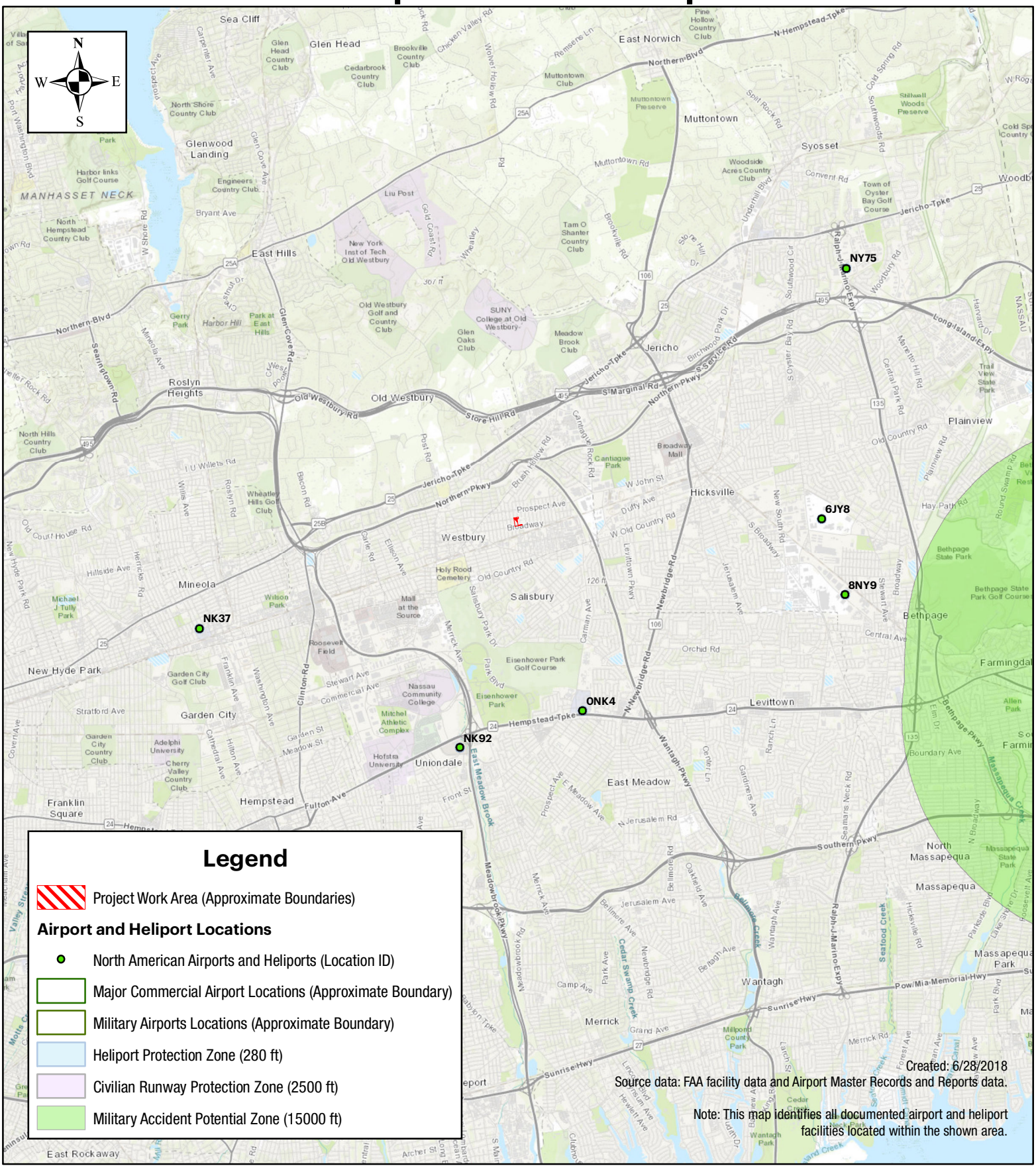
Attachment 3

Project Reference Maps

Airport Hazards Map
USFWS Coastal Barrier Resources System Map
NYSDOS Coastal Boundary Map
NYSDEC & NPS Wild and Scenic Rivers Map
NYSDEC Critical Environmental Areas Map

Airport Hazards Map



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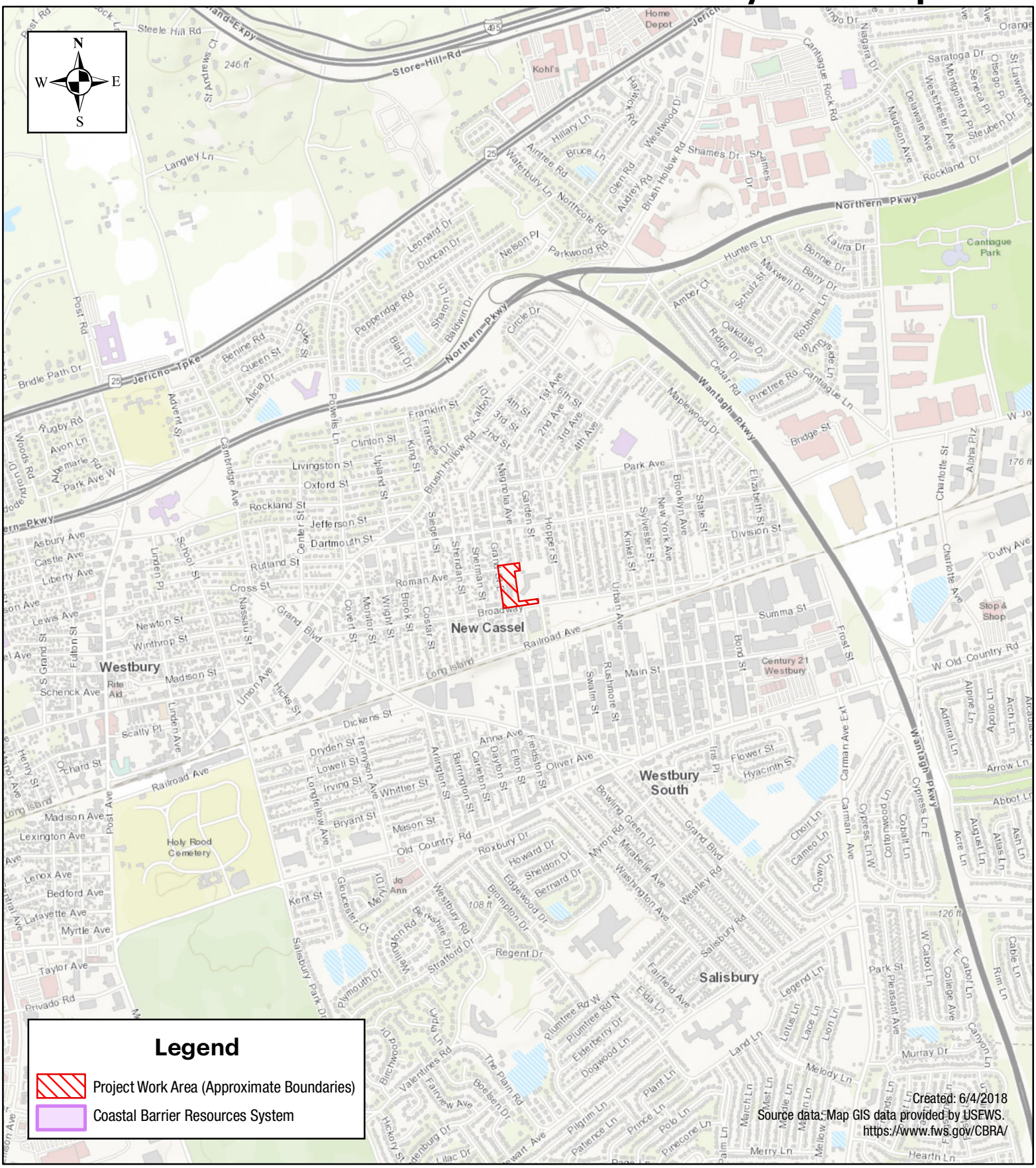
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

USFWS Coastal Barrier Resources System Map



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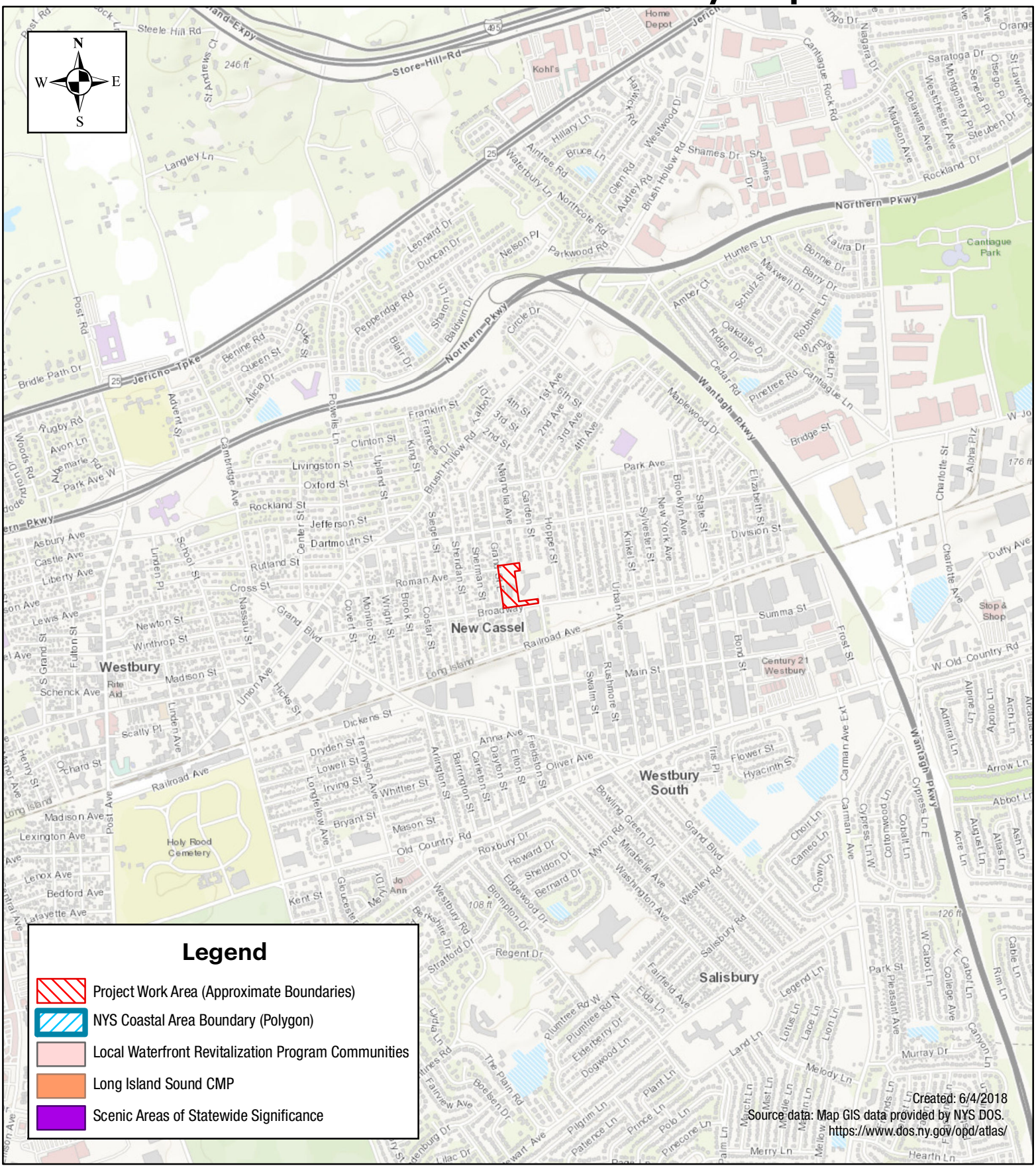
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

NYS DOS Coastal Boundary Map



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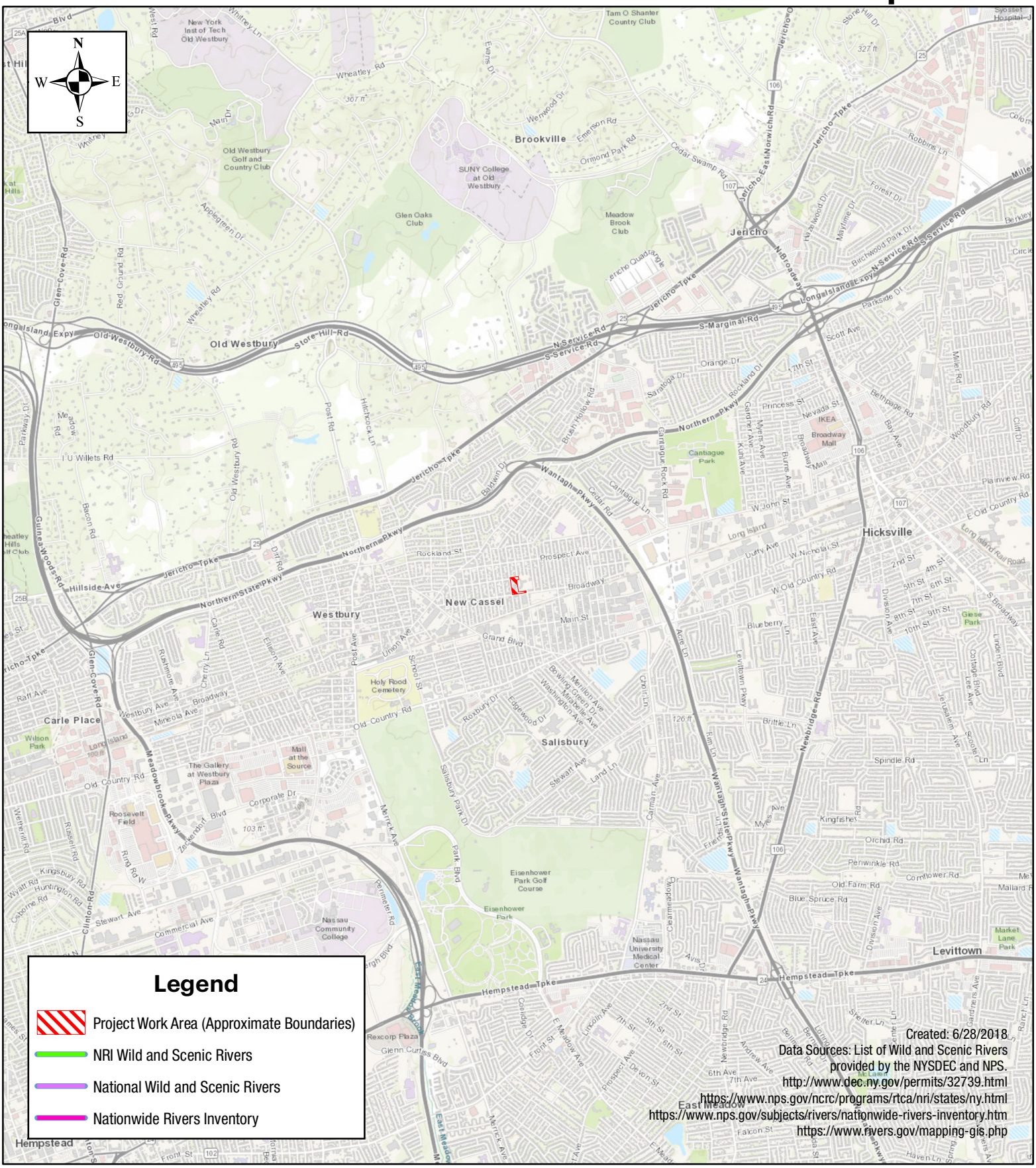
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

NYSDEC & NPS Wild and Scenic Rivers Map



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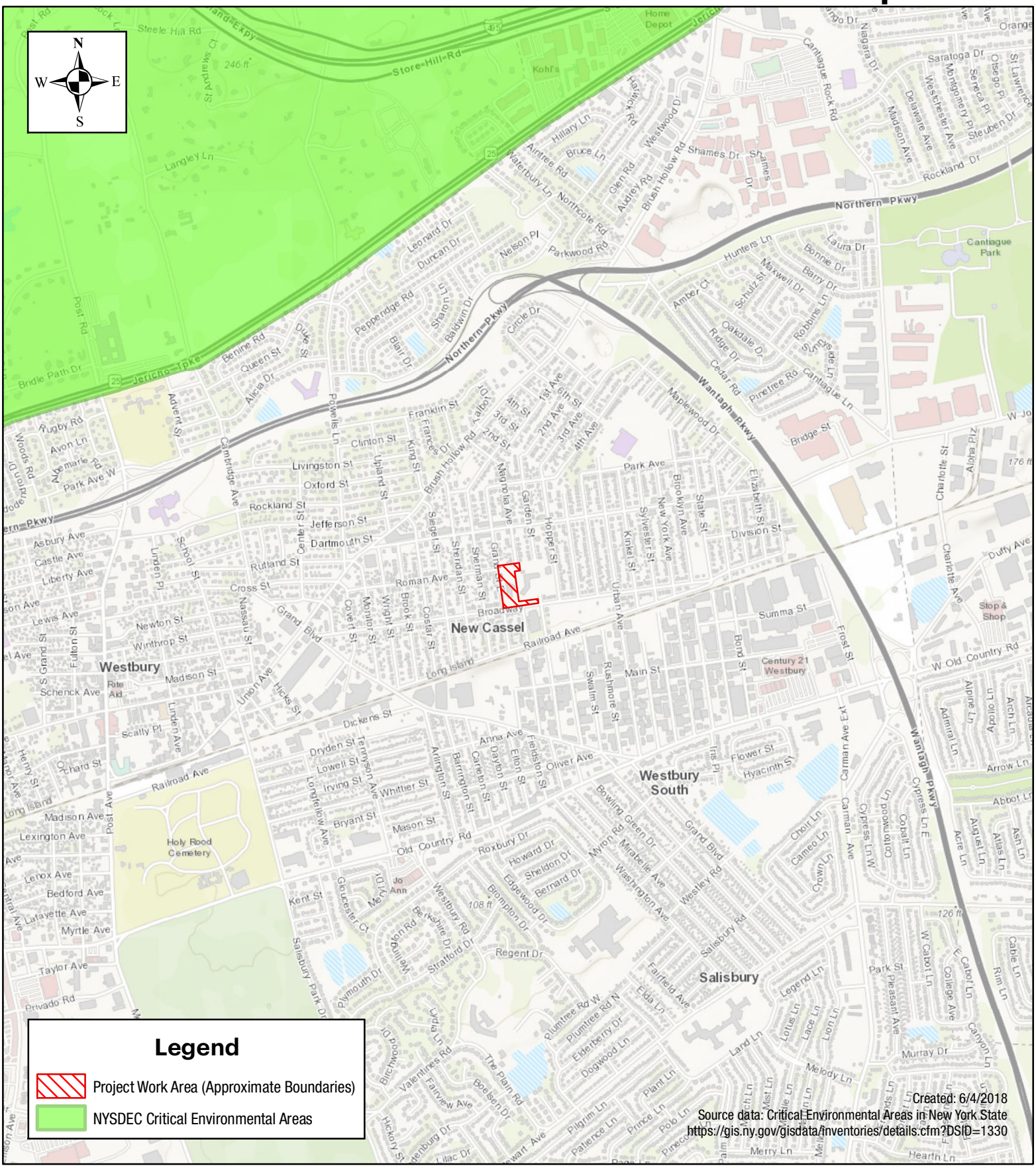
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

NYSDEC Critical Environmental Areas Map



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Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Attachment 4

Floodplain Management (EO 11988) and Protection of Wetlands (EO 11990) Determination

<u>Grand Street Apartments Project</u>
EO 11988 Floodplain Management and
EO 11990 Protection of Wetlands Determination
Community Reconstruction Program within NY State Community Development
Block Grant Disaster Recovery Program
June 18, 2018

Overview – Based on online data provided by FEMA's Flood Map Service Center (provided in **Appendix I**), the proposed action does not occur within a flood hazard area. Additionally, the proposed action does result in any new construction in a wetland. Therefore, no further compliance with 24 CFR §55 –Floodplain Management and Protection of Wetlands is required. This project involves U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program funding for the installation a series of "green infrastructure" drainage improvements on Town-owned parcels used for public housing.

