



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: \_\_\_\_\_

### PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 12*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME OSJ of Centereach, LLC

ADDRESS 1250 Waters Place

CITY/TOWN PH1 Bronx

ZIP CODE 10461

PHONE 401-552-4636

FAX

E-MAIL d.darveau@osjl.com

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

☒ Yes ☐ No

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

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

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

#### Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

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

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

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

### Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and 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). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			X
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

\*Please describe: \_\_\_\_\_

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

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION 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.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

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: Retail shopping plaza

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 2112 Middle Country Road				
ADDRESS/LOCATION 2112 to 2150 Middle Country Road				
CITY/TOWN Centereach		ZIP CODE 11720		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brookhaven				
COUNTY Suffolk		SITE SIZE (ACRES) 10.3		
LATITUDE (degrees/minutes/seconds) 40 ° 51 ' 26 "		LONGITUDE (degrees/minutes/seconds) 73 ° 5 ' 14 "		
<b>Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.</b>				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
2112 Middle Country Road	515.00	07	004	10.3
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 an accurate map of the proposed site.				
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. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  If yes, identify census tract : _____  Percentage of property in En-zone (check one): <input checked="" type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, identify name of properties (and site numbers if available) in related BCP applications:_____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

#### Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

None

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

**Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City**

11. 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.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

**NOTE:** If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

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

Initials of each Requestor: \_\_\_\_\_

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Dennis Darveau, Ocean State Job Lot			
ADDRESS 375 Commerce Park Road			
CITY/TOWN North Kingstown, RI		ZIP CODE 02852	
PHONE 401-552-4636	FAX	E-MAIL d.darveau@osjl.com	
NAME OF REQUESTOR'S CONSULTANT Donna Pallister, Arcadis			
ADDRESS 2240 South County Trail			
CITY/TOWN East Greenwich, RI		ZIP CODE 02818	
PHONE 401-285-2235	FAX	E-MAIL donna.pallister@arcadis.com	
NAME OF REQUESTOR'S ATTORNEY Peter J. Fontaine, Cozen O'Connor			
ADDRESS One Liberty Place, 1650 Market Street, Suite 2800			
CITY/TOWN Philadelphia, PA		ZIP CODE 19103	
PHONE 215-665-2723	FAX 866-850-7491	E-MAIL PFontaine@cozen.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>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".</b>			
<b>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.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

## Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ 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? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

## Section IX. Contact List Information

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

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

## Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? J Business 2

What uses are allowed by the current zoning? (Check boxes, below)

☐ 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

Property is located in a commercial area on a main road with similar uses in the vicinity



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

☒ Yes ☐ No

Yes, continued commercial use is consistent with the current zoning.

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

Yes, proposed use is commercial in a commercial area.



## XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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 Chief Financial Officer (title) of OSJ of Centereach, 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: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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: 1-21-2022

Signature: John D. Conforti

Print Name: John D. Conforti, Chief Financial Officer, OSJ of Centereach, LLC

### SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

**PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS.** Please provide a hard copy of ONLY the application form and a table of contents.

**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.

**BCP App Rev 12**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input 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
<b>Please answer questions below and provide documentation necessary to support answers.</b>	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>From ECL 27-1405(31):</b>	
<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><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p>	
<p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

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

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available\*  
(\*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

#### From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(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, which 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, which sets affordable units aside for home owners 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:** 2112 Middle Country Road  
**City:** Centereach

**Site Address:** 2112 to 2150 Middle Country Road  
**County:** Suffolk **Zip:** 11720

**Tax Block & Lot**

**Section (if applicable):** 515.00 **Block:** 07 **Lot:** 004

**Requestor Name:** OSJ of Centereach, LLC  
**City:** PH1 Bronx

**Requestor Address:** 1250 Waters Place  
**Zip:** 10461 **Email:** d.darveau@osjl.com

**Requestor's Representative (for billing purposes)**

**Name:** Dennis Darveau, Ocean State Job Lot **Address:** 375 Commerce Park Road  
**City:** North Kingstown, RI **Zip:** 02852

**Email:** d.darveau@osjl.com

**Requestor's Attorney**

**Name:** Peter J. Fontaine, Cozen O'Connor **Address:** One Liberty Place, 1650 Market Street, Suite 2800  
**City:** Philadelphia, PA **Zip:** 19103

**Email:** PFontaine@cozen.com

**Requestor's Consultant**

**Name:** Donna Pallister, Arcadis **Address:** 2240 South County Trail  
**City:** East Greenwich, RI **Zip:** 02818

**Email:** donna.pallister@arcadis.com

**Percentage claimed within an En-Zone:** ☒ 0% ☒ <50% ☐ 50-99% ☐ 100%

**DER Determination:** ☐ Agree ☐ Disagree

**Requestor's Requested Status:** ☒ Volunteer ☐ Participant

**DER/OGC Determination:** ☐ Agree ☐ Disagree  
Notes:

**For NYC Sites, is the Requestor Seeking Tangible Property Credits:** ☐ Yes ☐ No

**Does Requestor Claim Property is Upside Down:** ☐ Yes ☐ No

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**Does Requestor Claim Property is Underutilized:** ☐ Yes ☐ No

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**Does Requestor Claim Affordable Housing Status:** ☐ Yes ☐ No ☐ Planned, No Contract

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

## Brownfield Cleanup Program (BCP) Application Form Additional Information

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Section X Land Use Factors Questions 2 & 3

January 4, 2022 | 1:45 pm

COVID-19 Vaccines

Vaccine appointments are available at New York State mass vaccination sites for children ages 5- 11. Vaccines are also widely available through your child's pediatrician, family physician, local county health department, FQHC, or pharmacy.

