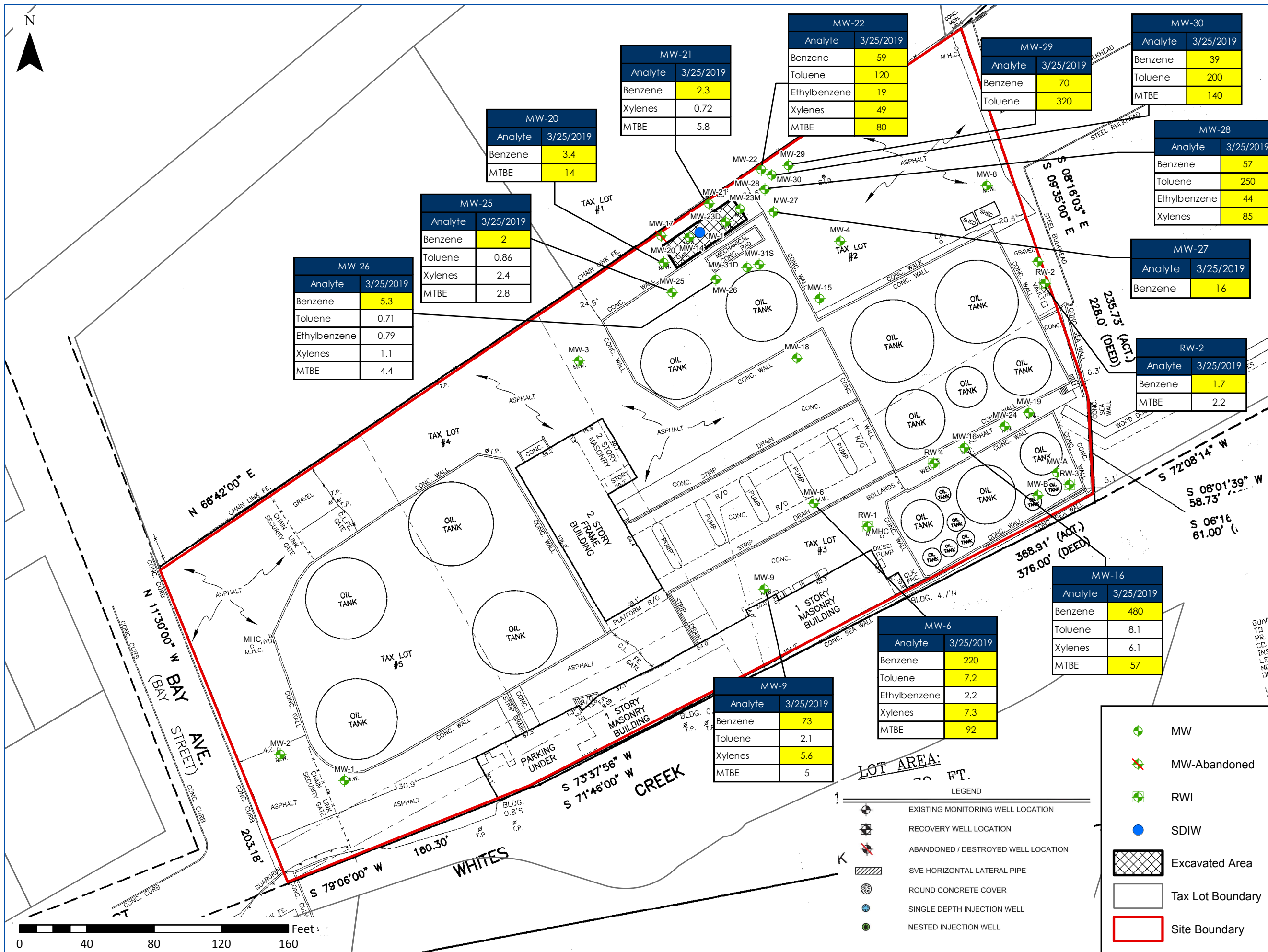
REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	CTH1901	Designed by:	TM
Date:	9/4/2019	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	TM

**Site Plan with
Groundwater
Results - Petroleum**
1 Commander Square
Oyster Bay, NY

FIGURE NO:



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

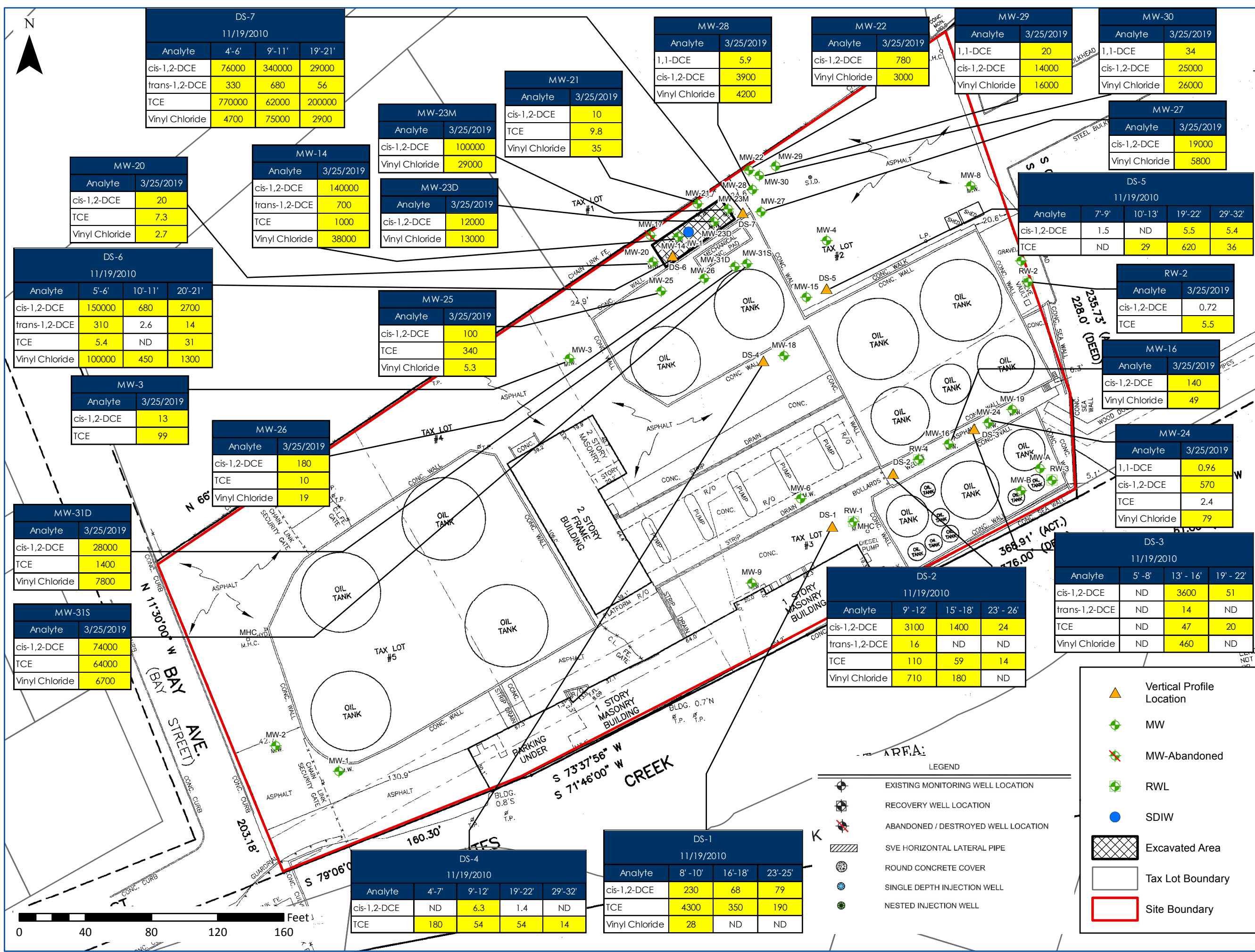
REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	CTH1901	Designed by:	TM
Date:	9/4/2019	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	TM

Site Plan with Groundwater Results - CVOCs
1 Commander Square Oyster Bay, NY

FIGURE NO:





APPENDIX A CORPORATION & BUSINESS ENTITY INFORMATION

P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

PHONE: 631.589.6353 630 JOHNSON AVENUE, STE 7
PWGROSSER.COM BOHEMIA, NY 11716

LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SEATTLE • SHELTON

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 15, 2019.