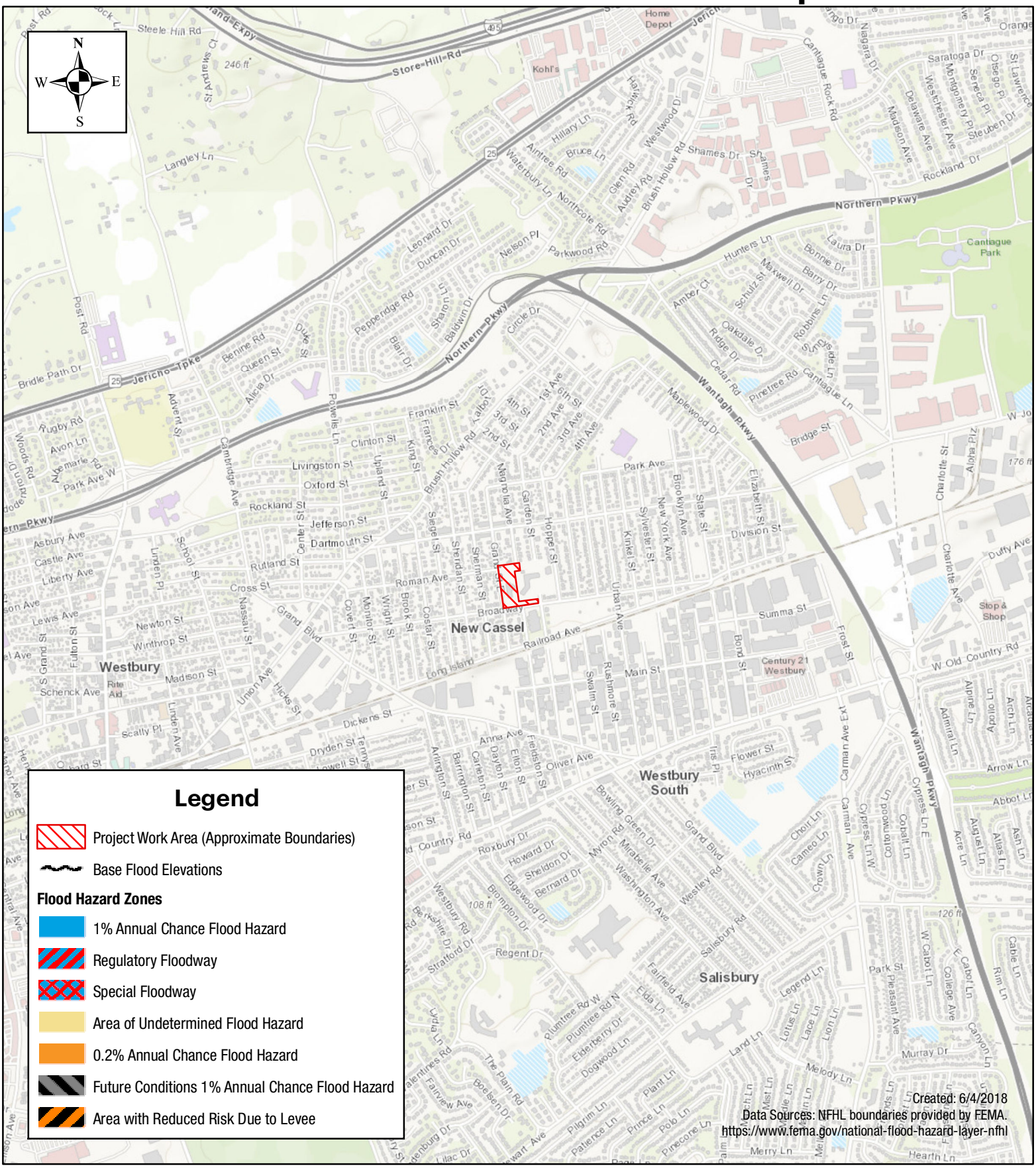
Description of Proposed Action & Land Use – The Grand Street Apartments Project will be located at 252 Grand Street and 899 Broadway, Hamlet of Cassel, Town of North Hempstead, Nassau County, New York 11706 (the "Project Area"). Based on County Assessment data, the proposed action will be conducted on three parcels of land totaling approximately 8.1 acres. These parcels are designated as Section 11, Block 503, and Lots 42, 52, and 53. The proposed funding involves a limited grant award of $1,051,500.

Applicable Regulatory Procedure Per EO 11988 and EO 11990 – Based on online data, including data managed and updated by the U.S. Fish and Wildlife Service (USFWS) and New York State Department of Environmental Conservation (NYSDEC), there are no mapped wetlands in the Project Area as shown in **Appendix II**. According to 24 CFR §55.20(b)(11), wetlands are defined as "areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction." The proposed action will not result in new construction in wetlands as defined in Executive Order 11990 (24 CFR §55.20(b)(8)). As such, no further compliance with 24 CFR §55 Floodplain Management and Protection of Wetlands is required.

Appendix I

FEMA Firmette Map

FEMA National Flood Hazard Map



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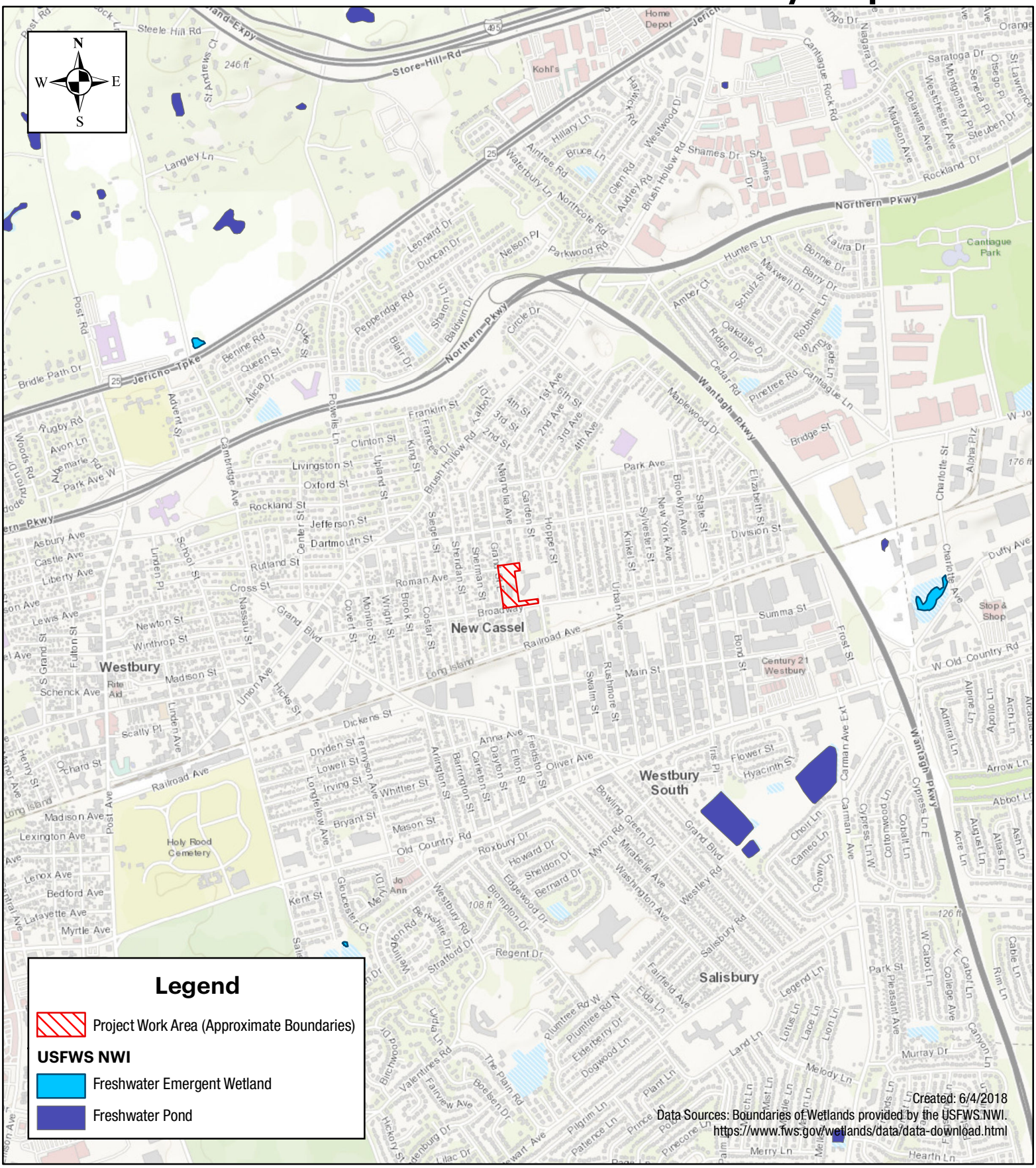
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Appendix II

NYSDEC Environmental Resources Map
NYSDEC Tidal Wetlands Map
USFWS NWI Map

USFWS National Wetlands Inventory Map



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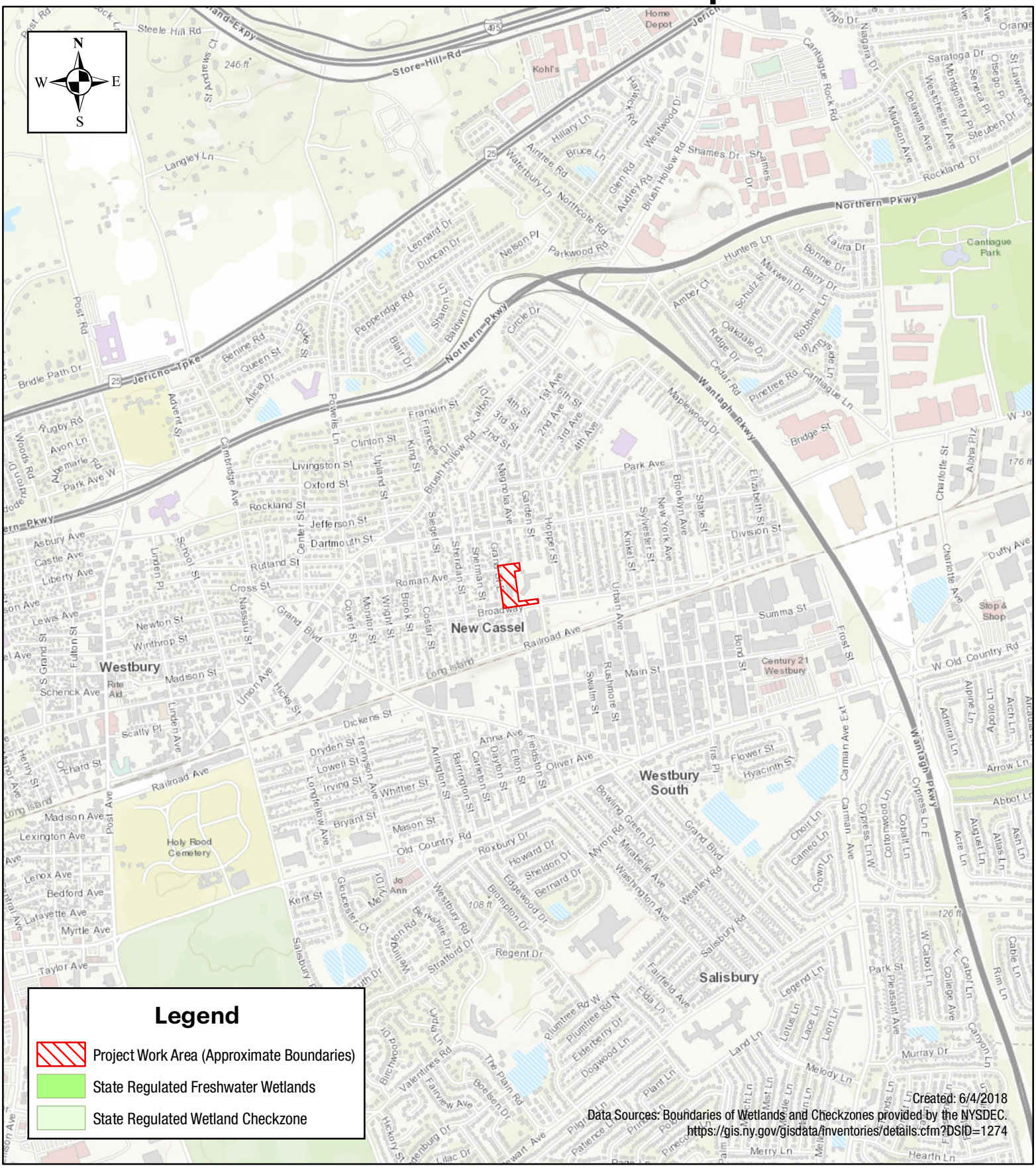
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

NYSDEC Wetlands Map



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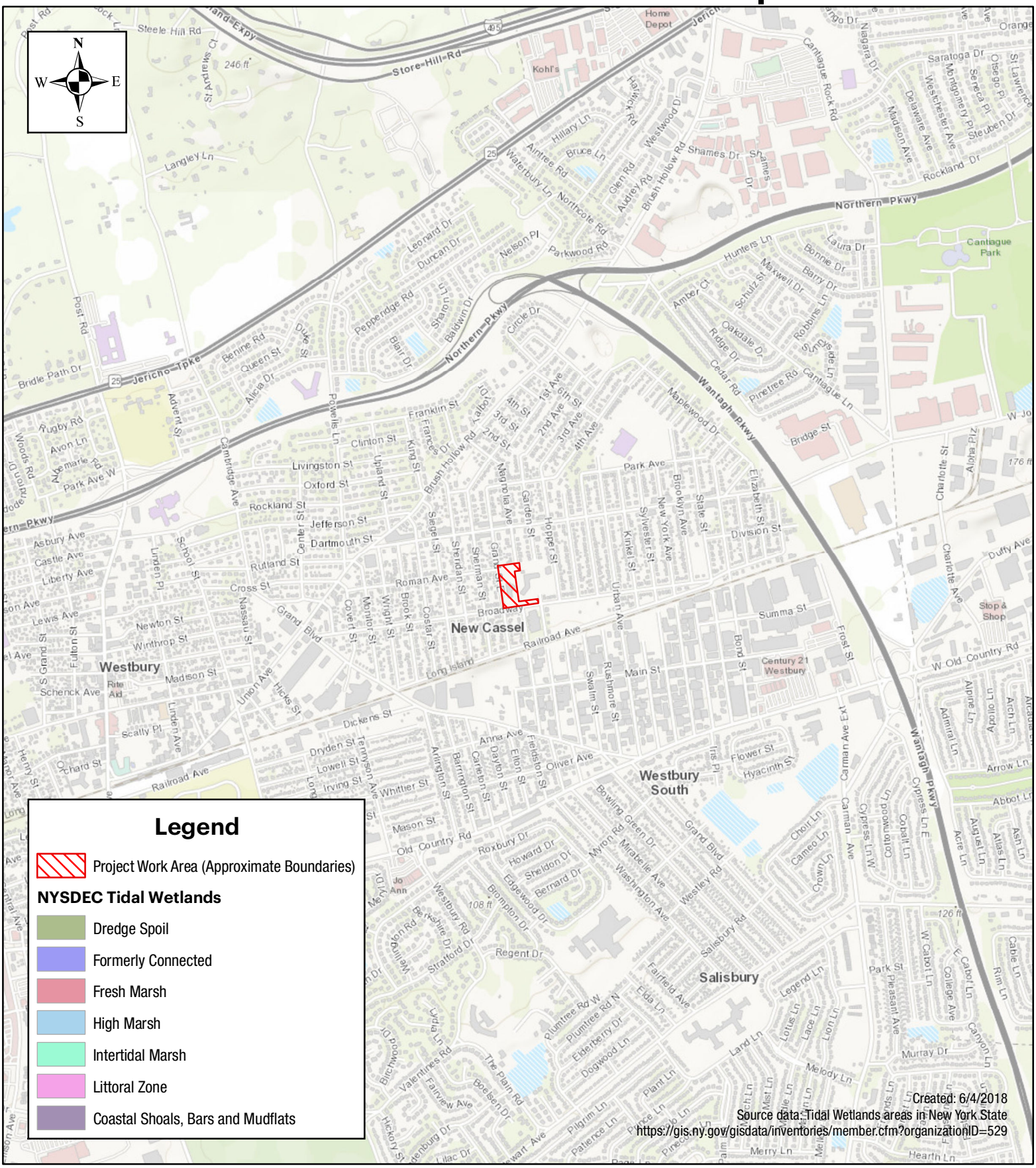
Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

NYSDEC Tidal Wetlands Map



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Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Attachment 5

CAA De Minimis Threshold Analysis
& General Conformity Worksheet

Evaluation of de minimis levels for General Conformity of Construction Projects with New York State Implementation Plans

The conformity requirements of the CAA and regulations promulgated thereunder (conformity requirements) limit the ability of federal agencies to assist, fund, permit, and approve projects in non-attainment areas that do not conform to the applicable SIP. When subject to this regulation, the lead agency is responsible for demonstrating conformity for its proposed action. Conformity determinations for federal actions other than those related to transportation plans, programs, and projects that are developed, funded, or approved under title 23 U.S.C. or the Federal Transit Act (49 U.S.C. 1601 et seq.) must be made according to the requirements of 40 CFR 93, Subpart B (federal general conformity regulations).