FIND PROVIDER >

Department of State  
Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: OSJ OF CENTEREACH, LLC

DOS ID: 4923754

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: Active

DATE OF INITIAL DOS FILING: 04/04/2016

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 04/04/2016

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: Suffolk

NEXT STATEMENT DUE DATE: 04/30/2022

JURISDICTION: New York, United States

NFP CATEGORY:

ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

Service of Process Name and Address

Name: JOHN D. CONFORTI

Address: 375 COMMERCE PARK ROAD, NORTH KINGSTOWN, RI, United States, 02852

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:



Farmcorpflag

**Is The Entity A Farm Corporation:** No

Stock Information

Share Value	Number Of Shares	Value Per Share



**Section I Member/Owner Names of Requestor:**

A. The members of OSJ of Centereach, LLC are:

- The MP Investment Trust (31.655%)
- The AP Investment Trust (31.655%)
- The SDA Investment Trust (23.67%)
- The AA investment Trust (8%)
- The JDC Investment Trust (2.5%)
- The RTP Investment Trust (2.5%)

B. The managers of OSJ of Centreach, LLC are:

- Marc Perlman
- Alan Perlman
- Steve Aronow
- John Conforti

**Section I Print-out from NYS Department of State's Corporation & Business Entity Database**

Next Page.

**Section II. 3. Short Description of Overall Development Project:**

The project site is a 99,667 square foot Shopping Plaza located on approximately 10.3 acres at 2112-2150 Middle Country Road, Centereach, Suffolk County, New York. The plaza is currently about half occupied by an Ocean State Job Lot store and a card store.

The planned redevelopment involves relocation of the Ocean State Job Lot store from the western end of the plaza to a vacant space on the eastern end of the plaza, and construction of a medical office in the western end of the plaza. Ocean State Job Lot is scheduled to vacate the space on the western end of the plaza by March 31, 2022 with construction of the medical offices to begin immediately following.

An Interim Remedial Measure (IRM), installation of a subslab depressurization system (SSDS) under the entire plaza, is scheduled to begin as soon as possible and to be substantially complete by March 31, 2022 so that construction of the SSDS will not interfere with construction of the medical offices or operation of the new store and can begin operating to protect building occupants from vapor intrusion risks.

A Certificate of Completion is anticipated in first quarter of 2023.

**Section III. 1. Investigation Report – provided as a separate PDF file.**

The sub slab soil gas sampling described in the attached report was conducted in accordance with the NYSDOH “Guidance for Evaluating Soil Vapor Intrusion in the State of New York.” Per email correspondence with Melissa Sweet, use of the water dam method to test the seal of the vapor sampling point instead of helium testing is acceptable.

### Section III. 2. Data summary tables:

**Soil Table**

Soil from Septic System Leaching Pools Prior to Cleanout				Cleanup Objectives - Suffolk County DHS	
	Detections > cleanup objective	Maximum Detection	Approximate Depth (feet below ground surface)	NY- SCDHSAL	NY- SCDHSCO
Analytes > Cleanup Objectives plus chlorinated VOCs		ug/kg		ug/kg	ug/kg
cis-1,2-Dichloroethene	0	2.4J	23	500	250
Tetrachloroethene	0	270	23	2,600	1,300
Toluene	1	27,000	23	3,000	1,500
Trichloroethene	0	13	23	1,000	500
1,4-Dichlorobenzene	1	8,100	23	3,600	1,800
2-Butanone	3	1,700 J	23	400	200
Arsenic	1	11,500	23	30,000	6,000
Chromium	4	52,900	23	100,000	20,000
Silver	3	48,400	23	50,000	10,000

#### Acronyms and

#### Abbreviations:

NY-SCDHSAL = New York Suffolk County Department of Health Services Action  
Level

NY-SCDHSCO = New York Suffolk County Department of Health Services Cleanup Objectives

J = estimated value

VOC = volatile organic compound

## Groundwater Table

Analytes above standards and detected chlorinated VOCs	Detections > Standard	Maximum Detection (ug/L)	NYDEC Regulatory Standard (ug/L)
Tetrachloroethene	0	4.6	5