Selected Entity Name: COMMANDER TERMINALS HOLDINGS, LLC
Selected Entity Status Information

Current Entity Name: COMMANDER TERMINALS HOLDINGS, LLC

DOS ID #: 2576141

Initial DOS Filing Date: NOVEMBER 20, 2000

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)

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

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
NOV 20, 2000	Actual	COMMANDER TERMINALS HOLDINGS, 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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APPENDIX B
PHASE I ENVIRONMENTAL SITE ASSESSMENT
(INCLUDED ELECTRONICALLY)



APPENDIX C
QUARTERLY STATUS REPORT
(INCLUDED ELECTRONICALLY)



APPENDIX D
CVOC SOURCE AREA REMEDIATION REPORT
(INCLUDED ELECTRONICALLY)



APPENDIX E
BASELINE ENVIRONMENTAL SITE ASSESSMENT
(INCLUDED ELECTRONICALLY)



APPENDIX F CHAIN OF TITLE REPORT

LANDSTAR

T I T L E A G E N C Y I N C .

55 Cherry Lane, Suite 201, Carle Place, NY 11514
(516) 336-2020 ♦ Fax (516) 336-2025

LandStar Title Agency, Inc., a duly licensed title agent, hereby certifies that a search has been made of the public record in the Office of the Nassau County Clerk for deeds affecting premises known as 1 Commander Square, Oyster Bay, N.Y. (Section 27, Block 16 Lots: 2, 3, 4 & 5), the following information is from said public record as of July 1, 2019:

- | | |
|--|---|
| 1. Elbert H. Griffin and Adelaide D. Griffin
To
William M. Dean, Jr.
(Covers Lots 2-5) | Dated: 12/27/1928
Recorded: 05/12/1930
Liber: 1513 page: 493 |
| 2. Georgiana G. Dean, Elbert H. Griffin as
Executive under the last will and testament of
William M. Dean, Jr.
To
Benjamin Shapiro
(Covers Lots 5, 2 & 3) | Dated: 01/09/1946
Recorded: 01/2/1946
Liber: 3009 page: 435 |
| 3. L.I. Ice & Fuel Corp.
To
Benjamin Shapiro
(Covers Lot 4) | Dated: 12/19/1952
Recorded: 01/14/1953
Liber: 5103 page: 552 |
| 4. Benjamin Shapiro
To
Commander Oil Corp.
(Covers Lots 2-5) | Dated: 07/13/1971
Recorded: 08/04/1971
Liber: 8277 page: 261 |
| 5. Commander Oil Corporation
To
Commander Terminals Holdings, LLC | Dated: 03/01/2001
Recorded: 03/15/2001
Liber: 11315 page: 173 |

Dated: 07/23/2019

By: LandStar Title Agency, Inc.

Richard Lipman
Vice President and Senior Counsel



NASSAU COUNTY CLERKS OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 03-15-2001
Recorded Time: 11:45:53 a

Liber Book: D 11315
Pages From: 173
To: 176

Record and Return To:
HAN-HSIEN TUAN
YI TUAN & BRUNSTEIN
350 FIFTH AVENUE
NEW YORK, NY 10118

Control
Number: 1110
Ref #: RE 017820
Doc Type: D01 Deed

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0027	00016-00	00002	
OYSTER BAY (2824)	0027	00016-00	00003	
OYSTER BAY (2824)	0027	00016-00	00004	
OYSTER BAY (2824)	0027	00016-00	00005	

Consideration Amount: 5,000,000.00

	Taxes Total	20,000.00
	Recording Totals	62.00
TEM001	Total Payment	20,062.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
KAREN V. MURPHY
COUNTY CLERK



WCB-2
Rev. 8/99
(uniform ack.)

Standard N. Y. B.T.U. Form 8002

Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 1st day of March, in the year two thousand one **BETWEEN**

Commander Oil Corporation, One Commander Square, Oyster Bay, NY 11771

party of the first part, and

Commander Terminals Holdings, LLC, 10 Audrey Avenue, Oyster Bay, NY 11771

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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED

This conveyance has been made with the unanimous consent in writing of all the stockholders of the Grantor.