The general conformity regulations apply to those federal actions in non-attainment or maintenance areas where the action's direct and indirect emissions have the potential to emit one or more of the six criteria pollutants at rates equal to or exceeding the prescribed rates.

General conformity de minimis threshold levels for the non-attainment and maintenance areas in New York State are presented in **Table 1**.

Table 1: General Conformity Threshold Levels

Non-Attainment Area and Pollutants	**Threshold** (tons/year)
ozone, other non-attainment areas inside an ozone transport region:	
volatile organic compounds (VOC)	50
nitrogen oxides (NO_x)	100
carbon monoxide (CO), maintenance areas:	
direct emissions	100
inhalable particulate matter (PM_{10}), nonattainment areas:	
direct emissions	100
fine particulate matter ($PM_{2.5}$), maintenance areas:	
direct emissions	100
SO_2	100

Source: 40 CFR § 93.153(b)

Notes: NO_x and VOCs also limited at 100 tpy in $PM_{2.5}$ maintenance areas, but ozone requirements are stricter.

The general conformity requirements do not apply to federal actions that:

- Do not satisfy either one of the above conditions (where the action's direct and indirect emissions have the potential to emit one or more of the six criteria pollutants at rates equal to or exceeding the threshold levels above within a non-attainment or maintenance area);
- Occur in an attainment area;
- Are related to transportation plans, programs, and projects developed, funded, or approved under Title 23 U.S.C. or the Federal Transit Act (49 U.S.C. 1601); or
- Qualify for exemptions established at 40 CFR Part 93.153.

The regulation assumes that a proposed federal action whose criteria pollutant emissions have already been included in the local SIP's attainment or maintenance demonstrations conforms to the SIP.

Most construction work would not require a general conformity evaluation, since construction activity in general is included in the SIP estimates, based on past activity levels and assumptions regarding growth in future years. However, there may be projects which are not considered to be included in the SIP if they were beyond the scope of what was anticipated during SIP preparation. If a project is not included in the SIP or there is uncertainty regarding its inclusion, a preliminary evaluation of emissions may be sufficient to demonstrate that the project's emissions would be de minimis under the above general conformity regulations. If that is the case, a detailed conformity analysis and determination would not be required. The following analysis provides a simplified approach to preliminary evaluation, based on construction expenditure.

As a conservative estimate, the analysis below assumes that the emissions intensity per expenditure (tons per dollar) for the project would be similar to the average intensity of the construction sector in the county. This would not be applicable for projects with higher intensity (emissions per dollar) such as large infrastructure projects or intense development projects including substantial excavation and foundations work. Given this and other limitations of this analysis, it is recommended that this approach not be seen as definitive if the results are not clearly de minimis. In such cases, a more refined approach may be needed.

Construction expenditure data is available from the U.S. Census Bureau's 2007 Survey of Business Owners[1]. Since the expenditure data represent firms by their location and not necessarily the location where construction takes place, applying this data at the county level may skew the results in some cases. As a broader estimate, we have categorized the expenditure as 'upstate' and 'downstate', reflecting the higher cost of construction in the downstate area. Downstate counties include Bronx, Kings, Nassau, New York, Orange, Queens, Richmond, Rockland, Suffolk, and Westchester. Total construction expenditure in 2007 was approximately 23.1 billion dollars in the upstate area, and 71.8 billion in the downstate area.

Construction emissions by county for the year 2007 were obtained from the New York State Department of Environmental Conservation (NYSDEC)[2]. The fraction each de minimis emissions level represents of total regional emissions was calculated for each pollutant and area (upstate and downstate). The fraction of construction expenditure in each area equivalent to those emission fractions were then calculated, representing de minimis project construction expenditures which would be equivalent to de minimis emissions.

For example, the downstate VOC emissions were 2,401.6 tons per year (tpy), and the relevant de minimis VOC emissions are 50 tpy; therefore –

- de minimis as fraction of total emissions: 50 tpy ÷ 2,401.6tpy = 2.08%
- de minimis fraction of total expenditure: 2.08% × $71.8 bn = **$1.5 bn**

The total SIP emissions by pollutant and region and the resulting average project expenditure equivalent to de minimis levels are presented in **Table 2**.

[1] U.S. Census Bureau. 2007 Survey of Business Owners, Statistics for All U.S. Firms by Industry, Gender, Ethnicity, and Race for the U.S., States, Metro Areas, Counties, and Places: 2007; SB0700CSA01.
[2] NYSDEC. 2007 SIP data. (provided by DEC, 2014).

Table 2: Regional SIP Emissions and de minimis Construction Expenditure

Pollutant	Region	2007 SIP Emissions (tpy)	De Minimis (tpy)	Average Construction De Minimis Expenditure (million $)
VOC	Downstate Upstate	2,401.6 1,464.3	50 50	1,496 789
NO_x	Downstate Upstate	16,332.1 9,745.2	100 100	440 237
CO	Downstate Upstate	17,522.1 11,746.2	100 100	410 197
PM_{10}	Downstate	1,489.6	100	4,823
$PM_{2.5}$	Downstate	1,442.3	100	4,981
SO_2	Downstate	1,251.9	100	5,738
Notes: Only relevant pollutants by area are presented; see **Table 3** for details.				

Based on the above analysis, projects with projected construction expenditure substantially lower than the average construction de minimis expenditure would clearly not exceed de minimis emissions levels for general conformity purposes. **Table 3** identifies the minimum de minimis expenditure threshold in each county, based on the lowest level for all nonattainment or attainment maintenance areas within which the county is located. For example, New York County is in 4 nonattainment/maintenance areas; of all the pollutants relevant to those areas, the CO de minimis emissions have the lowest corresponding construction expenditure of 410 million dollars. Standard construction projects in Manhattan with construction expenditure substantially lower than 410 million dollars in New York County would not exceed the de minimis level for any of the relevant pollutants and would not require any further analysis or conformity determination. For projects with components in more than one county, use the lowest threshold for all counties (if that exceeds de minimis levels, this can be refined by reviewing all appropriate pollutants based on the nonattainment/maintenance areas identified in **Table 3**, the appropriate pollutant for the area type from **Table 1**, and the de minimis expenditure for each pollutant from **Table 2)**.

Table 3: De Minimis Construction Expenditure Threshold by County

County	Nonattainment / Maintenance Area				Critical Pollutant	De Minimis Expenditure Threshold (million $)
	Ozone	CO	$PM_{2.5}$	PM_{10}		
Upstate:						
Albany	X				NO_x	237
Erie	X				NO_x	237
Genesee	X				NO_x	237
Greene	X				NO_x	237
Livingston	X				NO_x	237
Monroe	X				NO_x	237
Montgomery	X				NO_x	237
Niagara	X				NO_x	237
Onondaga		X			CO	197
Ontario	X				NO_x	237
Orleans	X				NO_x	237
Rensselaer	X				NO_x	237
Saratoga	X				NO_x	237
Schenectady	X				NO_x	237
Schoharie	X				NO_x	237
Wayne	X				NO_x	237
Downstate:						
Bronx	X	X	X		CO	410
Dutchess	X				NO_x	440
Kings	X	X	X		CO	410
Nassau	X	X	X		CO	410
New York	X	X	X	X	CO	410
Orange	X		X		NO_x	440
Putnam	X				NO_x	440
Queens	X	X	X		CO	410
Richmond	X	X	X		CO	410
Rockland	X		X		NO_x	440
Suffolk	X		X		NO_x	440
Westchester	X	X	X		CO	410

GENERAL CONFORMITY WORKSHEET

Air Emissions Information

PROJECT NAME _____

LOCATION (COUNTY, STATE)_____

FOR CALENDAR YEAR _____

Estimated Construction Start Date: _____ End Date: _____

A. ON-ROAD VEHICLES

ACTIVITY	VEHICLE TYPE	# OPERATING	ON / OFF SITE	GVWR PER VEHICLE	TOTAL MILES PER VEHICLE	TOTAL MILES ALL VEHICLES
Example: Demolition	Truck	2	ON	33,000	36	72

B. OFF-ROAD VEHICLES

ACTIVITY	EQUIPMENT TYPE	# OPERATING	HORSE-POWER	GAS/ DIESEL	TOTALHRS PER VEHICLE	TOTAL HRS ALL VEHICLES
Example: Site Clearing	Backhoe	3	90	Diesel	80	240

Notes:

1. If construction occurs over more than one calendar year, provide a separate table for each calendar year.
2. For ACTIVITY, include a short description of the type of activity
   - On-Road examples: workers commuting to/from job site, materials deliveries, material movement to site, etc.
   - Off-Road examples: site clearing, demolition, excavation, construction, material placement, etc.
3. For EQUIPMENT
   - On-Road examples: auto, pickup truck (gas or diesel), heavy trucks (gas or diesel), etc.
   - Off-road examples: crane, backhoe, dozer, mixer, chain saw, forklift, etc.
4. Specify whether the on-road vehicles listed are being used for transportation to/from site, or are used exclusively on the site, as this will affect the emission estimates.
5. Specify the Gross Vehicle Weight Ratings for any on-road heavy-dity diesel vehicles, as tehse are necessary to determine the correct emissions factors.
6. For worker commutation, the number of vehicles and miles traveled can be estimated by using any available data to estimate commuting distance, carpool rates, etc., (e.g., Census Journey-to-Work data).

Attachment 6

HUD Environmental Standards Review

Grand Street Apartments Project
HUD Environmental Standards Review
Project Area: 252 Grand Street and 899 Broadway,
Hamlet of New Cassel, Town of North Hempstead, County of Nassau, New York

Introduction:
The purpose of this review is to ensure that the project complies with HUD environmental standards in relation to 24 CFR Part 58.5. Properties that are proposed for use in HUD programs "must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property."

A desktop review was performed to identify whether the Property referenced in the title of this document complies with the following criteria:

- is not Listed on an U.S. Environmental Protection Agency (EPA) Superfund National Priorities or Comprehensive Environmental Response Superfund National Priorities or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List, or equivalent State list;
- is not located within 3,000 feet of a toxic or solid waste landfill site;
- does not have an underground storage tank; and
- is not known or suspected to be contaminated by toxic chemicals or radioactive materials.

Summary of Findings

Project Area Records Review
The proposed project activities are located at 252 Grand Street and 899 Broadway, New Cassel, New York. These two properties will collectively be known as the "Project Area" in this report, unless noted otherwise. The project activities will occur on primarily undeveloped land, though there exists a single police/ security booth on the 899 Broadway property that will be removed prior to construction. *No proposed work will be performed at the existing Magnolia Gardens senior housing development's buildings located at 899 Broadway.*

The 252 Grand Street property has two (2) Phase I Environmental Site Assessment (ESA) reports, one (1) Limited Phase II ESA, and one (1) Tank Excavation Assessment report associated with the property. Additionally, a Thermal Explosive Hazards Survey was performed on April 30, 2018; no thermal explosive hazards were found within 1,000 feet of the Project Area[1].

The Phase I ESA[2] from February 2008 recommended a Phase II ESA be conducted at the site due to the noted presence of an unregistered underground heating oil tank with an unknown capacity and the potential for soil vapor and groundwater contamination due to off-site sources. At the time of this Phase I ESA, the site was developed with a two-story brick building, with a fill port and solid cover manhole on the north side of property being the only evidence of the presence of an underground storage tank (UST).

A Tank Excavation Assessment Report[3] was prepared on September 3, 2015, associated with the UST on the property. This report noted a single, 10,000 gallon fuel oil, steel-walled UST was removed after all

[1] Nelson, Pope & Voorhis, LLC. Thermal Explosive Hazards Survey: Grand Street Property, New Cassel, NY; April 2018.

[2] H2MGroup. Phase I Environmental Site Assessment: 252 Grand Street, New Cassel, NY; February 2008.

[3] Island Pump & Tank Corp. Tank Excavation Assessment Report: Town of North Hempstead, 252 Grand St., Westbury, NY; September 3, 2015.

residual tank liquids and sludge were removed for off-site disposal. During excavation, a plastic liner was discovered surrounding the UST, and the tank was found to be in good condition with no signs of corrosion, holes, or pitting observed. After removal, end point soil samples were obtained from the UST excavation area for analysis; all soil samples were either non-detect or below their respective NYCDEC SCO CP-51 standards for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs).

The Phase I ESA[4] from December 29, 2017 noted that 252 Grand Street was undeveloped, though several trailer/ mobile home units were located on the property. This reported noted the potential for undocumented underground structures (i.e. leeching fields or storage tanks) associated with the two-story school structure that occupied the property from 1926 until early 2015, when the structure was demolished. While a previous Phase I ESA (H2MGroup, 2008) noted a potential for soil vapor on the site, the Tier I Vapor Encroachment Condition (VEC) Assessment performed during this investigation found that there were no environmental sites located within the critical distances as determined by groundwater flow direction, distance from the property, and the chemical of concern at the source point. Based on this information, the Phase I ESA concluded there were no VECs on the site. There were no other controlled recognized environmental conditions, de minimus conditions and historic recognized environmental conditions noted in this Phase I ESA.

The Limited Phase II ESA[5] performed for 252 Grand Street included a ground penetrating radar (GPR) survey and soil sampling. The GPR survey noted two open grate stormwater drains on the northwest portion and the eastern boundary of the property. Additionally, two sanitary system structures were detected during the survey, and soil sampling occurred at each. A stormwater leaching pool was located on both the north and west portions of the Project Area; soil samples were obtained from both leaching pools. These four samples were tested for VOCs, SVOCs, and metals under NYSDEC Part 375 Environmental Remediation Program parameters, revealing elevated concentrations of VOCs, SVOCs, and metals that exceeded the regulatory guidance values in three of the four locations. Due to these exceedances, the Limited Phase II ESA report recommends that these locations be remediated under the auspices of Nassau County Department of Health personnel.

Before construction, the developer has confirmed that the following remediation/ mitigation actions will be performed associated with the contaminated soil discovered during the Limited Phase II ESA investigation. The developer will be removing and disposing of the discovered stormwater and sanitary structures, as well as the contaminated soils contained within, and around, these structures. After removal of the structures and contaminated soil, end point soil samples will be taken from the walls and bottom of each of the excavation areas. These end point soil samples will be analyzed under the NYSDEC Part 375 Environmental Remediation Program parameters, to ensure compliance to regulatory guidance values. These actions will be performed under the supervision and guidance of the Nassau County Department of Health.

While the project area is currently vacant, it was previously improved with a structure dating back to at least 1926. As such, it is possible that asbestos containing material (ACM) and lead based paint (LBP) may remain in buried materials or the soil of the area of the former building basement area from the time of demolition. The contractor must comply with all procedures outlined in NYS Department of Labor regulations at 12 NYCRR Part 56, including all amendments; provide a statement that ACM maybe be buried at the site; utilize fugitive dust control measures during construction and excavation; properly dispose of all discovered ACM debris according to NYSDEC rules by utilizing certified entities to transport and dispose of ACM.

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[4] Nelson, Pope & Voorhis, LLC. Phase I Environmental Site Assessment: 252 Grand Street, New Cassel New York; December 2017.

[5] Nelson, Pope & Voorhis, LLC. Limited Phase II Environmental Site Assessment: 252 Grand Street; April 18, 2018.

Due to the potential for LBP in the area of the former building, the contractor will comply with the procedures outlined in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. Soil samples will be obtained and analyzed for lead; all debris will be properly categorized through Toxicity Characteristic Leaching Procedure testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules. Prior to closing, a LBP soil clearance report must be submitted if LPB soil hazards are found to exist.