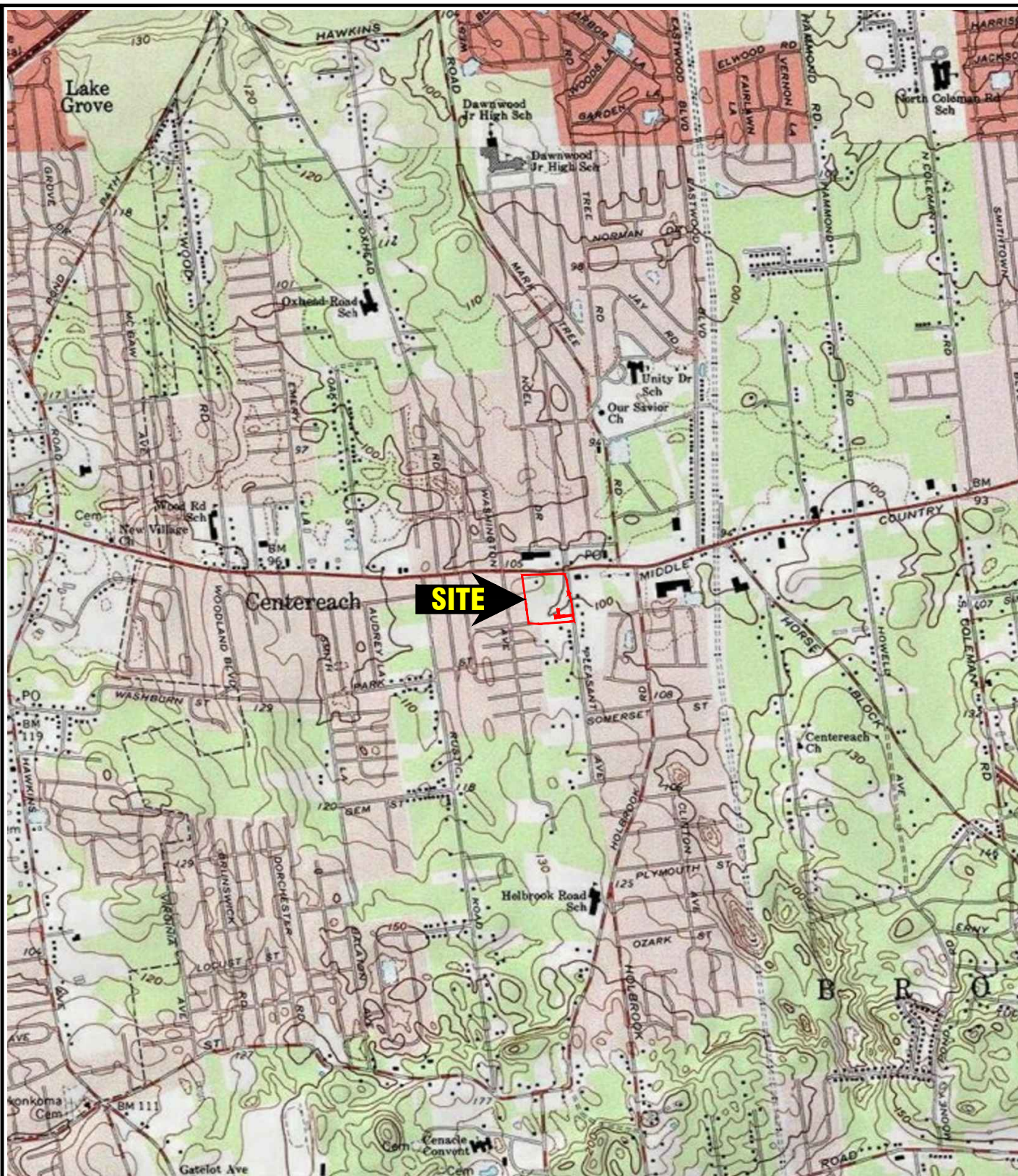
## Sub-slab Soil Gas and Indoor Air

Detected Analytes	Total Detections	Maximum Detection (ug/m3)	Type
Acetone	16	311	soil gas
Benzene	1	16	soil gas
Carbon disulfide	2	2.9	indoor air
Carbon tetrachloride	8	0.988	indoor air
Chloroform	2	2.92	indoor air
Chloromethane	8	2.11	indoor air
Cyclohexane	2	1.25	indoor air
Dichlorodifluoromethane	11	2.67	soil gas
Ethanol	19	639	soil gas
Ethyl Acetate	2	12.2	indoor air
Ethylbenzene	4	4.16	soil gas
Heptane	1	1.02	soil gas
Isopropanol	16	74	indoor air
Methylene chloride	3	15.8	soil gas
n-Hexane	5	4.55	soil gas
o-Xylene	5	8.3	indoor air
p/m-Xylene	6	16.5	indoor air
Styrene	2	6.26	soil gas
Tertiary butyl Alcohol	5	7.43	soil gas
Tetrachloroethene	23	64,300	soil gas
Tetrahydrofuran	1	1.76	indoor air
Toluene	10	17.7	soil gas
Trichloroethene	1	48.5	soil gas
Trichlorofluoromethane	10	1.29	indoor air
1,2,4-Trimethylbenzene	7	5.8	soil gas
1,2-Dichloroethane	3	1.66	indoor air
1,3,5-Trimethylbenzene	3	1.25	soil gas
1,4-Dichlorobenzene	2	1.5	indoor air
2,2,4-Trimethylpentane	1	6.26	soil gas
2-Butanone	3	9.85	indoor air
4-Methyl-2-pentanone	2	9.26	indoor air

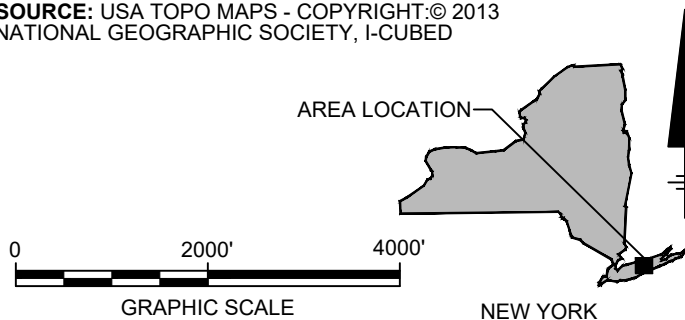
**Section III. 3. Site Drawing with sample locations, key contaminants and concentrations detected.**

Next page.





SOURCE: USA TOPO MAPS - COPYRIGHT:© 2013  
 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED



OCEAN STATE JOB LOT  
 PLEASANT AVENUE AND MIDDLE COUNTRY ROAD  
 CENTEREACH, NEW YORK

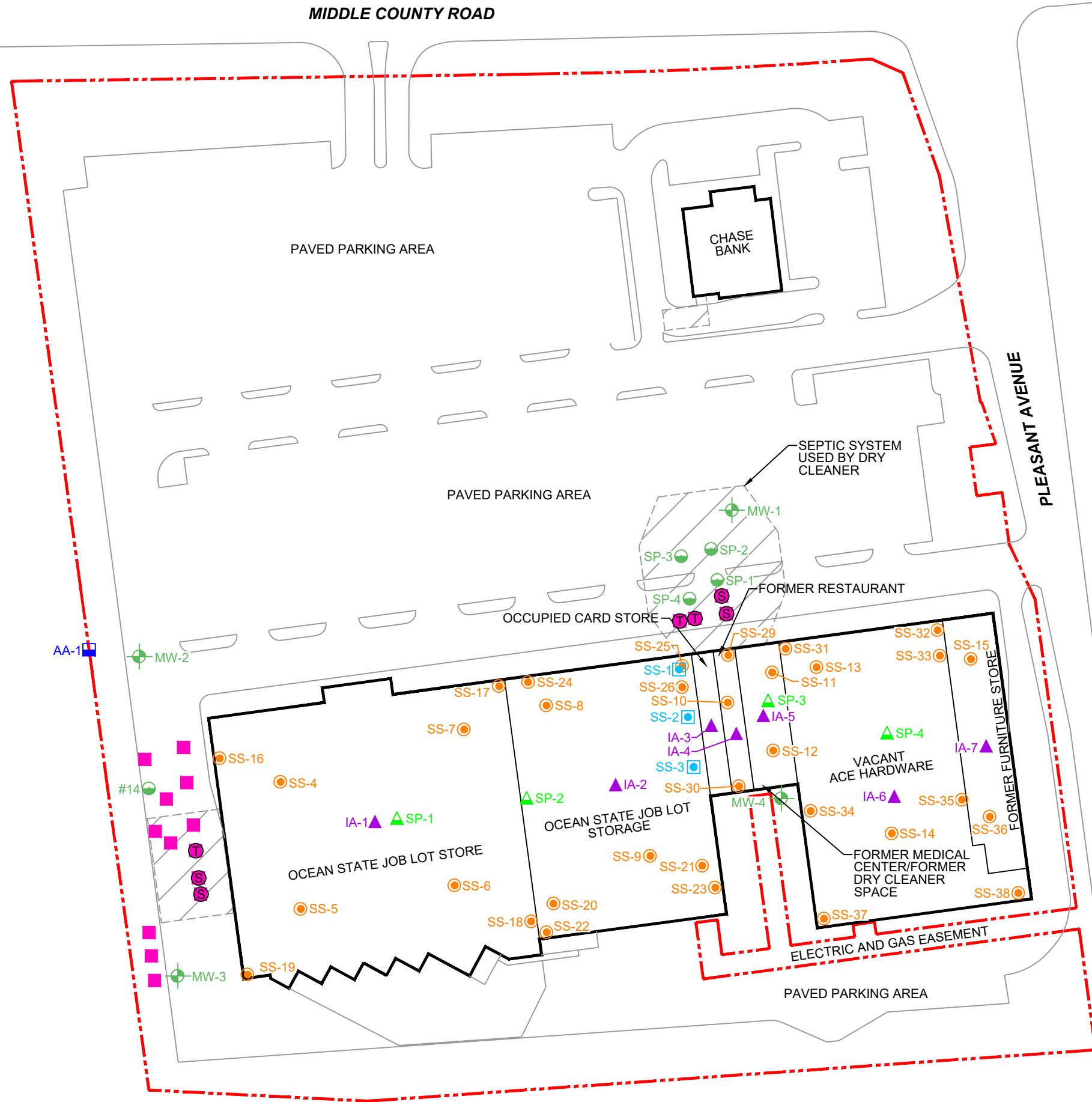
## SITE LOCATION MAP



FIGURE

1

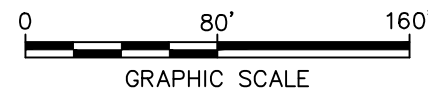




- LEGEND:**
- SITE BOUNDARY
  - - - - - APPROXIMATE LOCATION OF EXISTING SANITARY SYSTEM
  - Ⓣ GREASE TRAP
  - Ⓢ SEPTIC TANK
  - AMBIENT AIR SAMPLE
  - ⊕ MONITORING WELL LOCATION
  - ▲ INDOOR AIR SAMPLE LOCATION
  - PREVIOUS SUBSLAB SOIL VAPOR SAMPLE
  - SANITARY LEACHING POOL LOCATION (APPROXIMATE)
  - SEPTIC SYSTEM SAMPLING LOCATION
  - ▲ SUCTION POINT
  - SUB-SLAB SOIL VAPOR MONITORING POINT

**NOTE:**  
SAMPLE, SUCTION POINT, MONITORING WELL, AND MONITORING POINT LOCATIONS ARE APPROXIMATE.

**SOURCE:**  
THIS DRAWING IS REFERENCED FROM "EXISTING CONDITIONS ALTA/ASCM SURVEY", BY: NORTON BROTHERS DUNN, DATED: APRIL 2003, SCALE: 1"=30'.



OCEAN STATE JOB LOT  
2102 - 2150 MIDDLE COUNTRY ROAD  
CENTERREACH, NEW YORK

## SITE PLAN



AA-1  
(0.488)

MW-2

MW-3

(0.244)  
(366)  
(1,420)

µg/m³

LEGEND:

SITE BOUNDARY

AMBIENT AIR SAMPLE

MONITORING WELL LOCATION

INDOOR AIR SAMPLE LOCATION

SUCTION POINT SAMPLE

SUBSLAB SOIL GAS SAMPLE

TETRACHLOROETHENE (PCE) CONCENTRATION IN µg/m³

MICROGRAMS PER CUBIC METER

SOIL VAPOR/INDOOR AIR MATRIX B	INDOOR AIR CONCENTRATION (µg/m³)		
SUB-SLAB VAPOR CONCENTRATIONS (µg/m³)	<3	3 TO <10	10 AND ABOVE
<100	NFA	NFA	IDENTIFY SOURCE(S) AND RESAMPLE OR MITIGATE
100 TO <1,000	NFA	MONITOR	MITIGATE
1,000 OR ABOVE	MITIGATE	MITIGATE	MITIGATE

NOTE:

SAMPLE LOCATIONS ARE APPROXIMATE.

SOURCE:

THIS DRAWING IS REFERENCED FROM "EXISTING CONDITIONS ALTA/ASCM SURVEY", BY: NORTON BROTHERS DUNN, DATED: APRIL 2003, SCALE: 1"=30'.