The premises conveyed are the same premises described in deed recorded in Liber 8277 Page 261

The Grantor intends to convey all its right title and interest in the following tax lot:

Section 27 Block 16 Lots 2,3,4,5 ✓
AM AVE, OYSTER BAY, NY

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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Commander Oil Corporation

By:


Harold D. Shapiro, Pres.

* STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:

On the 1 day of March in the year 2001 before me, the undersigned, personally appeared Harold D. Shapiro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

CYNTHIA MARGARETEN
Notary Public, State of New York
No. 01MA4884255
Qualified in Nassau County Cynthia Margaret
Commission Expires January 26, 2003
Signature and Office of
individual taking acknowledgment

* STATE OF NEW YORK)
COUNTY OF _____) ss.:

On the ___ day of _____ in the year _____ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
individual taking acknowledgment

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

_____) ss.:

On the ___ day of _____ in the year _____ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____ (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Signature and Office of
individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANITOR'S ACIS
TITLE No. N228123

COMMANDER OIL
CORPORATION
TO
COMMANDER TERMINALS HOLDINGS,
LLC.

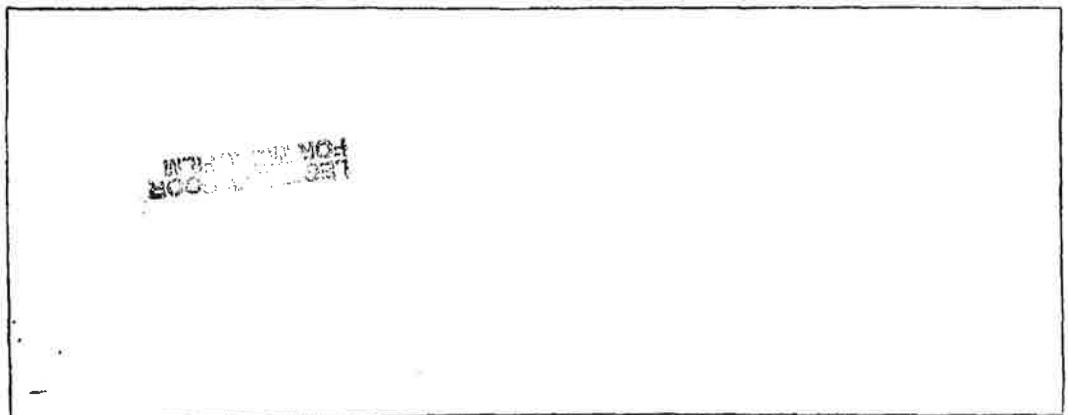
SECTION 27.
BLOCK 16
LOT 2, 3, 4, 5.
COUNTY OR TOWN TOWN/OYSTER BAY
COUNTY/HEMPSTEAD

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:



Han-Hsien Tuan
Yi, Tuan & Brunstein
350 Fifth Avenue
New York, NY 10118
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Commander Oil Corporation to Commander Terminals, Holdings, LLC

Schedule A

(Foot of South Street, Oyster Bay, NY)

ALL that certain plot, piece or parcel of land with the buildings and improvements erected, situate, lying and being at or near White's Creek at Oyster Bay, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly line of Bay Street, formerly the road to Commercial Wharf, at the foot of South Street and the northerly side line of White's Creek;

RUNNING THENCE North 11 degrees 30 minutes West along the easterly side line of Bay Street, 203.18 feet to lands now or formerly of Christeen Smith;

RUNNING THENCE North 66 degrees 42 minutes East according to a survey made about the year 1912 along the lands now or formerly of Christeen Smith 572.9 feet to Oyster Bay Harbor;

RUNNING THENCE South 9 degrees 35 minutes East along Oyster Bay Harbor, 228 feet;

RUNNING THENCE South 6 degrees 16 minutes West still along Oyster Bay Harbor, 61 feet to White's Creek;

RUNNING THENCE South 71 degrees 46 minutes West along White's Creek 376 feet;

RUNNING THENCE South 79 degrees 6 minutes West still along White's Creek, 160.3 feet, to the point or place of BEGINNING.