EPA Records: The Project Area is not listed on an EPA Superfund National Priorities or CERCLA list or equivalent State list or EPA Resource Conservation and Recovery (RCRA) database. The Project Area is not located within 3,000 feet of a toxic or solid waste landfill site. The Project Area is not known or suspected to be contaminated by toxic chemicals or radioactive materials based on review of EPA records.

New York State Department of Environmental Conservation (NYSDEC) Records: The Project Area is not located within 3,000 feet of a toxic or solid waste landfill site. The Project Area is not listed on the NYSDEC Bulk Storage or Environmental Site Remediation Databases. The Project Area is mentioned in the NYSDEC Spill Incidents Databases, with no spills reported for 252 Grand Street and 6 closed spills located on 899 Broadway. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill number). A review of the NYSDEC databases provided no indication of past uses of the Project Area that could adversely affect the occupants of the Project Area or conflict with the intended utilization of the Project Area.

<u>Surrounding Properties Records Review</u>

NYSDEC Records: A search of the NYSDEC Spill Incidents Database resulted in the identification of 19 spills located within 1,000 feet of the Project Area. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill number). As such, these spills are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

According to the NYSDEC Environmental Site Remediation and Bulk Storage Databases, there are 18 environmental remediation sites, five (5) chemical bulk storage (CBS) sites, and one (1) major oil storage (MOS) site and within 3,000 feet of the Project Area.

The NYSDEC Environmental Site Remediation Database indicates there are 18 remediation sites located within 3000ft of the Project Area; 16 of these sites are associated with the **New Cassel Industrial Area Site** (Site Code: 130043). This area covers approximately 170 acres of land, located south of Railroad Avenue and north of Old Country Road in the town of New Hempstead. This area is located approximately 500 feet south and downgradient of the proposed Project Area. The NCIA is divided up into the following sites located within 3,000 feet of the Project Area: IMC Magnetics (Site Code: 160043A); Atlas Graphics (Site Code: 160043B); Arkwin Industries (Site Code: 160043D); Tishcon Corporation (Site Codes: 160043C, 160043E, 160043F, and 130043V); Metpar Steel (Site Code: 160043G); Hopper/ Main Street site (Site Code: 160043J and 160043T); Former LAKA Industries, Inc. (Site Code: 160043K); 118-130 Swalm Street (Site Code: 160043P); Sylvester Street (Site Code: 160043Q); 299 Main Street (Site Code: 160043S); 36 Sylvester Street (Site Code: 160043U); Huron tools Site (Site Code: 130116); and Former Laka Industries (Site Code: V00305). Groundwater within the NCIA was contaminated with chlorinated solvents well in excess of groundwater standards over large areas of the site, with contamination plumes having migrated over 1,000ft south and down-gradient of the NCIA, impacting the public water supply wells in that area. However, the proposed project area is located at least 500 feet north of and up-gradient

from the boundaries of the NCIA, and the above sites are either undergoing or have completed NYSDEC supervised remediation activities. As such, the NCIA is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Although the NYSDEC does not maintain the bulk storage registration records for delegated counties, the following five (5) CBS and one (1) MOS site were identified within 3,000 feet of the Project Area. Of the five (5) CBS facilities, four (4) of them are associated with the **Westbury Water District** (Site No. 1-000508, No. 1-000512, No. 1-000576, and No. 1-000513). The remaining CBS site is **Martin Reid Park** (Site No. 1-000214). The tank information for these five (5) municipality CBS sites have been withheld in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a). Any active tanks on-site are permitted and regulated by NYSDEC which requires leak detection, containment and monitoring. As such, these sites are not likely to have an adverse environmental effect on or conflict with the intended utilization of the Project Area.

EPA Records: There are 122 EPA-permitted hazardous waste, air pollution, water discharger, toxic release, and brownfield facilities located within 3,000 feet of the Project Area. Of these 122 EPA-permitted facilities, 119 of the facilities are in compliance with no reported violations and/or are located down- or cross-gradient of the Project Area. Facilities with no violations are not considered a hazard as the facilities are in compliance with permit conditions that are enforced and meet standards that protect public health and the environment by preventing releases to the environment. As such, these facilities are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

The remaining three (3) facilities are Brownfields facilities located approximately 450 feet north-northwest and up-gradient from the Project Area. These facilities are located at **816, 820,** and **839 Prospect Avenue**, respectively. These facilities had Phase I ESAs performed for the property in 2002, with no additional information reported or actions currently anticipated. Additionally, these properties are currently occupied by existing structures and are fully paved, meaning any potential contaminated soil or groundwater would not be easily accessible on these properties. As such, these three (3) Brownfields properties are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Conclusion

Based on a review of the available environmental reports for the Project Area and surrounding area, the Project Area is unlikely to contain hazardous materials, toxic chemicals and gases, or radioactive substances which would constitute a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area. The 2018 limited Phase II report indicated that elevated concentrations of VOCs, SVOCs, and metals exceeded the regulatory guidance values in the Project Area. *Due to the results of the Limited Phase II ESA for 252 Grand Street, remediation/ mitigation measures should be undertaken in order for the Project to comply with 24 CFR Part 50.3(i) and 58.5(i)(2). Proof of compliance in the form of engineering controls or "No Further Action" letters from the appropriate state department or agency will be required.* It should be noted that the developer has remediation plans in place and will be consulting with, and under the auspices of, the Nassau County Department of Health in order to meet compliance with these remediation activities. Maps, previous Phase I/II ESA reports, Tank Removal Reports, Thermal Explosive Survey, Lead Based Paint letter, NYSDEC Reports, and EPA Reports are included at the end of this report.

Data Sources

Tectonic Engineering and Surveying Consultants, P.C. (Tectonic) has reviewed the following sources to make the above determinations: Hazardous Waste records contained in the Resource Conservation and Recovery Act (RCRA) Information System, the Superfund Enterprise Management System (SEMS) for

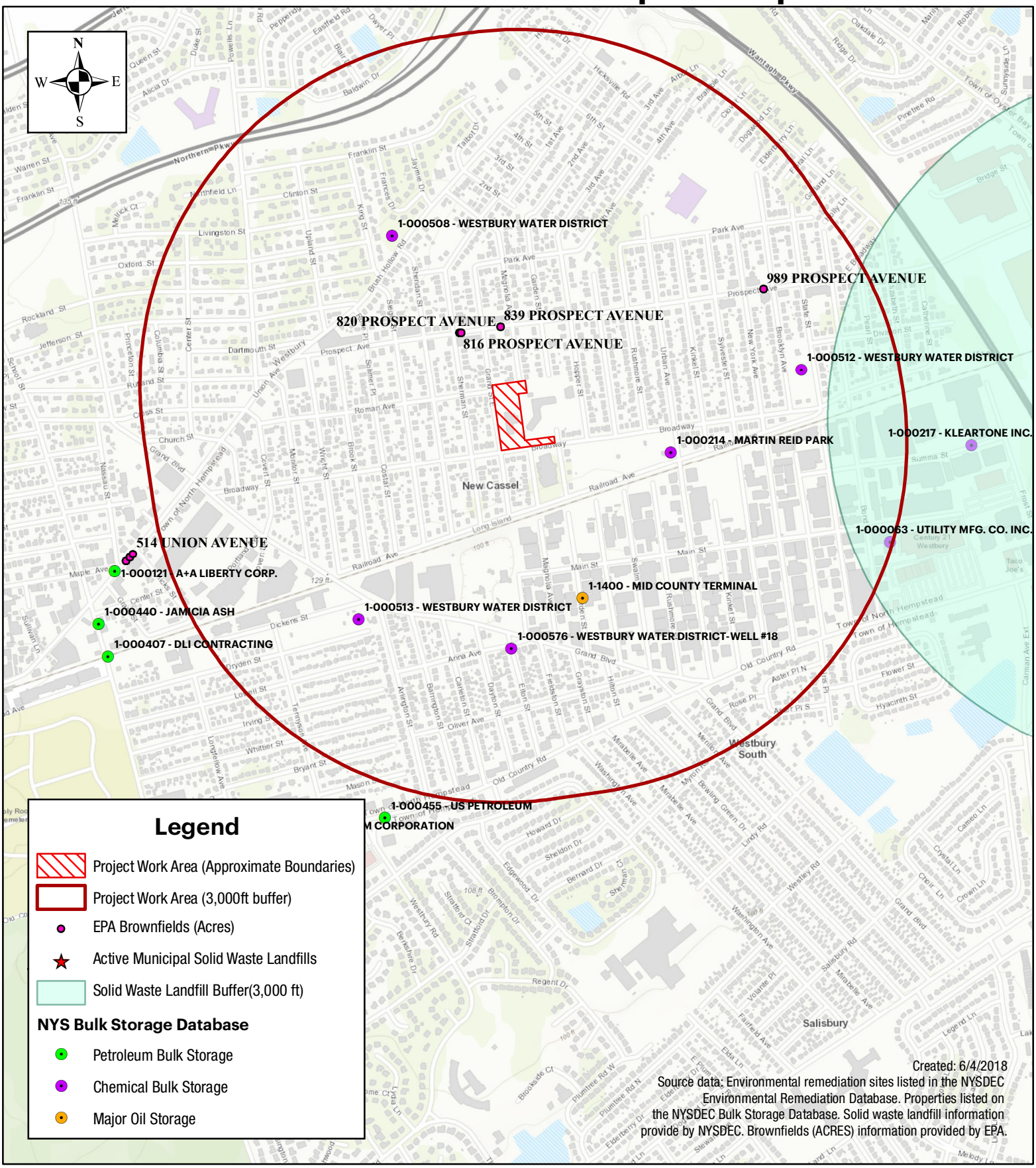
sites listed under CERCLA (otherwise known as Superfund), EPA's Toxic Release Inventory database (TRI), and the EPA Radiation Information Database (RADInfo). RCRA includes data on small and large quantity hazardous waste material generators and handlers. EPA's Toxic Release Inventory provides information on toxic chemical releases and waste management activities by certain industries. The RADInfo database provides information about facilities that are regulated by the U.S. EPA for radiation and radioactivity.

Tectonic reviewed Phase I ESA, Nassau County records which includes Nassau County Department of Public Health and Nassau County Bureau of Fire, to determine if the Project Area has an underground storage tank (besides a residential fuel tank) or any other storage tank. Tectonic reviewed the NYSDEC Environmental Site Remediation Database to assess whether the site is registered as a NYS Superfund or Environmental Restoration site. The NYSDEC Environmental Site Remediation Database includes records of sites that are part of the NYS Superfund, Brownfield Cleanup, Environmental Restoration, and Voluntary Cleanup Programs. The Database also includes a Registry of Inactive Hazardous Waste Disposal Sites. The NYSDEC Bulk Storage Database was reviewed for records of facilities that are or have been regulated according to one of the Bulk Storage Programs - Petroleum Bulk Storage, Chemical Bulk Storage, or Major Oil Facility. The NYSDEC Spill Incidents Database was used to determine the potential effects of spills on or near the Project Area. A desktop review of Google Earth was used in conjunction with a map of active municipal landfills (provided by the NYSDEC), and a list of landfills provided by the NYSDEC to determine whether a non-active or active landfill is located within 3,000 feet of the Project Area.

Maps

NYS Bulk Storage Map
NYS Environmental Remediation Map
EPA NEPAssist Map

HUD Environmental Report Maps



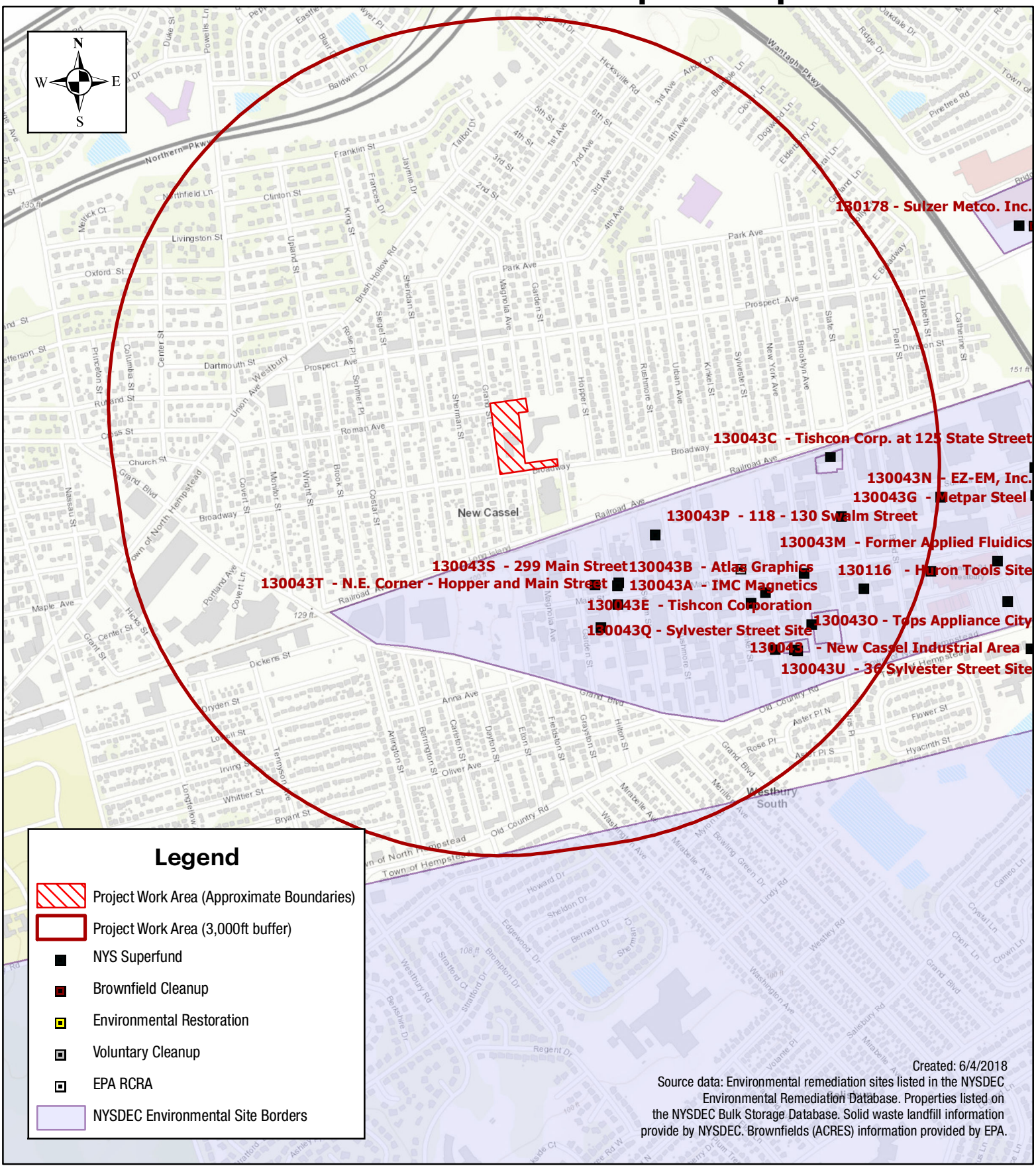
Tectonic

1:13,000

0 500 1,000 2,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

HUD Environmental Report Maps



Tectonic

1:12,000

0 500 1,000 2,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

252 Grand Street and 899 Broadway

June 20, 2018

1:18,056

TSCA (single)	TRI (clustered)	AIRS (clustered)	Search Result (point)
ACRES (clustered)	TRI (single)	AIRS (single)	Buffer Area
ACRES (single)	PCS (clustered)	RCRAINFO (clustered)	
CERCLIS (single)	PCS (single)	RCRAINFO (single)	

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

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Environmental Reports

Previous Environmental Reports:

Phase I Environmental Site Assessment: 252 Grand Street (02/02/2008)
Tank Excavation Assessment Report (09/03/2015)
Phase I Environmental Site Assessment: 252 Grand Street (12/29/2017)
Limited Phase II Environmental Site Assessment: 252 Grand Street (04/18/2018)

Note: Figures, Tables, and/or Appendices from the above reports have been removed.

H2MGROUP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

252 GRAND STREET
WESTBURY, NEW YORK 11590
SECTION 11, BLOCK 503, LOT 47

FEBRUARY 2008

TABLE OF CONTENTS

Page

1.0 SUMMARY 1

2.0 INTRODUCTION 2

2.1 Purpose 2
2.2 Detailed Scope-of-Services 2
2.3 Significant Assumptions 3
2.4 Limitations and Exceptions 3
2.5 Special Terms and Conditions 3
2.6 User Reliance 3

3.0 SITE DESCRIPTION 4

3.1 Location and Legal Description 4
3.2 Site and Vicinity General Characteristics 4
3.3 Current Use of the Property 4
3.4 Description of Structures, Roads, Other Improvements in the Site 4
3.5 Utilities 5
3.6 Current Uses of the Adjoining Properties 5

4.0 USER PROVIDED INFORMATION 5

4.1 Title Records 5
4.2 Environmental Liens or Activity and Use Limitations 5
4.3 Specialized Knowledge 5
4.5 Owner, Property Manager and Occupant Information 6
4.6 Reason for Performing Phase I 6

5.0 RECORD REVIEW 6

5.1 Fire Insurance Map Review 6
5.2 Aerial Photograph Review 7
5.3 Topographic Map Review 7
5.4 City Directory 8
5.5 Environmental Database Regulatory File Review 8
5.5.1 Subject Property 8
5.5.2 Neighboring Properties 9
5.6 Additional Environmental Record Source 12
5.7 Physical Setting Source(s) 12
5.8 Historical Use Limitation on the Property and Adjoining Properties 13
5.9 Data Gaps 13

6.0 SITE RECONNAISSANCE 13

6.1 Methodology and Limiting Conditions 13
6.2 General Site Setting 13
6.3 Interior Observations 13
6.4 Exterior Observations 14

7.0 INTERVIEWS 14

8.0 FINDINGS AND OPINION 15

9.0 DEVIATIONS 15

10.0 REFERENCES 15

11.0 ENVIRONMENTAL PROFESSIONAL DECLARATION 16

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 16

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) 16

Note: The Figures and Appendices have been removed from this copy of the report.