050'100'

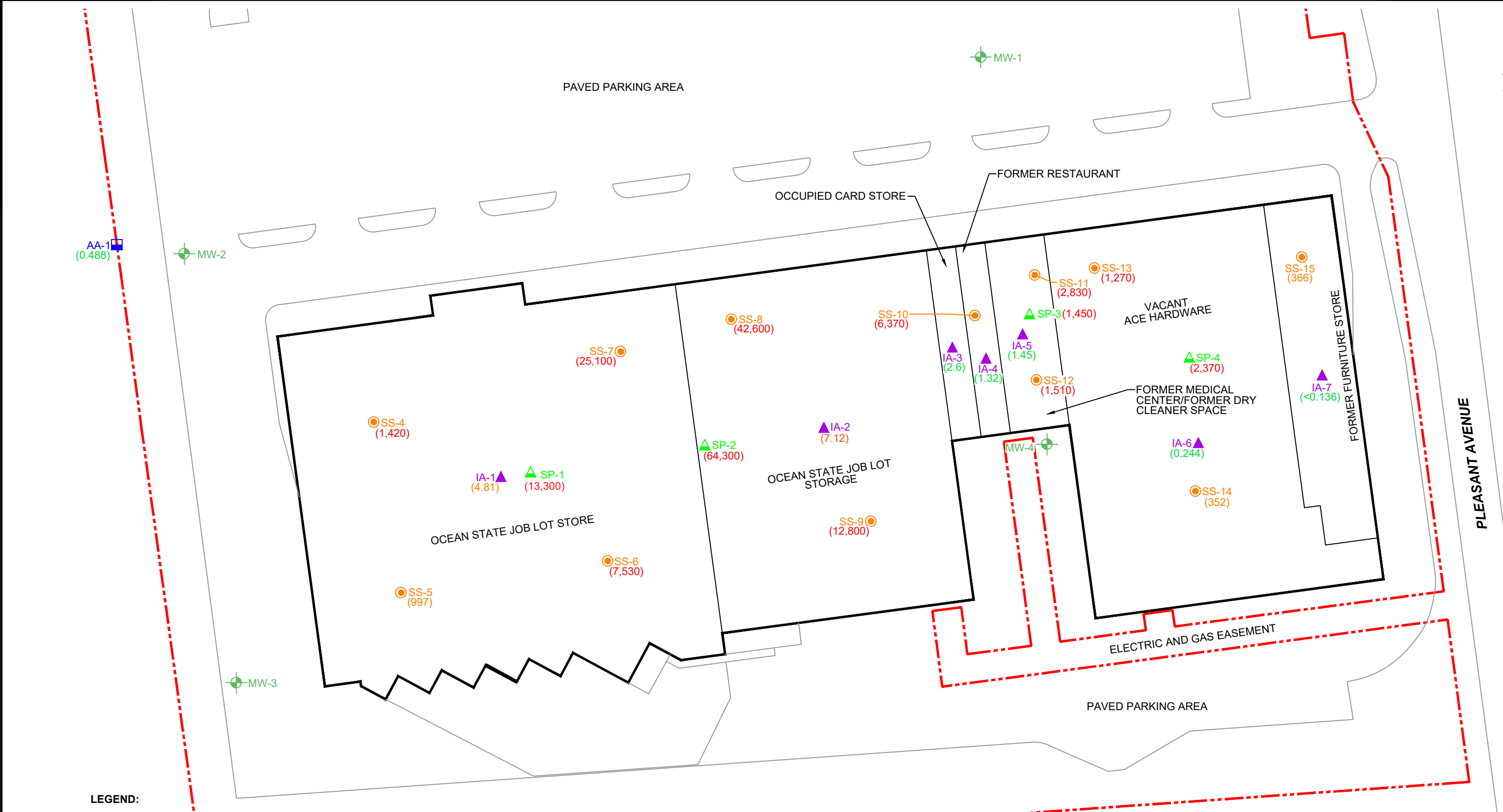
GRAPHIC SCALE

OCEAN STATE JOB LOT  
2102 - 2150 MIDDLE COUNTRY ROAD  
CENTERREACH, NEW YORK

INDOOR AIR AND SUBSLAB SOIL GAS  
PCE CONCENTRATION MAP

ARCADIS

FIGURE  
3



## **Section IV. 2. Tax Map**

Next page.

Revisions
09-19-96
02-28-97
09-26-97
12-01-97
12-29-97
10-18-99
11-17-99
12-07-99
06-14-00
07-20-00
08-03-00
11-29-00
02-22-01
08-23-01
11-14-01
05-29-02
06-16-05
01-12-06
08-22-06
10-11-06
11-16-06
11-29-06
01-08-07
01-25-07
07-24-07
11-08-07
07-22-08
01-07-09
10-22-09
08-22-12
04-02-13



<b>LEGEND</b> Property or RW Line Denotes Common Owner Subdivision Lot Line Stream / Shore Parcel No.	 23	Subdivision Lot No. Subdivision Block/Idg. No. Deed Dimension Scaled Dimension Deed Area Calculated Area	(17) (21) 62 63A 12.1 A(d) or 12.1 A 12.1 A(c)	Block Limit Block No. County Line Town Line Village Line	(2)     	School District Line Fire District Line Water District Line Light District Line Park District Line Sewer District Line	SCH F W L P S	Hydrant District Line Refuse District Line Historical District Line Ambulance District Line Wastewater District Line	H R HST A VW	UNLESS DRAWN OTHERWISE, ALL PROPERTIES ARE WITHIN THE FOLLOWING DISTRICTS: SCHOOL 11 FIRE FK1, FK2 LIGHT LX1 PARK AMBULANCE SEWER HYDRANT WATER REFUSE WASTEWATER	<b>NOTICE</b> MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION OF ANY PORTION OF THE SUFFOLK COUNTY TAX MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE REAL PROPERTY TAX SERVICE AGENCY.		<b>COUNTY OF SUFFOLK</b> Real Property Tax Service Agency County Center Riverhead, N Y 11901 SCALE IN FEET: 0 100 200		TOWN OF <b>BROOKHAVEN</b> VILLAGE OF DISTRICT NO <b>0200</b>	SECTION NO <b>515</b> PROPERTY MAP
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#### **Section IV. 10. Property Description and Environmental Assessment**

**Location:** 2112 Middle Country Road (site) is located in a mixed commercial and residential area. The site is at the corner of Middle Country Road and Pleasant Avenue. Property use along Middle Country Road is primarily commercial, and property use to the south and west of the site is residential.