FOR MICROFILM

This Indenture,

Made the 19th day of December, Nineteen Hundred and fifty-two

Between LONG ISLAND ICE AND FUEL CORPORATION I. R. S. \$ 33.00

a corporation organized under the laws of New York,
having its principal place of business at 656 West Main Street,
Riverhead, Suffolk County, New York,

party of the first part, and

BENJAMIN SHAPIRO
residing at 45 Dosoris Way, Glen Cove, Nassau County, New York,

Witnesseth that the party of the first part, in consideration of part y of the second part;

One (\$ 1.00) lawful money of the United States, and other good and valuable considerations paid by the part y of the second part, does hereby grant and release unto the party of the second part,

his heirs and assigns forever, all that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Oyster Bay, County of Nassau, State of New York, bounded and described as follows:-

BEGINNING at a point formed by the intersection of the easterly line of the land of Commander Oil Co. and the southerly line formerly of the land of Daniel W. Smith, located by running a line from the point where the northerly line of the land of Commander Oil Co. intersects the easterly line of Bay Street, North 66° 13' East 143.09 feet; and running from said point of beginning North 66° 13' East 126.92 feet to a locust stake at the northwesterly corner of other lands of Commander Oil Co.; thence South 20° 01' East, along said lands of Commander Oil Co., 201.48 feet to a spike in the northerly line of a right-of-way; thence South 69° 59' West, along the right-of-way,

IRs 332
Lotted by [Signature]
Ver. by [Signature]
Section 2
Posted by [Signature]
Ver. by [Signature]

William
dated April
party of
joining

126.64 feet to another spike; and thence North 20° 01' West 193.13 feet to the point or place of beginning.

DEED 5103 PAGE 553
BEING the same premises as were heretofore conveyed by William Dean and Sons Inc. to Long Island Ice Corporation, by deed dated April 12, 1930, recorded on May 12, 1930 in Liber 1513, op. 471.

TOGETHER with all the right, title and interest which the party of the first part has in and to a right-of-way 22 feet wide adjoining the premises above described on the south.



Dean, Jr., and Georgiana G. Dean, his wife, to me known to be the individuals described in and who executed the foregoing instrument and they duly acknowledged to me that they executed the same.

Recorded in Nassau County May 12, 1930 at 2:26 P. M.

E. P. Griffin, Notary Public
Nassau County, N. Y.

DV

Deed #16781
William Dean & Sons, Inc.
to

Long Island Ice Corporation

This Indenture, made the twelfth day of April, in the year nineteen hundred and thirty

Between William Dean &

Sons, Inc., a corporation created by and under the laws of the State of New York, and having its place of business in the Village of Oyster Bay, County of Nassau, and State of New York, party of the first part, and Long Island Ice Corporation, a domestic corporation, having its principal place of business at Riverhead, Suffolk County, N. Y., of the second part.

Witnesseth, that the said party of the first part, in consideration of One and 00/100 dollars (\$1.00), lawful money of the United States, paid by the said party of the second part, doth hereby grant and release unto the said party of the second part, its successors and assigns forever,

All that certain plot, piece or parcel of land situate, lying and being at Oyster Bay, Town of Oyster Bay, County of Nassau, and State of New York, and bounded and described as follows:-

Beginning at a stake in the southerly side of land of Oysterman's Dock Company formerly land of Daniel W. Smith, distant one hundred forty three feet and nine hundredths of a foot (143.09) easterly from the corner formed by the intersection of the southerly line of Oysterman's Dock Company to the easterly side of Bay Avenue, running thence along other land of Dean the following three (3) courses and distances:

- (1) South 21° 0' E., one hundred ninety three feet and thirteen hundredths of a foot (193.13).
- (2) N. 69° 0' E. one hundred twenty six feet and sixty four hundredths of a foot (126.64).
- (3) N. 21° 0' W. two hundred one feet and forty eight hundredths of a foot (201.48) to the southerly side of the land of Oysterman's Dock Company, formerly land of Daniel W. Smith; thence S. 65° 14' W. along the southerly side of land of Oysterman's Dock Company, one hundred twenty six feet and ninety seven hundredths of a foot (126.97) to the point or place of beginning.