FIGURES

FIGURE 1 ..... Site Location Map

FIGURE 2 ..... Tax Map

APPENDICES

APPENDIX A ..... Environmental Lien Report

APPENDIX B ..... Sanborn Fire Insurance Map Report

APPENDIX C ..... Aerial Photographs

APPENDIX D ..... Topographic Maps

APPENDIX E ..... City Directory

APPENDIX F ..... Environmental Database Report

APPENDIX G ..... FOIL Correspondence with Regulatory Agencies

APPENDIX H ..... Property Photographs

APPENDIX I ..... Resumes of Environmental Professionals

H2MGROUP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

252 GRAND STREET
WESTBURY, NEW YORK 11590
SECTION 11, BLOCK 503, LOT 47

FEBRUARY 2008

1.0 SUMMARY

As requested by the Town of North Hempstead, Holzmacher, McLendon and Murrell, P.C. (H2M) conducted a Phase I Environmental Site Assessment (ESA) of the Grand Street School located at 252 Grand Street, Westbury, New York (hereafter termed the "subject property"). The subject property has been owned by New Cassel United Community Center, Inc. since approximately 1978. The Phase I ESA was performed in accordance with the guidelines established in the American Society for Testing Materials (ASTM) E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

The subject property is rectangular in shape and encompasses the tax lot designated as Section 11, Block 503, Lot 47. Nassau County Tax Map records identify the tax lot with the street address 252 Grand Street and show the property area to be approximately 2.5 acres in size. A site location map is included as Figure 1. A tax map for the subject property is included as Figure 2.

Ms. Caroline A. Cadalso, Senior Project Scientist from H2M, performed a site inspection on January 25, 2008. As part of the environmental site assessment process, an environmental database regulatory file search was obtained and reviewed for the subject property. In order to obtain additional information relative to the subject property, requests were made to the New York State Department of Environmental Conservation (NYSDEC), Town of North Hempstead (TONH), and the Nassau County Department of Health Services (NCDH) through the Freedom of Information Law (FOIL). Historic Sanborn fire insurance maps, aerial photographs, city directories, environmental lien search reports, and topographic maps were searched and/or reviewed for the subject area to determine if any recognizable environmental conditions were present at the subject property.

The Phase I Environmental Site Assessment identified two recognized environmental conditions (RECs) associated with the subject property as follows:

- On-site unregistered underground heating oil tank of an unknown capacity;

- Potential soil vapor and groundwater contamination due to off-site sources.

It is recommended that a Phase II ESA be conducted at the subject property to determine if the above RECs have impacted the environmental quality of the subject property. A detailed scope of work and cost estimate will be provided under separate cover.

Furthermore, due to the age of the building (the main portion reportedly having been constructed in 1927 with an addition in 1956), asbestos and/or lead-based paint may be present. The mere presence of asbestos-containing material and/or lead-based paint is not typically considered a hazard unless the materials are in poor condition, or the areas are being considered for demolition. Should the building be considered for demolition or renovation, in whole or in part, it would be advisable to conduct surveys for these materials, and to manage any confirmed asbestos and/or lead in accordance with applicable regulations and guidance.

2.0 INTRODUCTION

2.1 Purpose

This Phase I Environmental Site Assessment has been performed to establish the general environmental quality of the subject property and to identify actual or potential environmental liabilities.

2.2 Detailed Scope-of-Services

The scope-of-services for this Phase I ESA included the following tasks:

1. Review of site plans, surveys and tax map information for the subject property, as available.

2. Site visit to inspect the subject property and identify/confirm existing land use, water supply and sewage disposal, possible waste disposal areas, drainage patterns, buried and aboveground tanks, hazardous materials and petroleum usage, electrical transformers, and neighboring land uses. This task included interviews with site occupants and/or site managers.

3. Examination of reasonably ascertainable, standard Federal and State sources to determine the environmental history of the subject property and neighboring properties within a minimum search distance of approximately one (1) mile. This task included review of historical and neighboring property information provided in an environmental database service search report.

4. Review of local regulatory agency files regarding the environmental compliance history of the subject property. This would include files at the New York State Department of Environmental Conservation (NYSDEC), Nassau County Department of Health (NCDH) and the Town of North Hempstead (TONH).

5. Review of reasonably ascertainable, standard historical sources (aerial photographs, fire insurance maps, topographic maps, etc.), as available, to determine historical land use at the subject property and immediately adjacent properties.

6. Preparation of a Phase I Environmental Site Assessment Report summarizing the results of the findings regarding tasks (1) through (5). The report presents the conclusions as to the general environmental quality of the property and summarizes any additional potential environmental liabilities associated with the site.

2.3 Significant Assumptions

The Phase I Environmental Site Assessment and report are limited by the availability of information at the time of the assessment.

2.4 Limitations and Exceptions

This report has been prepared for the Town of North Hempstead.

2.5 Special Terms and Conditions

This report is the summary effort of work performed to fulfill the requirements set forth in ASTM E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM Practice E1527-05 are intended to permit a user to satisfy one of the requirements to qualify for the "innocent landowner" defense as defined under the Federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

2.6 User Reliance

This Environmental Site Assessment document has been prepared on behalf of the Town of North Hempstead.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 252 Grand Street, Westbury, New York, 11590, and is currently owned by New Cassel United Community Center, Inc. The tax identification number for this property is Section 11, Block 503, Lot 47. This parcel is rectangular in shape and is located on the northeast corner of Grand Street and Broadway in Westbury, New York.

Coordinates:

Latitude (North): 40.760500 - 40° 45' 37.8"
Longitude (West): 73.590750 - 73° 34' 8.4"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 620789.0
UTM Y (Meters): 4512944.5

Elevation: 125 feet above sea level

3.2 Site and Vicinity General Characteristics

The property is developed with a two-story building that was originally occupied by a school but is currently vacant. The subject property is bordered on the south by Broadway followed by dwellings, on the north by a dwelling, on the east by a senior citizens facility, and the west by Grand Street followed by dwellings. The topography at the subject property is generally flat. Land uses beyond the noted adjacent properties in the general vicinity include primarily residential/commercial properties.

3.3 Current Use of the Property

The subject property is currently vacant. Most recent occupancy reportedly included the New Cassel Community Center, a daycare facility, and Alcoholics Anonymous.

3.4 Description of Structures, Roads, Other Improvements in the Site

A majority of the subject property is paved with asphalt although there are grassy areas. .

Additional information relative to the description of the subject property is included in Section 6.3 of this report.

3.5 Utilities

According to information obtained during the site inspection, natural gas, potable water, electricity and telephone services were formerly provided to the subject property by public utilities. Sanitary waste was managed by the municipal sewer system according to the Nassau County Department of Public Works. One solid cover manhole is present within the front parking lot. The purpose of this manhole is unknown, but is suspected of being associated with the municipal sewer connection. No drywells or drains were observed on the subject property. Storm water from the subject property is anticipated to discharge into nearby catch basins located along Grand Street.

3.6 Current Uses of the Adjoining Properties

The subject property is bordered on the south by Broadway followed by dwellings, on the north by a dwelling, on the east by a senior citizens facility, and the west by Grand Street followed by dwellings.

4.0 USER PROVIDED INFORMATION

The information presented in this section was provided by the current property owner, property manager, purchaser, and/or lending institution as noted below.

4.1 Title Records

No relative information was provided regarding title records for the subject property.

4.2 Environmental Liens or Activity and Use Limitations

The environmental lien report (Appendix A) did not indicate any environmental liens or activity and use limitations for the subject property.

4.3 Specialized Knowledge

No specialized knowledge was provided regarding the subject property.

4.4 Valuation Reduction for Environmental Issues

No information was provided regarding knowledge of the lease or purchase price of the property or valuation reduction of the subject property due to environmental issues.

4.5 Owner, Property Manager and Occupant Information

Owner(s), property managers and/or occupants of the subject property were interviewed for the purpose of identifying past and present environmental issues associated with the property. All parties that were interviewed are identified in Section 7.0 of this report.

4.6 Reason for Performing Phase I

This report presents the findings and recommendations of the Phase I ESA that was performed to advise the Town of North Hempstead of potential environmental liabilities associated with the subject property, if any. The Phase I ESA is intended to identify obvious and/or potential sources of environmental concern, what extent these sources are likely to impact the site and adjacent sites, and assess whether further investigations and/or remedial activities are warranted.

5.0 RECORD REVIEW

A record review was performed to help identify recognized environmental conditions in connection with the subject property. This section will address all records reviewed as part of the Phase I ESA.

5.1 Fire Insurance Map Review

Three Sanborn fire insurance maps were available for review, from the years 1920, 1929, 1941, and 1968. The Sanborn map report is included in Appendix B.

The 1920 map shows the subject property as a vacant land. The surrounding area is scarcely developed with residential dwellings.

The 1929 map shows a one to two-story building on the subject property identified as "Grade School No. 3." The building was constructed in 1926, and is described as heated by steam and as having electrical service. There is increased residential development in the surrounding area.

No changes are noted to the subject property in the 1948 map. There is increased residential development in the surrounding area.

The 1968 map shows that a two-story addition to the southern portion of the school building was constructed in 1952. There is increased development in the surrounding area.

Review of the Sanborn fire insurance maps revealed no potential environmental concerns for the subject property.

5.2 Aerial Photograph Review

Aerial photographs for the subject property and surrounding areas were reviewed for the years 1957, 1966, 1974, 1980 and 1994. Copies of the aerial photographs are included in Appendix C.

The photograph from 1957 shows the subject property as having been developed with the current site building. The surrounding properties have been developed for apparent residential uses with commercial/industrial uses further south and east of the subject property.

The photographs from 1966 through 1980 shows no apparent change to the subject property from 1957. Surrounding properties continue to be developed or expanded.

The photograph from 1994 shows no changes to the subject property or surrounding area with the exception of the presence of a large, irregular shaped building directly east of the subject property, its shape and configuration suggestive of an institutional use.

Review of the aerial photographs revealed no potential environmental concerns at the subject property.

5.3 Topographic Map Review

Historic topographic maps for the subject property and surrounding areas from 1900, 1918, 1947, 1967 and 1979 were reviewed. These maps are included in Appendix D. The topographic map for 1900 comprises the Oyster Bay Quadrangle, series 15. The map for 1918 comprises the Camp Mills Quadrangle, series 15. The maps for 1947, 1967 and 1979 comprise the Hicksville Quadrangle, series 7.5. The general vicinity of the subject property can be identified in the topographic maps. The Westbury Grade School building is shown on the subject property in the 1947 through 1979 maps. No buildings are depicted on the subject property or surrounding area in both the 1900 and 1918 maps. The elevation at the subject property remains at approximately 125 feet above mean sea level (msl). No adverse environmental conditions were identified on the topographic maps.

5.4 City Directory

Environmental Data Resources, Inc. (EDR) provided copies of City Directories for the subject property. The city directory assists in determining past uses and occupants for a target property and surrounding properties from 1972 through 2000. According to the city directory, in 1995 and 2000 the subject property was occupied by the New Cassel Community Center. The subject property address was not listed from 1972 through 1990 and in 2007. The occupants of surrounding properties that were listed in all directories appear to be primarily of a residential/commercial nature. A complete copy of the city directory for the subject property is provided in Appendix E.

5.5 Environmental Database Regulatory File Review

EDR was also contracted to prepare a regulatory agency file review report to provide a summary of reasonably ascertainable, standard Federal and State environmental information sources. A complete copy of the EDR report is provided in Appendix F. At least one nearby facility was identified on each of the following sources reviewed by EDR:

- RCRA Corrective Action (CORRACTS)
- RCRA Information (RCRA Info)
- U.S. Brownfields
- New York State Inactive Hazardous Waste Disposal Sites (SHWS) and Deleted State Hazardous Waste Sites (DEL SHWS)
- New York State Solid Waste Facility/Landfill Site Registry (SWF/LF)
- New York State Leaking Storage Tank Incident Reports (LTANKS) and Historic Leaking Storage Tanks (HIST LTANKS)
- Underground Storage Tanks (UST)
- Aboveground Storage Tanks (AST)
- Major USTs (MOSF)
- New York State Hazardous Waste Generators (MANIFEST)
- New York State Spills (SPILLS)
- Sites with engineering controls in place (ENG CONTROLS)
- Sites with institutional controls in place (INST CONTROLS)

5.5.1 Subject Property

The subject property is not listed in any of the databases searched by EDR.

5.5.2 Neighboring Properties

The normal operating activities conducted by the neighboring occupants are routinely examined to determine whether the subject property could potentially be impacted. The EDR report lists neighboring sites in the vicinity of the subject property in the databases listed above. In addition, 20 unmapped (orphan) sites were identified. A summary of the sites and definitions of the database acronyms follows.

5.5.2.1 CORRACTS

This database includes waste handlers with RCRA corrective action activity. Two such sites, Dionics Incorporated and Vishay General Semiconductor LLC, were identified within one mile of the target property. Since these sites are not upgradient of the subject property, there is a low probability that they will impact the subject property.

5.5.2.2 RCRA Info

RCRA Info is the USEPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. Large quantity generators are defined as those who generate at least 1,000 kilograms (kg) of hazardous waste per month. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month. No RCRA-LQG sites are listed within 0.25 mile of the subject property. One RCRA-SQG site is listed within 0.25 mile of the subject property. This site is not upgradient of the subject property. As a result, there is a low probability that this site will impact the subject property.

5.5.2.3 U.S. BROWNFIELDS

This database is a list of Brownfields properties. One such property is listed in the database and is upgradient of the subject property. As a result, the possibility exists for impacts to groundwater from this site that could potentially adversely affect groundwater quality at the subject property.

5.5.2.4 SHWS and DEL SHWS

New York State Superfund sites are listed in the SHWS database. Those that have

been delisted are included in the DEL SHWS database. There are eleven SHWS sites and two DEL SHWS site within one mile of the subject property. None of these sites are located upgradient of the subject property and, as a result, there is a low probability that they will impact the subject property.

5.5.2.5 SWF/LF

The Solid Waste Facilities/Landfill Sites (SWF/LF) records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Eight SWF/LF sites are listed within 0.5 mile of the subject property. One of these is located hydraulically downgradient of the subject property. The remaining seven facilities include five active automobile dismantlers, one active transfer station and one inactive transfer station. No violations are reported for any of these sites. A permitted facility does not necessarily indicate an environmental concern.

5.5.2.6 LTANKS and HIST LTANKS

Leaking Storage Tank Incident Reports (LTANKS) contain an inventory of leaking underground or aboveground leaking storage tanks that have been reported to the New York State Department of Environmental Conservation (NYSDEC). Incident reports are filed due to tank test failures, tank failures or tank overfills. The LTANKS report identified 27 sites in the database within 0.5 mile of the subject property. All of these sites have been closed, indicating that any required remediation has been conducted to the satisfaction of the NYSDEC. Based on the information in the database report, there is a low probability that any of these sites will impact the subject property.

HIST LTANKS identifies leaking underground or aboveground storage tanks that were listed in NYSDEC Spills Information Database prior to January 1, 2002. Twenty-six HIST LTANK sites are listed and all are also included in the LTANKS summary above.

5.5.2.7 UST and AST

The Underground Storage Tank (UST) and Above Ground Storage Tank (AST) databases contain registered USTs and ASTs. Three UST sites and six AST sites

were identified within 0.25 mile of the subject property. The presence of registered USTs or ASTs does not necessarily indicate an environmental problem. A leak from any of these tanks would be identified in the LTANKS database.

5.5.2.8 MANIFEST

MANIFEST is a database that tracks hazardous waste from the generator through transporters to a disposal facility. In addition to the subject property, the report identified one site in the database within 0.25 mile of the subject property. This site is not upgradient of the subject property. As a result, there is a low probability that this site will impact the subject property.

5.5.2.9 SPILLS and HIST SPILLS

The SPILLS and HIST SPILLS database includes data collected on petroleum spills since April 1, 1986. The reports identified eleven sites within 0.125 mile of the subject property, all but two of which are closed, indicating that any required remediation has been conducted to the satisfaction of the NYSDEC. The remaining sites are not upgradient of the subject property. As a result, there is a low probability that any of these sites will impact the subject property.

5.5.2.10 ENG CONTROLS

This database lists sites with engineering controls in place, and includes the Former Laka Industries, Inc. site. This site is not upgradient of the subject property. As a result, there is a low probability that it will impact the subject property.

5.5.2.11 INST CONTROLS

This database lists sites with institutional controls in place, and includes the Former Laka Industries, Inc. site. This site is not upgradient of the subject property. As a result, there is a low probability that it will impact the subject property.

5.5.2.12 MOSF

The MOSF database includes petroleum bulk storage facilities with storage capacities of 400,000 gallons or greater. The report identified one such site within 0.25 mile of the subject property. The Mid County Terminal is not upgradient of the subject

property. As a result, there is a low probability that this site will impact the subject property.

5.5.2.13 Unmapped/Orphan Sites

The environmental database search identified a total of 20 unmapped sites in the various environmental databases. These sites generally contain limited information and cannot be precisely located with respect to the subject property. Due to the limited available information, the potential for environmental impacts from these sites to the subject property cannot be completely ascertained. The possibility exists for potential impacts to groundwater from these sites that could potentially adversely affect groundwater quality at the subject property.