**Site Features:** The site is an approximately 10.3 acre rectangular lot occupied by a shopping plaza with a multi-tenant one story building on the south side of the site, and a parking and small bank building north of the multi-tenant building. The majority of the site is covered by pavement or buildings. Current building occupants are an Ocean State Job Lot store and a card shop. The site is serviced by public water, and on-site sewage disposal systems.

**Current Zoning and Land Use:** The current zoning of the site according to Town of Brookhaven maps is J Business 2, which is a commercial zoning designation. The surrounding parcels are zoned for commercial or residential purposes.

**Past Use of the Site:** Historical sources indicate the site was undeveloped and partially used for farming until 1975 when the current multi-tenant shopping center building was constructed. Past tenants have included: Angela's Quality Dry Cleaner (approximately 1975 to 1996); Ace Hardware; Pathmark Supermarket; A&P Food Store; Pergament Home Center; Consumers Distributing; Chase Bank; Community Medical Care; Elenis Restaurant; Cards & Gifts; and Rockaway Bedding.

It appears that past use of the site for dry cleaning may have resulted in a release of PCE, possibly through the on-site septage disposal system. Investigation of the on-site septic disposal system in 2021 revealed concentrations of some contaminants at concentrations above Suffolk County criteria, but PCE was not detected in the leaching pool samples at concentrations above SCDHS action levels. Sludge has since been removed from the leaching pools under the direction of the SCDHS. SCDHS issued a letter dated September 13, 2021 stating that the remediation of the on-site sanitary system was complete.

**Property Geology and Hydrogeology:** The site is underlain by soil classified as well-drained loamy sand. Groundwater was encountered at approximately 45 feet below ground surface. Site specific groundwater flow direction has not been determined, but groundwater is expected to flow to the south based on available regional groundwater elevation information. Site specific groundwater flow direction will be determined due to uncertainty regarding the location of a regional groundwater divide.

**Environmental Assessment:** Based on investigations conducted to date, the primary contaminant of concern is PCE. PCE was detected in multiple soil gas samples at concentrations above the New York State Department of Health (NYS DOH) criteria of 1,000 micrograms per cubic meter ( $\text{ug}/\text{m}^3$ ) for which mitigation is required. Indoor air concentrations were below  $10 \text{ ug}/\text{m}^3$  and therefore the need for mitigation is based on sub slab soil gas concentrations.

The area of concern identified by the investigation of sub slab soil gas and indoor air is the entire plaza. Although there are limited areas where sub slab and/or indoor air concentrations were low enough to fall below the criteria for mitigation based on the NYDOH matrix for PCE, based on the layout of the building, it has been determined that installation of the sub slab depressurization system (SSDS) for the plaza would provide protection for future occupants.

OSJ of Centereach LLC has proceeded with design of an SSDS for the building and plans to install the SSDS.

PCE was detected in three of four groundwater samples at concentrations below the applicable GA groundwater objective. Concentrations of PCE detected at the site ranged from an estimated value of 0.19 micrograms per liter ( $\mu\text{g/L}$ ) to 4.6  $\mu\text{g/L}$ .

PCE was detected at low concentrations (non-detect to 270 micrograms per kilogram [ $\mu\text{g/kg}$ ]) in samples collected from leaching pools in the system which serviced the portion of the building previously occupied by the dry cleaner. These concentrations were below the applicable Suffolk County DHS action limits and cleanup objectives.

**Section VI – List of Known Previous Property Owners**

<b>Owner</b>	<b>Dates</b>	<b>Relationship to Applicant</b>
Kimco of Centereach LLC	5/1/2006 to 7/26/2016	None
Centereach Associates, LLC	1/23/1997 to 5/1/2006	None
Murray and Robert Pergament (tenants in common)	12/11/1974 to 1/23/1997	None
PMB Centereach Associates, Inc. & Centereach Associates	Prior to 12/11/1974	None



## **Section VII - Requestor Eligibility Information**

OSJ of Centereach LLC is applying for inclusion in the BCP as a volunteer because they did not own or operate the property at the time the suspected release occurred and had no connection to owners or operators of the property prior to their purchase of the property in 2016. The apparent source of the release was a dry cleaner that was a tenant of the plaza from approximately 1975 to 1996.

OSJ of Centereach LLC hired a qualified environmental consultant to perform environmental due diligence prior to purchase of the property. The signatory to the report certified that they met the definition of an Environmental Professional in 40 CFR 312.10, and that all appropriate inquiries were performed as set forth in 40 CFR 312. The report did not identify the historic occupancy of the property by a dry cleaner. OSJ of Centereach LLC purchased the property without knowledge of the potential for a historic release Tetrachloroethylene (PCE) due to the previous use of the property by a dry cleaner.

The property was developed as a commercial shopping plaza in 1970's, and appears to have been undeveloped or used for agricultural purposes prior to construction of the shopping plaza. The property was purchased by OSJ of Centereach, LLC (the applicant) in 2016. A Phase I Environmental Site Assessment Report (W&C Phase I, Woodard & Curran, April 2016) was completed for OSJ of Centereach prior to purchase. The W&C Phase I report identified the occupants of the plaza at the time the Phase I was conducted as an Ace Hardware, Chase Bank, a Card & Gifts Store and a furniture storage unit. Past uses of the property discussed in the report included a medical office, Pathmark grocery store, and an Italian restaurant.