Together with a right of way, at all times for ingress and egress to the party of the second part, its successors and assigns and its agents and servants, and the occupants and grantees of the premises hereinabove described and any other corporation or persons, for its or their benefit and advantage, to pass or repass on foot, or with animals, vehicles, loads or otherwise, over and upon the strip of land owned by the party of the first part, adjoining the above described premises on the south, being twenty two (22) feet in depth and one hundred twenty six feet and sixty four hundredths of a foot (126.64) in width, and bounded and described as follows:

Beginning at the southeasterly corner of the above described premises, running thence the following four courses and distances:-

- (1) S. 21° E. twenty two (22) feet;
- (2) S. 69° W. one hundred twenty six feet and sixty four hundredths of a foot (126.64);
- (3) N. 21° W. twenty two (22) feet to the southwesterly corner of the above described premises.
- (4) N. 69° E. one hundred twenty six feet and sixty four hundredths of a foot (126.64) to the point or place of beginning.

Together with a similar right of way over the land of the party of the first part, twenty two (22) feet in width, running from the easterly end of South Street and the easterly side of Bay Avenue, to the westerly side of the said strip of land lying south of the premises being conveyed, the southerly line of said twenty two (22) feet right of way beginning at the intersection of the southerly side of the premises of William M. Dean, and extending to the southwesterly corner of the above described strip of land adjoining the premises conveyed herein on the south.

Together with the right to install underground and maintain a ten (10) inch drainage pipe line, from the premises hereby conveyed across the land of the party of the first part, to empty into White's creek or into the slip lying to the east of the premises being conveyed or in event said slip should be filled in into the harbor of Oyster Bay.

Together with the appurtenances and all the estate and rights of the said party of the first part in and to said premises.

To Have and to Hold the above granted premises, unto the said party of the second part, its successors and assigns forever.

And the said party of the first part doth covenant with the said party of the second part as follows:

That the party of the second part shall quietly enjoy the said premises.

That the said party of the first part will forever warrant the title to said premises.

In Witness Whereof, the said William Dean & Sons, Inc., hath caused its corporate seal to be hereunto affixed and this Indenture to be subscribed by its President the day and year first above written.

Sealed and delivered in presence of

William Dean & Sons, Inc.,

By William M. Dean, President.

Corporate seal

State of New York)

County of New York)

SS.: On this 2nd day of May, in the year nineteen hundred and thirty, before me personally came William M. Dean, to me known, who, being by me duly sworn did depose and say that he resided in Oyster Bay, County of Nassau, State of New York, that he is the President of William Dean & Sons, Inc., the corporation described in and which executed the foregoing instrument that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Seal

Frances Tuite, Notary Public

Queens County, Queens Co. Clerk's No. 2734

Reg. No. 7824 cert. filed in N.Y. Co. No. 273

Reg.No.1-T-214 Commission expires March 30, 1931.

No.21200 Series C.

State of New York)

County of New York)

Clerk of the Supreme Court in and for said county.

SS.: I, Daniel E. Finn, Clerk of the County of New York, and also Do Hereby Certify, That said Court is a Court of Record, having by law a seal; that Frances Quite, whose name is subscribed to the annexed certificate of Proof of acknowledgment of the annexed instrument was at the time of taking the same a Notary Public acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York, a certified copy of his appointment and qualification as Notary Public for the County of Queens, with his autograph signature; that as such Notary Public, he was duly authorized by the laws of the State of New York to protest notes; to take and certify depositions; to administer oaths and affirmations; to take affidavits and certify the acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verily believe that his signature to such proof or acknowledgment is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 5 day of May, 1930.

Seal

Daniel E. Finn, Clerk.

Recorded in Nassau County May 12, 1930 at 2:26 P. M.

DV

Deed #16782

Elbert H. Griffin and wife

to

William M. Dean, Jr.