5.6 Additional Environmental Record Source

Requests were made to the New York State Department of Environmental Conservation (NYSDEC), the Nassau County Department of Health (NCDH) and the Town of North Hempstead (TONH) under the Freedom of Information Law to obtain additional state and local environmental compliance records pertaining to the subject property. All correspondence letters forwarded to regulatory agencies as part of this assessment are provided in Appendix G. At the time of publication of this report, responses to these requests have been received from all regulatory agencies. Neither the NCDH or the NYSDEC have any files for the subject property. The TONH had limited records for the subject property, including plans and an application from 2002 to build a senior housing/day care facility at the subject property.

5.7 Physical Setting Source(s)

In accordance with the ASTM E1527-05 standard, a physical setting source was reviewed to assist the environmental professional. A physical setting source was provided as an addendum to the environmental database search report. The terrain is situated at approximately 125 feet above mean sea level (msl) with a topographic gradient in the general southeasterly direction, based on the United States Geological Survey (USGS) 7.5-minute quadrangle maps. Groundwater flow in the vicinity of the subject property is expected to be in a southeasterly direction.

5.8 Historical Use Limitation on the Property and Adjoining Properties

Information was not available regarding historical limitations for the subject property and adjoining properties.

5.9 Data Gaps

No data gaps were identified in this Phase I ESA with the exception that the basement kitchen was locked and therefore inaccessible.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The scope of work defined for this project included an on-site inspection and general site characterization. The information obtained during the site inspection and present herein is a result of observations obtained during the inspection.

6.2 General Site Setting

The subject property is situated in an area of primarily commercial/residential usage in a suburban setting. Industrial properties are located further south of the subject property. Photographs taken during the site inspection are provided in Appendix H.

6.3 Interior Observations

The first floor contains an auditorium, a kitchen, a maintenance room with a slop sink, several offices, and several classrooms. The second floor contains several classrooms and bathrooms. The first and second floors are in significantly poor condition likely due to vandalism. The floors are predominantly vinyl tile and the walls are painted plaster or wood paneling. The ceilings consist predominantly of various types of acoustic tile. Furniture, miscellaneous school equipment and computers were observed in disarray.

The building has two partial basements located on the north and south sides. The south basement contained a kitchen and a meeting room. The south basement consists of painted concrete floors, walls and ceilings with fluorescent light fixtures. The north basement consists of the boiler room and is unfinished. A sump pump was observed in the boiler room. The floor was in fair condition with no evidence of spillage.

No floor drains were observed in the basement or kitchen areas. Heat for the building was formerly provided by two oil-fired boilers, and the heat was distributed through steam radiators. The kitchen was formerly heated by an oil-fired space heater. Hot water for building use was provided by an oil-fired hot water heater located in a utility room near the kitchen.

6.4 Exterior Observations

The exterior of the two-story building is constructed of brick. The main entrance to the building is located along the western exterior wall, facing Grand Street. Additional entrances are located along the northern, southern, and eastern exterior walls of the building. An overhead door leading to a storage room was observed on the north side of the building. Furniture and three five-gallon containers of a machine wash detergent were observed in the garage.

The remainder of the subject property is mostly covered by asphalt, with a grass and landscaped area located in the front of the building and on the south side. An asphalt parking area is located along the north side of the building. No staining of the asphalt was observed at the property. A playground was located at the southern portion of the subject property. One solid cover manhole was identified in the front parking lot. A fill port and solid cover manhole were observed on the north side of the subject property beneath asphalt pavement. The size of the UST is unknown although it reportedly stored heating oil. No areas of stressed vegetation were observed on the subject property.

The perimeter of the subject property is marked with chain link fencing. An apparently empty and unlabeled 55-gallon drum with an open top was observed along the northern perimeter of the subject property.

7.0 INTERVIEWS

Mr. Fred Mekas, representative of the New Cassel Community Center, was interviewed at the subject property and answered questions relative to past and recent site operations. According to Mr. Mekas, other former occupants included a senior citizens center, Trail Blazers Day Care, and Alcoholics Anonymous. When asked if he knew of any possible environmental issue relative to the property, he

stated that he was unaware of any. Mr. Mekas was not aware of the size of the heating oil UST but believed it to be empty at the time of the site visit.

8.0 FINDINGS AND OPINION

Upon completion of this Phase I Environmental Site Assessment, the environmental professionals identified two RECs associated with the subject property as follows:

- On-site unregistered underground heating oil tank of an unknown capacity;
- Potential soil vapor and groundwater contamination due to off-site sources.

It is recommended that a Phase II ESA be conducted at the subject property to determine if the above RECs have impacted the environmental quality of the subject property. A detailed scope of work and cost estimate will be provided under separate cover.

Furthermore, due to the age of the building (the main portion reportedly having been constructed in 1927 with an addition in 1956), asbestos and/or lead-based paint may be present. The mere presence of asbestos-containing material and/or lead-based paint is not typically considered a hazard unless the materials are in poor condition, or the areas are being considered for demolition. Should the building be considered for demolition or renovation, in whole or in part, it would be advisable to conduct surveys for these materials, and to manage any confirmed asbestos and/or lead in accordance with applicable regulations and guidance.

9.0 DEVIATIONS

This Phase I ESA report was prepared consistent with the ASTM E1527-05 standards. No deviations exist.

10.0 REFERENCES

- American Society for Testing Materials (ASTM) E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
- EDR-Radius Map with GeoCheck®
- EDR- Aerial Photographs

- EDR-Topographic Maps
- Sanborn® Map Report
- EDR Environmental LienSearch® Report

11.0 ENVIRONMENTAL PROFESSIONAL DECLARATION

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of this part."

"I have specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Caroline A. Cadalso
Senior Project Scientist

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Ms. Caroline A. Cadalso conducted the Phase I Environmental Site Assessment and prepared the subsequent report. The resume for Ms. Cadalso is included in Appendix I.

Tank Excavation Assessment Report

Town of North Hempstead
252 Grand Street
Westbury, New York

September 3, 2015

Prepared for:
Mr. Robert Fazio, D.P.W. Engineer
Town of North Hempstead
220 Plandome Road
Manhasset, NY 11030

Prepared by:

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TABLE OF CONTENTS

1.0 INTRODUCTION 2
2.0 UNDERGROUND STORAGE TANK REMOVAL 2
2.1 Tank Excavation and Removal 2
2.2 Tank Excavation Soil Sampling Activities 3
2.3 Tank Excavation Analytical Results 3
3.0 SUMMARY 4

LIST OF FIGURES

Figure 1 Site Location Map
Figure 2 Site Plan
Figure 3 UST Removal Soil Analytical Data Map

LIST OF TABLES

Table 1 Summary of Removed Tanks
Table 2 Summary of PID Readings
Table 3 Soil Analytical Data - VOCs CP-51 List
Table 4 Soil Analytical Data - SVOCs CP-51 List

LIST OF APPENDICES

Appendix A Photographs
Appendix B Non-Hazardous Waste Manifests
Appendix C UST Removal Disposal Affidavit
Appendix D Laboratory Analytical Report

Note: The above Figures, Tables, and Appendices have been removed from this report.

ISLAND Pump & Tank

1.0 INTRODUCTION

Island Pump & Tank (IPT), on behalf of Town of North Hempstead, has prepared this report summarizing environmental services provided during the permanent removal of one (1) fuel oil underground storage tank (UST), identified at the vacant property located at 252 Grand Street, in Westbury, New York. A Site Location Map has been provided as **Figure 1** and a Site Map depicting the location of the former UST system has been provided as **Figure 2**. All activities associated with the UST removal were conducted by IPT's Construction Department with oversight by IPT's Environmental Services Department personnel. All activities were conducted in general accordance with the New York State Department of Environmental Conservation (NYSDEC) DER-10 Technical Guidance for Site Investigation & Remediation dated, May 3, 2010.

2.0 UNDERGROUND STORAGE TANK REMOVAL

On August 6, 2015, IPT personnel were on-site to provide environmental oversight and to document the UST system closure activities. The UST system closure activities included the removal of one (1) 10,000-gallon fuel oil, steel-walled UST. Select photographs taken during the UST removal activities are provided in **Appendix A.**

2.1 Tank Excavation and Removal

Prior to the tank removal IPT removed the materials covering the UST, and all residual tank liquids were removed by IPT's Waste Department for off-site disposal. A total of four (4) drums and 10,129 gallons of residual tank liquids and sludges were transported to Northland Environmental in Providence, Rhode Island, as well as Advanced Waste & Water Technology, Inc. (AWWT) in Farmingdale, New York, respectively, for off-site disposal. Copies of the Non-Hazardous Waste Manifests have been included in **Appendix B**.

Following the tank cleaning activities, the UST was vented and the atmospheric condition inside the UST was monitored with a combustible gas indicator (CGI) meter. Once acceptable LEL levels were reached, the fill materials covering the UST was removed and set aside to facilitate the removal of the UST. During the progression of the excavation, a plastic liner was identified surrounding the UST within the tank grave.

Following the removal of the UST, a visual inspection was conducted and documented by IPT personnel. The UST was found to be in good condition with no signs of corrosion, holes, or pitting observed on the top and/or bottom of the UST (**Table 1**). Mr. Michael Palmisano, of the Nassau County Department of Health Office, was onsite to oversee the removal of the UST. Mr. Palmisano was in accordance that the UST visibly looked in decent condition and authorized IPT to proceed with the collection of samples. Select photographs depicting the UST removal are included in **Appendix A**. Upon completion of visual inspection, the UST was crushed into a truck for transport to an off-site disposal facility. A UST Removal Disposal Affidavit has been provided in **Appendix C**.

2.2 Tank Excavation Soil Sampling Activities

Upon completion of the UST removal, soil samples were collected in general accordance with the NYSDEC DER-10 Technical Guidance for Site Investigation & Remediation. Based upon the length of the UST and the perimeter of the immediate excavation cavity, a total of eight (8) soil samples were collected. Two (2) soil samples (North Bottom and South Bottom) were collected from the bottom of the excavation at approximately 15 feet below ground surface (bgs). All other soil samples (Southwest Wall, North Wall, South Wall, Southeast Wall, Northeast Wall, and Northwest Wall) were collected at approximately 10 feet bgs. The soil sample locations and respective PID readings have been depicted in **Figure 3**.

A portion of each collected soil sample was temporarily placed into a re-sealable plastic bag. After allowing proper time for headspace to gather, the sample was field screened for the presence of total volatile organic vapors (VOCs) utilizing a photo- ionization detector (PID).

The PID was equipped with a 10.6 eV lamp and is calibrated daily utilizing ambient air and a 100 parts per million (ppm) isobutylene span gas. All PID concentrations were determined to range from 0.0 ppm at sample location Northwest Wall and Southeast Wall to 40.0 ppm at sample location South Bottom. PID results have been summarized for all soil samples collected in **Table 2** and also on **Figure 3.**

2.3 Tank Excavation Analytical Results

The samples collected during the UST removal activities were placed in laboratory-supplied glassware and submitted under chain of custody procedures to York Analytical Laboratories, Inc. (York) in Stratford, CT for analysis of Volatile Organic Compounds (VOCs) CP-51 List via EPA Method 8260C and Semi-Volatile Organic Compounds (SVOCs) CP-51 List via EPA Method 8270D.

Based upon laboratory analytical results, total VOC and total SVOC concentrations at all sample locations were either non-detect (ND) or below their respective NYCDEC SCO CP-51 standards. Laboratory analytical results have been summarized in **Tables 3 & 4.** VOC & SVOC concentrations have been depicted on the UST Removal Soil Analytical Data Map provided on **Figure 3**. Copies of the chain of custodies and laboratory analytical reports have been provided in **Appendix D**.

3.0 SUMMARY

On August 6, 2015, IPT, on behalf of the Town of North Hempstead, provided environmental oversight during the permanent removal of the UST system located at 252 Grand Street, in Westbury, New York. A summary of the UST removal activities are summarized below:

- One (1) 10,000-gallon single-walled, steel UST was removed. Approximately four (4) drums and 10,129 gallons of residual tank liquids and sludges were generated during the removal and cleaning of the UST.

- Following the UST removal activities, eight (8) soil samples were collected from within the former UST excavation cavity. All VOCs and SVOCS concentrations were determined to be below NYCDEC SCO CP-51 standards for all sampling locations.

At this time, on behalf of the Town of North Hempstead, IPT determines no further action is required requiring this UST system at the site.

Phase I

Environmental Site Assessment

252 Grand Street

New Cassel, New York

NP&V Job # 17268

December 29, 2017

CONFIDENTIAL AND PRIVILEGED

Phase I

Environmental Site Assessment

252 Grand Street

New Cassel, New York

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NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Phase I

Environmental Site Assessment

252 Grand Street

CONTENTS

1.0 SUMMARY Page 1 of 28

2.0 INTRODUCTION
- 2.1 PURPOSE Page 4 of 28
- 2.2 DETAILED SCOPE OF SERVICES Page 4 of 28
- 2.3 LIMITATIONS AND EXCEPTIONS Page 5 of 28
- 2.4 SPECIAL TERMS AND CONDITIONS Page 7 of 28
- 2.5 USER RELIANCE Page 8 of 28

3.0 SITE DESCRIPTION
- 3.1 OBJECTIVES Page 9 of 28
- 3.2 METHODOLOGY Page 9 of 28
- 3.3 LIMITATIONS Page 9 of 28
- 3.4 LOCATION AND LEGAL DESCRIPTION Page 9 of 28
- 3.5 EXISTING AND PAST USES Page 9 of 28
  - 3.5.1 Aerial Photography Page 10 of 28
  - 3.5.2 Sanborn Maps Page 10 of 28
  - 3.5.3 USGS Quadrangle Maps Page 10 of 28
  - 3.5.4 Other Sources Page 10 of 28
  - 3.5.5 Data Gaps Page 10 of 28
- 3.6 SITE AND VICINITY CHARACTERISTICS Page 11 of 28
- 3.7 DESCRIPTION OF SITE CONDITIONS Page 11 of 28
- 3.8 ADJACENT LAND USES Page 12 of 28
- 3.9 NATURAL SETTING Page 12 of 28
  - 3.9.1 Soils and Topography Page 12 of 28
  - 3.9.2 Groundwater Resources Page 13 of 28
  - 3.9.3 Wetlands Page 14 of 28
  - 3.9.4 Coastal Barrier Improvements/Flood Plains Page 14 of 28
  - 3.9.5 Critical Habitat/Endangered Species Page 14 of 28

4.0 USER PROVIDED INFORMATION
- 4.1 TITLE RECORDS Page 15 of 28
- 4.2 ENVIRONMENTAL LEINS OR ACTIVITY AND USE LIMITATIONS Page 15 of 28
- 4.3 SPECIALIZED OR ACTUAL KNOWLEDGE Page 15 of 28
- 4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATIONS Page 15 of 28
- 4.5 PROPERTY VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES Page 15 of 28
- 4.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION Page 15 of 28
- 4.7 REASON FOR PERFORMING PHASE I ESA Page 15 of 28

5.0 ENVIRONMENTAL RECORDS AND HISTORICAL DATA REVIEW
5.1 STANDARD ENVIRONMENTAL RECORD SOURCES Page 16 of 28
5.1.1 USEPA Page 16 of 28
5.1.2 NYSDEC Page 19 of 28
5.1.3 NCDH Page 21 of 28
5.1.4 Local Agencies Page 21 of 28

6.0 FINDINGS Page 22 of 28

7.0 OPINIONS Page 23 of 28

8.0 CONCLUSIONS Page 23 of 28

9.0 DEVIATIONS & ADDITIONAL SERVICES Page 24 of 28
9.1 DEVIATIONS Page 24 of 28
9.2 ADDITIONAL SERVICES Page 24 of 28

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL Page 25 of 28

11.0 REFERENCES Page 26 of 28

FIGURES Page 28 of 28

APPENDICES

Note: The above Figures and Appendices have been removed from this report.

Phase I

Environmental Site Assessment

252 Grand Street

1.0 SUMMARY

The subject property has been inspected and reviewed independently by Nelson, Pope & Voorhis, LLC in order to determine potential environmental or public health concerns. This report is intended to identify Recognized Environmental Conditions (as defined in Standard Practice for Environmental Site Assessment; ASTM E 1527-13 and United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI)) on the subject property based on four (4) components of a Phase I Environmental Site Assessment (ESA): records review, site reconnaissance, interviews and evaluation and reporting. **Appendix A** provides a statement of limiting conditions. **Appendix B** includes the resumes of key personnel.

The subject property lies in the Hamlet of New Cassel, Town of North Hempstead, County of Nassau, New York. The subject property consists of a 2.23± acre parcel of undeveloped land, located on the northeast corner of Grand Street and Broadway. The property is more particularly described as Nassau County Tax Map #: Sec: 11 Block: 503 and Lots 52 & 53. The surrounding area is densely developed with residential and commercial uses.

The subject property consists of a rectangular shaped, partially undeveloped parcel of land and a paved parking area that has flat topography throughout the entire property. The north three quarters (¾) of the subject property is cleared land with the exception of several large trailers/mobile home units parked throughout this area of the property. This portion of the property also contains former paved parking areas associated with the former school which occupied by the property for many years. The southern quarter (¼) of the property is a paved parking area that is utilized by the facility located to the east. There was no evidence of any existing structures observed during the site reconnaissance; however, there is historic evidence (aerial photographs and Sanborn Maps) that the subject property contained a grade school in the past.

No debris was observed on the subject property. There was no evidence of any staining, storage tanks, discharge, areas of stressed vegetation, residue of oils or other toxic substances, pools of discharge, petroleum or chemical odors, or other such indicators noted during the site reconnaissance.