The W&C Phase I included a review of a regulatory databases and a database of historic drycleaners, and indicated that two dry cleaners were identified, but W&C incorrectly stated that they were both located off-site, and concluded that they did not present a risk to the subject property. No past or present dry cleaners were identified by W&C at the subject property. OSJ of Centereach, LLC purchased the property following completion of the Phase I.

In December 2020, a Phase I Environmental Site Assessment was completed by ECC Horizon (ECC) for a potential buyer of the tenant space on the western end of the plaza identified as having a street address of 2150 Middle Country Road (ECC Phase I). The ECC Phase I identified a former dry cleaner in the shopping plaza based on the EDR regulatory database report. The dry cleaner reportedly operated in the plaza from approximately 1975 to 1996. Following the completion of the Phase I, ECC conducted additional investigation consisting of subslab soil gas sampling from three temporary points, indoor air sampling and collection of sediment samples from the on-site leaching pools. The subslab soil gas samples were collected on the eastern side of the current Ocean State Job Lot Store.

PCE was detected in the soil gas and indoor air at concentrations that exceeded the NYSDOH SVI Guidance criteria for mitigation. Additional investigation was performed for OSJ of Centereach LLC by Arcadis and is described in the Investigation Report provided with this application.

## Section IX Contact List Information

1.The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.

### **Suffolk County:**

- County Executive: Steven Bellone
  - 100 Veterans Memorial Hwy
  - PO Box 6100
  - Hauppauge, NY 11788
  - 631-853-4000
- Planning and Environment Director: Sarah Lansdale
  - 100 Veterans Memorial Hwy, 11<sup>th</sup> Floor
  - Hauppauge, NY 11788
  - 631-853-5191
  - [planning@suffolkcountyny.gov](mailto:planning@suffolkcountyny.gov)

### **Town of Brookhaven:**

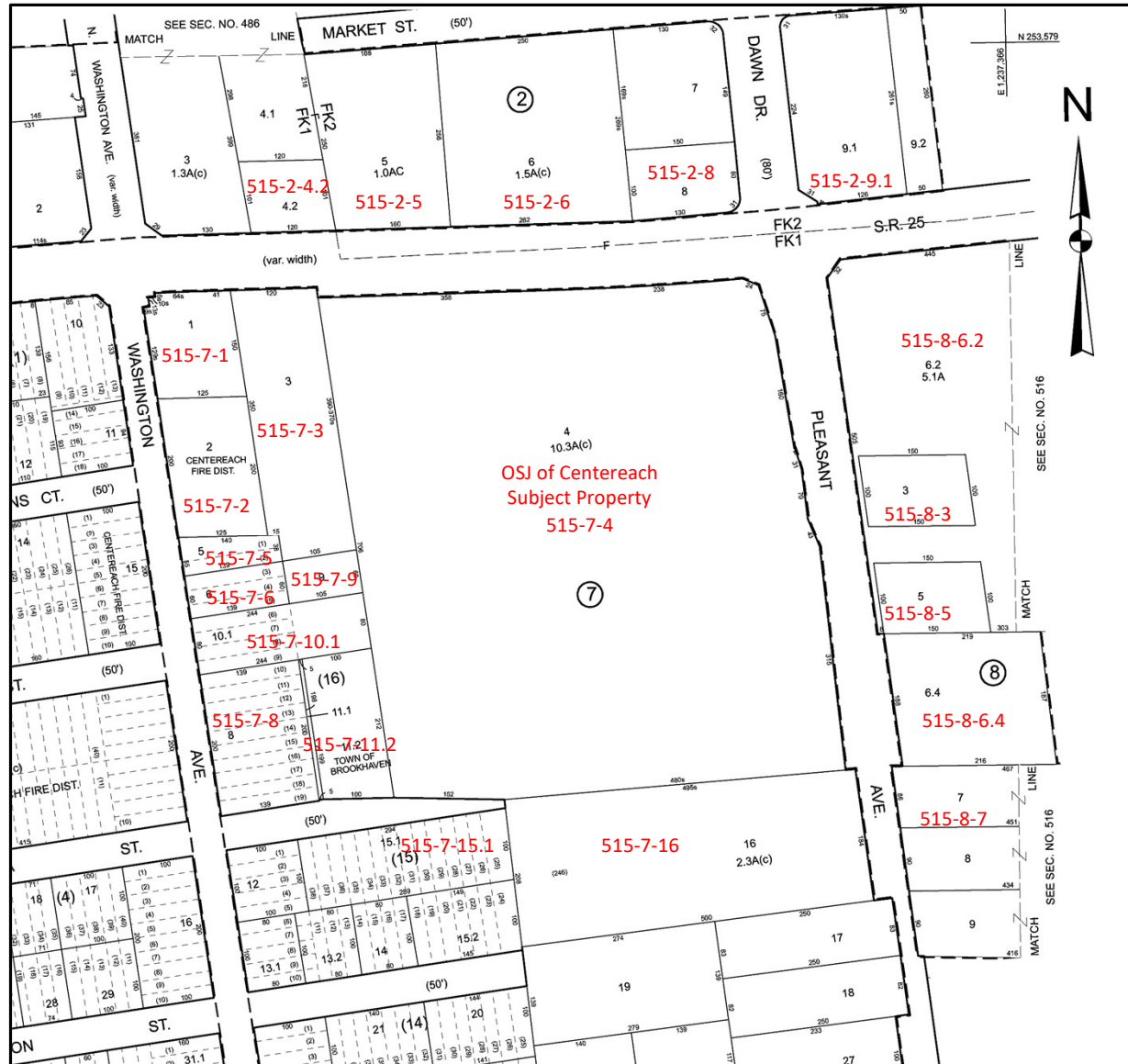
- Planning Board Chairperson: Vincent E Pascale
  - 1 Independence Hill
  - Farmingville, NY 11738
  - 631-451-6403
  - <https://www.brookhavenny.gov/formcenter/Elected-Officials-10/Contact-the-Planning-Board-118>
- Town Council Supervisor: Edward P. Romaine
  - 1 Independence Hill
  - Farmingville, NY 11738
  - 631-451-9100
  - <https://www.brookhavenny.gov/FormCenter/Elected-Officials-10/Contact-Supervisor-Romaine-70>

2.Residents, owners, and occupants of the property and properties adjacent to the property.