This Indenture, made the twenty seventh day of December, nineteen hundred and twenty eight

between Elbert H. Griffin,

of the Village of Bayville, in the County of Nassau and State of New York, and Adelaide D. Griffin, his wife, parties of the first part, and William M. Dean, Jr., of the Town of Oyster Bay, in the County of Nassau and State of New York, party of the second part

Witnesseth, that the parties of the first part, in consideration of Ten (10.00) dollars, lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever, one undivided seventh part of, in and to

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at or near White's Creek at Oyster Bay, in the Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

Beginning at the corner formed by the intersection of the easterly side line of bay Street (formerly the Road to Commercial Wharf) at the foot of South Street, and the northerly side line of White's Creek, and running thence north eleven (11) degrees thirty (30) minutes west along the easterly side line of Bay Street, two hundred three and eighteen hundredths (203.18) feet to lands now or formerly of Christeen with sixty six (66) degrees forty two (42) minutes east (according to a

NOV 20 1922	ALICE R GRIFFIN	755	14
DEC 15 1923	JOSEPH TOLMER	831	127
AUG 6 1924	MADLINE T JONES	887	404
AUG 29 1924	ARLETTA W DEAN	896	135
SEPT 29 1925	MABEL HALL	1010	34
JAN 13 1927	MADLINE T JONES	1191	45
MAY 27 1927	GRACE W PIERCE	1234	214
OCT 9 1928	ADELAIDE GRIFFIN	1374	231
OCT 9 1928	ELBERT H GRIFFIN	1384	204
OCT 13 1928	JENNIE W VAN BRUNT	1368	461
MAR 9 1929	WILLIAM M DEAN JR	1435	1
MAR 9 1929	Do	1435	2
MAY 27 1929	PINE HILL CRYSTAL SPRING WATER CO	1425	259
MAY 12 1930	WILLIAM M DEAN JR	1513	493
FEB 6 1932	LEONARD W HALL	1639	218

GRIFFIN ELBERT H

MAY 15 1917	E MORGAN GRIFFIN & WIFE	467	389
NOV 20 1922	ALICE R GRIFFIN	755	14
JULY 30 1923	ANDREW SNOWDER ETAL	801	377
DEC 7 1923	MARTHA JANE HUTCHINSON	804	46
MAR 25 1924	EDWIN H BROWN & WIFE	853	244
MAR 25 1924	RIDGE CREST CO	853	250
JULY 2 1924	RIDGE CREST CO. ETAL	879	85
AUG 29 1924	MARIE A DEAN, GUAR	896	129
AUG 29 1924	MARIE A DEAN	891	131
AUG 29 1924	ARLETTA W DEAN	876	133
DEC 3 1926	E MORGAN GRIFFIN & WIFE	1168	496
JAN 13 1927	MADLINE T JONES	1191	45
OCT 9 1928	ELBERT H GRIFFIN & WIFE	1384	204
JAN 18 1929	ALICE R GRIFFIN	1412	219
MAR 15 1929	RAYATONE REALTY COMP	1416	410

GRIFFIN ELBERT H

DATE	GRANTOR	LIBER	PAGE	BLK	SER
JUN 1 1934	JAMES VITERETTI	1788	261		
JUN 6 1941	ELBERT H GRIFFIN	2309	104	9	29
JUL 11 1941	PAUL DAVID	2384	577	2	29
OCT 28 1941	EFFIE L. KELLUM	2434	364	3	28
SEP 23 1942	Wilbur Schenck Jr	2542	447	D	29
AUG 13 1943	Florence Maher	2627	530	265	57
SEP 14 1943	James Bryce	2638	134	40	27
FEB 4 1944	Commander Oil Corp	2686	232	16	27
SEP 12 1944	MARIA NICHOLIS & ANO.	2770	369	C	29
OCT 19 1944	NO. SHORE BNK TPU. CO.	2788	547	58	28
MAR 30 1945	CROWN PLASTIC MFG CO.	2853	591	N	27
JUL 4 1945	FRANK ARATA	2946	219	N	27
JAN 27 1946	BENJAMIN SHAPIRO	3009	435	10	27
AUG 1 1946	FRANK ARATA	3111	22	12	25
DEC 30 1946	FRANK ARATA	3222	22	12	25
MAY 29 1929	PINE HILL CRYSTAL SPRING WATER ^{CO}	1475	269		
JAN 23 1934	RAYMOND P. McNUITY, REF	1777	174		
JUL 6 1941	ELBERT H GRIFFIN	2309	104	9	29
FEB 4 1944	Commander Oil Corp	2686	232	16	27