Sanborn map coverage from 1929, 1941, 1968 and 1980 was available for the area containing the subject property. A review of all of the maps provided depicted a building on the subject property. Specifically, the maps from 1929 and 1940 depicted the original former two-story grade school. The 1940 map indicated that the original building was constructed in 1926. The maps from 1968 and 1980 depicted a two (2) story extension that was constructed on the south side of the grade school. Both of these maps indicated that the addition was constructed in1952.

Aerial photographs from 1938, 1947, 1951, 1953, 1962, 1966, 1966, 1974, 1980, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. From all of the aerial photos reviewed, the subject property contained the former structure. An extension to the structure was added prior to the 1953 aerial photograph. In addition, an associated paved parking area was constructed on the north side of the property prior to the 1962 aerial.

The USGS Freeport, Hempstead, Hicksville, and Oyster Bay Quadrangle Maps dated 1897, 1898, 1899, 1900, 1947, 1954, 1955, 1967, 1969, 1979 and 2013 were reviewed. The 1897-1900 maps revealed that the subject property was vacant wooded land. In 1947, the former grade school was depicted on the subject property. The remaining topographic maps revealed that the grade school was present on the subject property and was located in a moderately developed area. The surrounding area appeared to consist of moderately developed land in all the topographic maps, with Hitchcock Race Track directly north of the subject property.

An extensive government records search did not identify any sources of environmental degradation on the subject property. Some Federal, State and County documented regulated sites were noted in the vicinity of the subject property. Specifically, two (2) National Priority List (NPL) Sites, thirty-nine (39) Inactive Hazardous Waste Disposal Sites (IHWDS), four (4) RCRA Corrective Action (CORRACTS) Sites, one (1) Brownfields Voluntary Cleanup Program site, seventeen (17) NYSDEC Solid Waste Facilities, one (1) RCRA Hazardous Waste Treatment site, no active and twenty-four (24) closed LUST spill incidents and three (3) active and 194 closed spill incidents are located within one-half (0.5) mile of the subject property. In addition, sixteen (16) Petroleum Bulk Storage (PBS) facilities, seven (7) RCRA Generators, three (3) Toxic Release Inventory Sites, three (3) Air Dischargers and one (1) Civil & Administrative Enforcement Docket Facility are located within one-quarter (0.25) mile of the subject property.

A Tier 1 Vapor Encroachment Condition (VEC) Assessment was conducted as part of this Phase I ESA, due to the proximity of several spill incidents. The assessment was conducted in accordance to the methods and procedures, outlined within ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

For this assessment, under conditions where the direction of groundwater flow can be ascertained, critical search distances are used to determine if a VEC exists. Specifically, the following distances are applied to the Tier I Assessment:

<u>Upgradient Sources</u>
1,760 feet for Chemical of Concern (COC)
520 feet for petroleum hydrocarbons

<u>Cross-gradient Sources</u>
365 feet for COC
165 feet for petroleum hydrocarbon LNAPL sources & 95 feet dissolved petroleum hydrocarbon sources with plume considerations

Down-gradient Sources
100 feet for COC/petroleum hydrocarbon LNAPL sources
30 feet dissolved petroleum hydrocarbon sources

Review of the regulatory agency database report provided for the subject property revealed no sites located within the critical distances. Based on the information reviewed, it is concluded that a VEC can be ruled out.

This assessment has identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, historic recognized environmental conditions and de minimus conditions in connection with the subject property, subject to the methodology and limitations of this report.

Two (2) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A former school structure occupied the subject property from 1926 until early 2015 when the structure was demolished.

2. The property contains a paved parking area which was associated with the former school and an existing paved parking area on the southern portion of the property which is utilized by the adjacent facility.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No historic recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for 252 Grand Street located in New Cassel, New York. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. In conclusion, this assessment has revealed evidence of one (1) recognized environmental condition in connection with the subject property, subject to the methodology and limitations of this report.

2.0 INTRODUCTION

2.1 PURPOSE

This report is intended to meet the format and requirements of the ASTM Standard Practice for Environmental Site Assessments, as published in ASTM E 1527-13 and USEPA AAI standards. Banks, insurance companies and prospective property purchasers require an understanding of existing and past property conditions and uses in order to assess the potential liabilities associated with a site. This assessment has been completed by a qualified environmental professional as defined in ASTM Standards. The objectives of this Environmental Site Assessment are stated as follows:

- Establish a basis of understanding of past and present use in order to determine potential environmental and/or public health risk.
- Establish a basis of understanding of surrounding uses, and area environmental resources in order to determine if the property is affected by such uses or resources.
- Identify, to the extent feasible, *recognized environmental conditions* (i.e., potential risk caused by the presence of Hazardous Substances or Petroleum Products) in connection with the site and adjoining properties.
- Identify any known or potential items in noncompliance with applicable Local, State or Federal laws and regulations.
- Specify how any items in noncompliance with applicable Local, State or Federal laws and regulations can be brought into compliance.
- Confirm the absence of environmental problems or quantify potential environmental liabilities. In the event such findings cannot be made, recommend further environmental sampling.

The final purpose of the report is to utilize the information gained to report "Recognized Environmental Conditions", a very important term defined and utilized in the ASTM Standards. Recognized Environmental Conditions are defined as follows:

> *The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimus are not recognized environmental conditions.*

2.2 DETAILED SCOPE OF SERVICES

This ESA has been completed by Nelson, Pope & Voorhis, LLC, in accordance with ASTM standards. The following documentation is intended to provide the financing institution with the information related to the environmental and public health integrity of the subject property.

The report was completed utilizing a variety of techniques and sources of information. The following is a procedural account of the methodology for report preparation:

1) Field inspection of the site was conducted including indoor and outdoor facilities and interview of site personnel and property owners, to document facilities and operations, and to determine applicable Federal, State and Local laws and regulations.
2) Inspection of areas surrounding the site was conducted in order to document surrounding uses as related to the integrity of the subject site.
3) Federal government records were researched including the NPL site list, the CERCLIS site list, and RCRA Hazardous Waste TSD Facilities and Generator Lists, and ERNS lists to determine if the site or adjacent sites are included in listings.
4) State government records were researched including NYS Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Disposal site lists, landfills and solid waste disposal facilities, registered underground storage tanks (USTs), wastewater disposal sites, air emission sources, and leaking USTs/materials spill lists, to determine if the site or adjacent sites are included in listings.
5) County government records were researched including tank and drum registration, violations/enforcement action files, and for sites in Suffolk County, the CLEARS remote sensing site inventory.
6) Local government records were researched including zoning, assessor's records, building permit and Certificate of Occupancy to determine site compliance and history.
7) Records involving Transfer of Property were reviewed as available to determine site ownership and history where possible.
8) Published literature concerning on-site soils, and groundwater resources were reviewed as related to environmental audits to establish environmental resource information.
9) Additional interviews of past owners and operators, surrounding property owners/users were conducted as necessary.
10) Conclusions regarding the site were formulated based upon the above tasks.
11) No sampling of suspected recognized environmental conditions was completed as part of this report.
12) Non-scope issues such as asbestos, radon, lead based paint, wetlands, lead in drinking water, cultural and historic resources, endangered species, indoor air quality, mold, etc. are addressed with certain limitations noted herein. If obvious signs of such issues were observed during the site reconnaissance, such observations are indicated in the report. However, this report should not be considered a full asbestos survey, lead based paint report, wetlands delineation survey, mold assessment, etc. The recommendations of this will indicate if a full survey or report should be undertaken to fully determine if such issues exist on the subject property.

2.3 LIMITATIONS AND EXCEPTIONS

This report is dated, and is only valid for activities which occurred prior to the date of facility inspection. Activities, liabilities and alterations to environmental conditions documented in this report that may have occurred subsequent to the date of inspection are not included in this analysis.

There are several limitations of this study which should be understood. The study is intended to assess the potential for public health or environmental liabilities based upon examination of the subject property in accordance with the ASTM Standards. The ASTM Standards provide specific guidance with regard to radon, asbestos, lead in drinking water and lead based paint.

Analysis of the CERCLA implications with regard to the innocent purchaser defense under Superfund, finds that naturally occurring radon is not subject to CERCLA liability and is appropriately considered as a non-scope issue. Accordingly, this survey will not address radon gas, and will not involve or recommend air monitoring for radon gas. As a point of information for users of this report, radon is a colorless, odorless, inert gas which has become a common air contaminant of concern in certain geographic areas. Radon is a natural isotope, which is present most commonly in association with crystalline bedrock and at times other geologic deposits. Natural isotope decay, can emit radiation which causes health concerns due to inhalation **(Sax and Lewis, 1987).** Radon levels generally increase in areas where bedrock is close to the land surface, and generally creates a health related problem only where underground basements are constructed which may allow radon gas to accumulate in a manner which would cause exposure. Geographically, radon may be of concern in some portions of western Long Island, New York City and nearby counties. Absent these conditions radon gas presents less of a concern. Similarly, the ASTM Standards do not recognize liability with regard to asbestos that is part of the building materials of a structure, in accordance with CERCLA innocent purchaser defense under Superfund. If asbestos containing material is disposed of on a site however, such practice would be subject to Superfund response actions and should be identified. In the interest of serving the client, and addressing the needs of lending institutions, this report will identify observed asbestos containing material (ACM) on the site which may cause a health danger or is considered friable, as a non-scope issue. This report is not a full asbestos survey as would be required for building demolition, or identification of all possible sources of ACM, regardless of health danger.

Lead in drinking water and lead based paint are also issues which are considered to be non–scope under CERCLA innocent purchaser defense under Superfund. Lead based paint has been in use for many years, and it is likely that most older buildings will contain this paint. As a general rule, painted surfaces should be maintained and ingestion of paint products should be avoided. If disposal of these materials is involved, disclosure of this practice would be subject to the scope of this environmental audit. Lead in drinking water occurs generally as a result of past use of high lead content solder. Water left stagnant in pipes overnight or longer, may leach lead from these joints and affect drinking water quality. As a general rule, water should be run for several minutes in the morning where such plumbing is present.

This report cannot identify all sources of PCB containing oils. Common sources of these materials include transformers and fluorescent lamp ballast. Electric service transformers may include ground level or pole mounted units. These transformers are owned and maintained by the Public Service Enterprise Group - Long Island (PSEG-LI), the entity responsible for their use and integrity. Transformers are inventoried and periodically inspected. PSEG-LI transformers were not manufactured to contain PCB contaminated oils. Aggressive and destructive testing

which would be required for definitive identification of PCB's is beyond the scope of this study. The study will however identify observed potential sources, fluid leaks, hazardous materials and/or petroleum substance disposal and other environmental or health hazards appropriate the scope of the survey.

It must be noted that the accuracy of any Environmental Site Assessment is limited to the information available during the time of the site survey, and from the records, files and drawings provided by the owner and released by governmental agencies; and, the accuracy and completeness of the information provided during interviews. **Appendix A** of this report contains a Supplemental Statement of Conditions for Phase I Environmental Audits. This list was established by the Environmental Assessment Association (EAA) in order to standardize procedures and understanding with regard to the scope of environmental audits. Charles J. Voorhis is an active member of the EAA and is a Certified Environmental Inspector (CEI). Nelson, Pope & Voorhis, LLC (NP&V), may be contacted if there are any questions regarding this analysis or the methods involved. The resumes of key personnel involved in the preparation of this report are included in **Appendix B**.

2.4 SPECIAL TERMS AND CONDITIONS

It is the responsibility of the user of this report (for example, the purchaser, potential tenant, owner lender or property manager) to provide certain segments of information utilized in the report. This would include reporting of any *environmental liens* (i.e. consideration against property for response action, cleanup or remediation of hazardous substances or petroleum product) encumbering the property or specialized knowledge or experience that would assist in identifying *recognized environmental conditions*.

It must be recognized that the level of inquiry is variable for each Phase I Environmental Site Assessment, depending upon the availability of information and quality of information received. As per the ASTM Standards, it should also be noted that the "environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional." Personnel involved in report preparation will make judgments on the accuracy of information and conduct additional research as necessary in order to meet the requirement of identifying recognized environmental conditions on the site. ASTM Standards provide a number of standards sources of historic information, any one of which may be sufficient. Nelson, Pope & Voorhis, LLC will seek to research as many sources of historic information as may be available as a means cross confirmation. Based on ASTM Standards, the Phase I Environmental Site Assessment is not intended to include any sampling or testing of materials associated with the project site (i.e. soil, water, air or building materials). Accordingly, this report will conform with this intent and no testing will be conducted.

2.5 USER RELIANCE

Nelson, Pope & Voorhis, LLC (NP&V) understands that our client (and their successors or assigns) are relying upon the contents of this Phase I Environmental Site Assessment report for the above referenced property in making a loan secured by or affecting the property and/or acquiring the property as the case may be. The format of this Phase I Environmental Site Assessment was predicated upon general guideline requirements established by individual lending institutions, American Society for Testing and Materials Standards (1527-13) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards, various professional organizations, and our professional judgment.

The date of inspection, key personnel in the preparation of the report, and a list of persons interviewed is provided below in order to provide further insight into methodology:

Project Commenced:	November 22, 2017
Inspection Date:	December 15, 2017
Report Date:	December 29, 2017
Inspector/Preparer:	Charles J. Voorhis, CEP, AICP
	Steven J. McGinn, CEI
	Jonathan McGinn
Persons Interviewed	None - Vacant Land

3.0 SITE DESCRIPTION & RECONAISSANCE

3.1 OBJECTIVES

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. The site reconnaissance typically involves observing all areas of the subject property in order to determine if any potential recognized environmental conditions are present.

3.2 METHODOLOGY

All portions of the subject property were observed to the best extent possible based on the existing fence which enclosed the subject property. The site reconnaissance was completed in order to identify any potential recognized environmental conditions which may be present.

3.3 LIMITATIONS

The majority of the subject property was fenced off and locked and the property was covered with snow at the time of inspection of the subject property. The site inspection was completed as thoroughly as possible around the perimeter of the subject property. The property is currently vacant.

3.4 LOCATION, SETTING AND LEGAL DESCRIPTION

The subject property lies in the Hamlet of New Cassel, Town of North Hempstead, County of Nassau, New York. The subject property consists of a 2.23± acre parcel of undeveloped land, located on the northeast corner of Grand Street and Broadway. The property is more particularly described as Nassau County Tax Map #: Sec: 11, Block: 503 and Lots 52 & 53. The surrounding area is densely developed with residential and commercial uses. **Figure 1** provides a location map depicting the subject property and the surrounding area. *All figures are located in a separate section immediately following the text of this report.*

3.5 EXISTING AND PAST SITE USES

The subject property consists of a rectangular shaped, partially undeveloped parcel of land and a paved parking area that has flat topography throughout the entire property. The north three quarters (¾) of the subject property is cleared land with the exception of several large trailers/mobile home units parked throughout this area of the property. This portion of the property also contains former paved parking areas associated with the former school which occupied by the property for many years. The southern quarter (¼) of the property is a paved parking area that is utilized by the facility located to the east. There was no evidence of any existing structures; however, there is evidence (aerial photographs and Sanborn Maps) that the subject property contained a grade school in the past. A copy of a recent aerial illustrating the conditions on the subject property is provided as **Figure 2**.

In terms of available records, historical use can be documented using a variety of standard records. The intent is to trace land use to a period prior to 1940. For the purpose of this Environmental Site Assessment, as many sources as are reasonably available have been consulted. The following are considered standard historical sources:

Aerial Photographs
Fire Insurance Maps (Sanborn Maps)
Property Tax Files
Recorded Land Title Records
USGS 7.5 Minute Topographic Maps
Local Street Directories (Cole Directories)
Building Department Records
Zoning/Land Use Records

3.5.1 Aerial Photography

Aerial photographs from 1938, 1947, 1951, 1953, 1962, 1966, 1966, 1974, 1980, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. From all of the aerial photos reviewed, the subject property contained the former structure. An extension to the structure was added prior to the 1953 aerial photograph. In addition, an associated paved parking area was constructed on the north side of the property prior to the 1962 aerial. Refer to **Appendix E** for a copy of the aerial photographs.

3.5.2 Sanborn Maps

Sanborn map coverage from 1929, 1941, 1968 and 1980 was available for the area containing the subject property. A review of all of the maps provided depicted the former building on the subject property. Specifically, the maps from 1929 and 1940 depicted the original former two-story grade school. The 1940 map indicated that the original building was constructed in 1926. The maps from 1968 and 1980 depicted a two (2) story extension that was constructed on the south side of the grade school. Both of these maps indicated that the addition was constructed in1952.

3.5.3 USGS Quadrangle Maps

The USGS Freeport, Hempstead, Hicksville, and Oyster Bay Quadrangle Maps dated 1897, 1898, 1899, 1900, 1947, 1954, 1955, 1967, 1969, 1979 and 2013 were reviewed. Review of the 1897-1900 maps revealed that the subject property was vacant wooded land. By 1947, the former grade school structure had been constructed on the subject property. The remaining topographic maps depicted the grade school on the subject property and that the subject property was located in a moderately developed area. The surrounding area appeared to consist of moderately developed land in all the topographic maps, with Hitchcock Race Track directly north of the subject property. Refer to **Appendix G** for a copy of the topographic maps.

3.5.4 Other Sources

No other sources of information were obtained or known to be available with regard to historic uses of the subject property.

3.5.5 Data Gaps

The aerial photographs received exceeded the five (5) year interval in several consecutive photographs in the series as noted above. The data gap has been evaluated and it is noted that the subject property has always been vacant land.