- See Tax Map and table of abutting property owners.

# OSJ of Centereach: 2150 Middle Country Road, Centereach, NY 11720

## Adjacent Property Owners Map



Parcel Number	Owner Name(s)	Mailing Address
515-7-1	Mayflower Associates LLC	525 Northern Blvd, Great Neck, NY 11021
515-7-3	East Centereach Land Dev C/O Donald Pupke	95 Froehlich Farm Blvd, Woodbury, NY 11797
515-7-2	Fire District	9 S Washington Ave, Centereach, NY 11720
515-7-5 515-7-6 515-7-9	Bartolomeo Gaetano	16 S Washington Ave, Centereach, NY 11720
515-7-10.1	Anthony Cianciotto & Cynthia A. Cianciotto	18 S Washington Ave, Centereach, NY 11720
515-7-8	Roger Bellospirito Jr & Pamela Bellospirito	22 Washington Ave, Centereach, NY 11720
515-7-11.2	Town of Brookhaven C/O Dept of Finance	1 Independence Hill, Farmingville, NY 11738
515-7-15.1	Estate of Janet Benson	22 Virginia St, Centereach, NY 11720
515-7-16	Nori Marotta	6 Fair Oaks Lane, Smithtown, NY 11787
515-8-7	Marrone Corinne & Marrone Living Trust Marrone Vito	27 Pleasant Ave, Centereach, NY 11720
515-8-6.4	Eugene Cutignola & Donna End	21 Pleasant Ave, Centereach, NY 11720
515-8-5	Mary Anne Corrieri	17 Pleasant Ave, Centereach, NY 11720
515-8-3	11 Pleasant Properties LLC	11 Pleasant Ave, Centereach, NY 11720
515-8-6.2	Commander Enterprises Centereach LLC	5 Fairchild Ct, Plainview, NY 11803
515-2-9.1	3A Realty LLC	34 E Main St, Babylon, NY 11702
515-2-8 515-2-6	Melmac Equities LLC	359 Half Hollow Rd, Huntington Station, NY 11746
515-2-5	Janet Coan, Alan Haberman & E Wetchler C/O J Goglio	500 Merrick Rd, Rockville Centre, NY 11570
515-2-4.2	M Commercial Realty of Smithtown Inc	143 East Main St, Smithtown, NY 11787

Source: OWNER NAME AND MAILING ADDRESSES ARE OBTAINED FROM THE REPORT "BUFFER\_REPORT" DATED FEBURARY 3,2022. PREPARED BY THE TOWN OF BROOKHAVEN ASSESSOR'S OFFICE

3. Local news media from which the community typically obtains information.

- Newspaper: Newsday
  - Publisher: Debby Krenek
  - 6 Corporate Center Drive
  - Melville, NY 11747
  - 631-843-2700
- Local TV station: News12 Long Island
  - 1 Media Crossways
  - Woodbury, NY 11797
  - 516-393-1200

4. The public water supplier which services the area in which the property is located.

- Suffolk County Water Authority

5. Any person who has requested to be placed on the contact list – Not applicable

6. The administrator of any school or day care facility located on or near the property.

- Closest school is 0.8 miles south of the site (not abutting)
- Closest day care is 0.3 miles east of the site (not abutting)

7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** The population of Brookhaven is less than one million.

- Middle Country Public Library
- Address: 101 Eastwood Blvd, Centereach, NY 11720
- See email confirmation on next page

**From:** [Downs, Dakota](#)  
**To:** [Abbatepaolo, Lori](#)  
**Cc:** [Pallister, Donna](#)  
**Subject:** RE: Repository Request  
**Date:** Thursday, March 3, 2022 2:18:39 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.jpg](#)  
[image003.png](#)

---

Hello Lori,

Thank you for the confirmation that your library will act as the document repository for a Brownfield Cleanup Program project in Centereach, NY.

We will be sure to provide copies to both of your branch buildings.

Dakota

**Dakota Downs (he/him)**  
Environmental Scientist 2  
Arcadis U.S., Inc.  
2240 South County Trail Ste 5 | East Greenwich, RI | 02818 | USA  
T +1 401 285 3219  
M +1 401 651 7699  
[www.arcadis.com](http://www.arcadis.com)



---

**From:** Abbatepaolo, Lori <[abbatepaololori@mcplibrary.org](mailto:abbatepaololori@mcplibrary.org)>  
**Sent:** Thursday, March 3, 2022 2:13 PM  
**To:** Downs, Dakota <[Dakota.Downs@arcadis.com](mailto:Dakota.Downs@arcadis.com)>  
**Subject:** Repository Request

You don't often get email from [abbatepaololori@mcplibrary.org](mailto:abbatepaololori@mcplibrary.org). [Learn why this is important](#)

Hi Dakota,

This is to confirm that Middle Country Public Library agrees to act as a repository for the Arcadis plans. Please provide two copies of the plans, one for each of our branch buildings.

Best regards,  
Lori

\*\*\*\*\*  
**Lori Abbatepaolo, Coordinator**

Selden Branch, Grants &  
211 Long Island Database  
Middle Country Public Library  
631-585-9393 x295

\*\*\*\*\*

owen



**Section X Land Use Factors Questions 2 & 3:**

The property is a commercial shopping plaza currently occupied by an Ocean State Job Lot store, a small card retail shop, and a bank. The planned future use would include the two current occupants plus a new medical center offering doctor visits and diagnostic procedures. Additional similar types of commercial tenants may also occupy the building in the future.