DATE			GRANTEE	LIBER	PAGE	BLOCK	TEXT	DATE			GRANTOR	LIBER	PAGE	BLOCK	TEXT
MO	DAY	YEAR						MO	DAY	YEAR					
AUG	29	1924	ARLETTA W DEAN	896	135			MAY	3	1927	ERNEST K HUTCHINSON + WIFE	1228	269		
SEPT	29	1925	MABEL HALL	1010	34			OCT	9	1928	ELBERT H GRIFFIN + WIFE	1384	201		
OCT	9	1928	ADELAIDE GRIFFIN	1384	201			OCT	9	1928	Do	1384	204		
OCT	9	1928	ELBERT H GRIFFIN + WIFE	1384	204										
OCT	13	1928	JENNIE W VAN BRUNT	1368	461										
MAY	14	1930	EDITH D VAN VALKENBURG	1527	89										
MAR	30	1945	CROWN PLASTIC MFG CORP.	2853	591	N	27								

GRIFFIN ADELAIDE

DATE			GRANTEE	LIBER	PAGE	BLOCK	SECT	DATE			GRANTOR	LIBER	PAGE	BLOCK	SECT
NO	DAY	YEAR						NO	DAY	YEAR					
NOV	20	1922	ALICE R. GRIFFIN	755	16			DEC	4	1935	ARLETTA W. DEAN	1857	308		
AUG	6	1924	MADLINE T. JONES	887	404			DEC	4	1935	Do	1857	309		
JAN	13	1927	Do	1191	45			JUN	2	1941	ELBERT H. DEAN	2407			
MAY	27	1927	GRACE W. PIERCE	1234	214										
MAR	9	1929	WILLIAM M. DEAN JR	1435	1										
MAR	9	1929	Do	1435	2										
MAY	12	1930	Do	1513	493										
JAN	8	1942	L.I. LIGHTING CO.	2463	55	6	29								
APR	18	1946	THOMAS J. FENEY	3000	3.3	22	5								
DEC	20	1950	ELIX E. DEMARTINI	4370	3	19	29								
NOV	16	1951	A. F. RAYE	4719	75	6	29								

V

NAME GRIFFIN, ADELAIDE D. (DEAN) (SEE ADELAIDE GRIFFIN)



APPENDIX G

REPOSITORY ACKNOWLEDGEMENT

Re: NYSDEC Brownfield Cleanup Program

1 message

Michele Vaccarelli <mvaccarelli@oysterbaylibrary.org>
To: Thomas Melia <thomasm@pwgrosser.com>

Tue, Jul 16, 2019 at 12:24 PM

Hello Thomas,

As per our conversation we would gladly accept documents in hard copy as well as flash drives. Thank you.

Sincerely,

Michele Vaccarelli

Library Director

Oyster Bay - East Norwich Public Library

[89 East Main Street](#)[Oyster Bay, NY 11771](#)

Phone: 516-922-1212

Fax: 516-922-6453

On Fri, Jul 12, 2019 at 1:25 PM Thomas Melia <thomasm@pwgrosser.com> wrote:

Ms. Vaccarelli,

PWGC is currently working on Brownfields Cleanup Program (BCP) application for the Commander Oil Terminal at [4 South Street](#) in Oyster Bay. As part of this process, the New York State Department of Environmental Conservation (NYSDEC) requires that we contact the local library for permission to setup a document repository so that interested members of the public can easily access and review documents related to the environmental investigation and cleanup at the site.

The purpose of this email is to formally request permission to utilize the Oyster Bay-East Norwich Public Library as a document repository during the investigation and remediation of the Commander Oil site. We anticipate that over the course of the next two to four years, several documents (hard copies or electronic versions on CD, whichever you prefer) related to the environmental investigation and remediation of the property will be delivered to the Library to be available for public review as needed. The proposed investigation and remediation will be done in coordination with NYSDEC input and comment under the BCP.

Upon delivery, it is requested that these documents be stored in the reference section of the library and be made available for public review if requested. We will provide the documents in electronic format (CDs) for space saving measures, unless you would prefer hard copies.

Please respond if the Oyster Bay-East Norwich Public Library can be utilized as a document repository for this matter.

Thanks for your understanding and please contact me with any questions.

Thomas Melia, PG | Senior Project Manager



w. 631.589.6353

c. 516.315.6002

f. 631.589.8705



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Please consider the environment - think before you print!