3.6 SITE AND VICINITY CHARACTERISTICS

The subject property consists of a rectangular shaped, partially undeveloped parcel of land and a paved parking area that has flat topography throughout the entire property. The north three quarters (¾) of the subject property is cleared land with the exception of several large trailers/mobile home units parked throughout this area of the property. This portion of the property also contains former paved parking areas associated with the former school which occupied by the property for many years. The southern quarter (¼) of the property is a paved parking area that is utilized by the facility located to the east. There was no evidence of any existing structures; however, there is evidence (aerial photographs and Sanborn Maps) that the subject property contained a grade school in the past. **Appendix D** contains site photographs which depict typical views of the subject property. An aerial photograph depicting the existing conditions of the subject property is provided as **Figure 2**.

The area immediately surrounding the subject property is a mix of commercial and residential uses that are described in more detail in **Section 3.8**. An aerial photograph depicting the surrounding property uses is provided as **Figure 3**.

3.7 DESCRIPTION OF SITE CONDITIONS

The subject property consists of a rectangular-shaped, undeveloped piece of land which currently contains several trailer/mobile home units.

Construction - There was no evidence of any existing structures observed during the reconnaissance of the subject property. However, the subject property historically contained a two (2) story elementary school.

Roads or Parking Areas - There were no roads observed during the reconnaissance of the subject property. There is a paved parking area located on the north side of the subject property which was associated with the former school. A second paved parking area, which is associated with the adjacent facility, is located on the southern portion of the property

Hazardous Substances or Pools of Liquids - No hazardous substances were identified on the subject property.

Asbestos Containing Material (ACM) - No suspected asbestos containing materials were observed during the site reconnaissance. There are no structural improvements present on the subject property.

Storage Tanks - No storage tanks were observed on the subject property during the site reconnaissance.

Drum Storage - There was no evidence of any drum storage present on the subject property.

Polychlorinated Biphenyls (PCBs) - There was no evidence of an electrical transformer or electric utility boxes observed during the reconnaissance of the subject property.

Sanitary Disposal - No on-site sanitary systems were observed on the subject property since no building improvements were present.

Water Supply - The surrounding area is serviced by the Westbury Water District which maintains a distribution system in the area of the subject property.

Stormwater - One (1) stormwater drainage feature was observed during the reconnaissance of the subject property.

Wells - No wells were observed during the reconnaissance of the subject property.

3.8 Adjacent Land Use

Current land use at the subject property and surrounding area is described based on aerial photographs and visual observations. The area immediately surrounding the subject property is a mix of commercial and industrial uses. An aerial photograph depicting the surrounding property uses is provided as **Figure 3**.

North: Residential areas, beyond which Prospect Avenue.
South: Broadway, beyond which are residential uses and the Long Island Railroad.
East: Magnolia Gardens retirement home, beyond which is Hopper Street and residential uses.
West: Grand Street, beyond which are residential uses.

Past uses in the vicinity of the subject property are described based on review of historic aerial photographs and the field reconnaissance. The area surrounding the subject property was primarily vacant wooded land prior to the construction of the existing developments surrounding the subject property.

3.9 NATURAL SETTING

3.9.1 Soils and Topography

The surficial geology of a site can often provide insight into the past activities on a given parcel of land. The Soil Survey of Nassau County, conducted by the U.S. Department of Agriculture in 1987 is a useful source of soils information, which identifies soil types resulting from natural deposition and modification, as well as man-induced alterations associated with land use.

The subject property is comprised of soil types: Uh - Urban Land Hempstead Complex. The characteristics of these soil types are identified as follows **(Wulforst et al., 1987)**:

> *Urban Land-Hempstead Complex (Uh) - This map unit consist of urban areas and very deep, well drained soils. It is found on nearly level plains. Slopes range from 0-3 percent, but in most areas that are near drainageways or depressions it is less than 2 percent.*

The nature of the surrounding area consists of vacant land, agricultural, and residential uses. The subject property contains moderately sloped topography, that trends from higher elevations in the northern portion of the property towards lower elevations in the southern portion of the property. Neither soils nor topography appear to pose a constraint to the current use of the subject property. Bedrock in the vicinity of the subject property is approximately 1,500 feet below grade. The soil types overlying the subject property are illustrated in **Figure 5**. The topography of the subject property is provided in **Figure 6**.

3.9.2 Groundwater Resources

Groundwater on Long Island is entirely derived from precipitation. Precipitation entering the soils in the form of recharge, passes through the unsaturated zone to a level below which all strata are saturated, referred to as the water table. The groundwater table is equal to sea level on the north and south shores of Long Island, and rises in elevation toward the center of the Island. The high point of the parabola is referred to as the groundwater divide. The changes in elevation of the water table create a hydraulic gradient which causes groundwater to flow, dependent upon potential.

The subject property is located to the south of the regional groundwater divide indicating that in the horizontal plane, flow is generally toward the south southwest. Groundwater will be discharged from the subsurface system into Hempstead Bay. The major water bearing units beneath the subject property include: the Upper Glacial aquifer, the Magothy aquifer, and the Lloyd aquifer **(Smolensky et al, 1989).**

The elevation of groundwater beneath the subject property is approximately seventy-five (75) feet above msl, depending on meteorological conditions associated with the water year. The topographic elevation of the subject property is approximately 125 feet. Therefore, the depth to groundwater is approximately fifty (50) feet. The water table elevations and generalized direction of flow are illustrated in **Figure 7**.

3.9.3 Wetlands

The subject property was inspected to identify the possible presence of any wetland vegetation and/or water surfaces that would sustain wetland vegetation. The site reconnaissance revealed that there are no wetland species located on the subject property. Review of NYSDEC Freshwater Wetland Maps and National Wetland Inventory Maps verified that there are no wetlands located on the subject property. The NYSDEC Freshwater Wetland Map and the National Wetlands Inventory Map are provided as **Figures 9 & 10**, respectively in the rear of this document. This report is not a substitute for inspection of the site by a qualified biologist.

3.9.4 Coastal Barrier Improvements/Flood Plains

The subject property is not located in the vicinity of a coastal area; therefore, no coastal barrier improvements exist or are required. The subject property is located in Flood Zone X, an area of minimal flooding. The portion of the Flood Insurance Rate Map that covers the subject property is provided in **Figure 11**.

3.9.5 Critical Habitat/Endangered Species

The NYSDEC Environmental Resource Mapper identified the subject property as being located within the vicinity of one (1) endangered rare plant, Silvery Aster. No rare species were observed during the reconnaissance of the subject property. This report is not a substitute for an endangered species survey.

4.0 USER PROVIDED INFORMATION AND INTERVIEWS

The purpose of this section as defined in Section 6 of the ASTM E1527-13 is to describe tasks to be performed by the user (the individual or entity for which this document has been prepared) that will help identify the possibility of recognized environmental conditions in connection with the subject property. This information does not require the technical expertise of an environmental professional and is generally not performed by environmental professionals who prepare Phase I Environmental Site Assessments. The information provided in this section is the sole responsibility of the user and has been included in this report if provided by the user.

4.1 Title Records

No Title Insurance Report was provided for review as part of this Phase I ESA.

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens appear to have been imposed on the subject property. No other activity or use limitations have been imposed on the subject property to best of our knowledge.

4.3 Specialized Knowledge Obtained from Interviews

No specialized knowledge regarding the environmental quality of the subject property was obtained.

4.4 Commonly Known or Reasonably Ascertainable Information

No additional information, other than that previously noted was available or provided regarding the subject property.

4.5 Property Valuation Reduction for Environmental Issues

Based on the inspection of the property and review of available documentation, no reduction in the price of the land appears to be warranted due to the presence of past or existing hazardous or toxic materials, provided items discussed in *Section 6.0* are addressed.

4.6 Owner, Property Manager and Occupant Information

The Nassau County Tax Assessor records indicated that the property is presently owned by the Town of North Hempstead.

4.7 Reason for Performing Phase I ESA

This Phase I ESA has been completed as part of the due diligence of purchasing the subject property.

5.0 ENVIRONMENTAL RECORDS AND AGENCY DATA REVIEW

With the understanding of the facilities at the subject property, it is important to establish the environmental and regulatory conditions of the subject property and surrounding area, as related to public health and environmental issues. This section of the report includes a review of agency records, soils and groundwater resources and historical data review. The site inspection and the environmental and regulatory conditions form the basis for conclusions regarding the risks and liabilities associated with this site.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of Federal, State and Local databases was performed in order to provide a profile of the site and surrounding area with regard to published government agency records. The procedures employed adhere as closely as possible to ASTM standards.

Contact was made with the United States Environmental Protection Agency (USEPA), the New York State Department of Environmental Conservation (NYSDEC), the Nassau County Department of Health (NCDH), and local government regarding environmental and/or public health concerns associated with the subject property.

5.1.1 United States Environmental Protection Agency

The United States Environmental Protection Agency was contacted in order to obtain information regarding the National Priorities List (NPL), and sites documented on the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). The NPL defines all known hazardous material waste sites, which are described by the Federal Government as needing immediate cleanup action. All hazardous material waste sites considered for addition to the NPL are listed in the CERCLIS list.

Review of the NPL Site List (search distance 1.0 mile), and the CERCLIS) lists (search distance 0.5 miles) finds the following with respect to the subject property and surrounding area:

1. Subject property did not appear on the NPL, Delisted NPL or CERCLIS lists.
2. There were two (2) sites appearing on the NPL list located within one (1.0) mile of the subject property.
    a. New Cassel/Hicksville Groundwater Contamination (EPA Facility ID# NY0001095363), located 2,654 feet to the east southeast at southern end of Iris Place. EPA listed this area on the NPL on September 16, 2011 since it was considered to be an area of widespread groundwater contamination. Information regarding this listing is provided in **Appendix C** on pages 1 & 2.
    b. Hicksville Contaminated Groundwater Area (EPA Facility ID# NYN000206415), located 3,766 feet to the southeast. No information was provided in the database search regarding this property.
3. There were no sites appearing on the Delisted NPL list located within one half (0.5) mile of the subject property.

4. There were no sites appearing on the CERCLIS list located within one-half (0.5) mile of the subject property.
5. There were no sites appearing on the CERCLIS NFRAP list located within one-half (0.5) mile of the subject property.

The USEPA was also contacted in order to obtain information concerning RCRA TSD facilities (treatment, storage, and disposal of hazardous wastes, as defined and regulated by the Resource Conservation and Recovery Act, RCRA), and RCRA Generators (of hazardous wastes as defined and regulated by RCRA). RCRA TSD facilities are sites that treat, store or dispose of wastes that can be toxic, flammable, corrosive, explosive or otherwise hazardous; and, RCRA Generators are sites that generate or transport wastes of the above noted characteristics. The search also included review of the Emergency Response Notifications System (ERNS) list, which is a list of reported releases or spills in quantities greater than reportable quantities, Federal Permit Compliance System Toxic Wastewater Discharges (PCSTWD) which permits toxic wastewater discharges and Federal Civil Enforcement Docket (CED) which lists judiciary cases filed on behalf of the EPA by the Department of Justice.

Review of the RCRA TSD Facilities List (search distance 1.0 mile), the PCSTWD and CED facilities (search distance 0.25 mile), the RCRA Generator List (search distance, subject property and adjoining properties), and the ERNS List (search distance, subject property only) finds the following with respect to the subject property and surrounding area:

1. The subject property did not appear on the RCRA TSD Facilities List, or the ERNS List.
2. The subject property was not listed as a RCRA Generator.
3. The subject property was not listed as a Civil Enforcement Docket Facility.
4. The subject property was not listed for a Permit Compliance System Toxic Wastewater Discharge.
5. The subject property was not identified on the ERNS list.
6. There was one (1) site listed as a RCRA TSD facility identified within one (1.0) mile of the subject property.
    a. Dionics Inc. (Facility ID# NYD047645262), located 2,155 feet to the southeast at 65 Rushmore Street is EPA-classified as a conditionally exempt small quantity generator and was historically listed as a small and large quantity generator with no hazardous waste activity reported by NYS.
7. There were seven (7) RCRA Generators listed within one-quarter (0.25) mile of the subject property.
    a. Frank & Sons Auto Wrecking (Facility ID# NYD986972388), located 1,107 feet to the southeast at 132 Hopper Avenue was historically listed as a small quantity generator of lead (1,050 gals., 1993 & 1,190 gals., 1992).
    b. Baldwin Collision Incorporation (Facility ID# NYD986898062), located 1,130 feet to the southeast at 1 Hopper Avenue was historically listed as a small quantity generator of spent non-halogenated solvents (65 gals. in 1990).
    c. Rac Mechanical (Facility ID# NYD987033651), located 1,191 feet to the southeast at 120 Hopper Street was historically listed as a small quantity generator. This site was reported by the USEPA but, no hazardous waste activity was reported to the NYSDEC.

d. 111 Magnolia Corporation (Facility ID# NYD986931285), located 1,198 feet to the south southeast at 111 Magnolia Avenue was historically listed as a small quantity generator of spent non-halogenated solvents (35 gals., 1991), spent halogenated solvents (55 gals., 1991), chromium (55 gals., 1991), solid waste that exhibits the characteristic of ignitability (55 gals., 1991) and spent halogenated solvents used in degreasing (250 lbs., 1996).

e. Tobias, Peter M (Facility ID# NYN008006686), located 1,198 feet to the south southeast at 111 Magnolia Avenue. This site was reported by the USEPA but, no hazardous waste activity was reported to the NYSDEC.

f. Island Transportation Corp. (Facility ID# NYD020576898), located 1,281 feet to the southeast at 299 Main Street generated 160 pounds of solid waste that exhibits the characteristic of ignitability in 1987.

g. Liqui Mark (Facility ID# NY0000374389), located 1,289 feet to the east southeast at 130 Swalm Street was historically listed as a small quantity generator. This site was reported by the USEPA but, no hazardous waste activity was reported to the NYSDEC. However, one (1) general violation was issued to this facility in June 1994 and the facility was returned to compliance in July 1994.

8. There was one (1) CED facility within one-quarter (0.25) mile of the subject property. Information regarding this facility is provided in **Appendix C** on page 352.

9. There were no PCSTWD facilities located within one-quarter (0.25) mile of the subject property.

The RCRA Generator program is intended to track the origin and destination of hazardous waste, and there is no indication that listing on this inventory constitutes an environmental threat. In addition, the Federal Facilities Index that includes resources conservation and Recovery Corrective Action Sites (CORRACTS) were reviewed. Four (4) sites were identified in the vicinity of the subject property. The following provides information regarding these sites:

a. Dionics, Inc. (Facility ID# 130209 & NYD047645262), located 2,127 feet to the southeast at 65 Rushmore Street is a manufacturer of semi-conductors and hybrid circuits, including the etching and weaving of their component silicon wafers to form custom computers chips. The raw materials used included silicon, acids, bases, xylenes, alcohols and trichloroethylene. The byproducts of the process are waste acids and waste solvents generated from different waste streams. This site was investigated during the 1990-1992 New Cassel Industrial Area (NCIA) investigation. This investigation concluded that this site was not responsible for the contaminant plume underneath the NCIA.

b. Vishay General Semiconductor, Inc. (Facility ID 130207 & NYD000348474), located 4,328 feet to the west southwest at 172 Spruce Street. This facility was historically involved in the research, development and production of semiconductor wafers. The manufacturing activities stopped in late 2009. An investigation of this site was completed and approximately 5,000 tons of soil were removed and disposed of at an approved facility. Additional information regarding is facility is provided in **Appendix C** on pages 102-104.

5.1.2 New York State Department of Environmental Conservation (NYSDEC)

The NYSDEC is charged with the responsibility of registering inactive hazardous waste disposal sites, and administering the investigation and cleanup of such sites. The NYSDEC inventory is contained in the publication, Inactive Hazardous Waste Disposal Sites in New York State. The inventory provides the location, extent of contamination and remediation status of each listed site in New York State. Accordingly, the registry of the NYSDEC was consulted for information on Inactive Hazardous Waste Disposal Sites (IHWDS). The NYSDEC provides information regarding Hazardous Substance Waste Disposal Sites (HSWDS) that are sites contaminated with toxic substances but are not eligible for state cleanup funding programs. The NYSDEC provides information regarding Brownfield cleanup site - these are sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination. Similarly, the NYSDEC is responsible for permitting Solid Waste Facilities (SWF) - these are facilities including landfills, incinerators, transfer stations and other solid waste management sites. The NYSDEC also registers Petroleum Bulk Storage (PBS) where the total storage capacity at the facility exceeds 1,100 gallons, Chemical Bulk Storage (CBS), Major Oil Storage Facilities (MOSF) and Toxic Release Inventory Sites (TRI). Finally, the NYSDEC regulates and monitors Air Discharges and NYS Toxic Spills which include Leaking Underground Storage Tanks (LUSTs).

Review of the IHWDS, Brownfield Sites and HSWDS Lists (search distance 1.0 mile), SWF, CBS and MOSF lists, and LUST Lists (search distance 0.5 miles), TRI and Air Discharge sites (search distance 0.25 miles) and the PBS List (search distance, subject property and adjoining properties) finds the following with respect to the subject property and surrounding area:

1. The subject property was not listed as an IHWDS Brownfields or HSWDS site.
2. The subject property was not listed on the SWF, CBS or MOSF Lists.
3. The subject property was not listed as a PBS facility.
4. The subject property was not listed on the NYS Toxic Spill site list.
5. The subject property was not listed as a TRI Site.
6. The subject property was not listed on the NYS Air Discharge list.
7. The subject property was not listed as having a LUST incident.
8. There were thirty-nine (39) IHWDS listings located within one (1.0) mile of the subject property. The following provides information regarding the three (3) facilities located within 1,500 feet of the subject property. Information regarding the remaining facilities is contained in **Appendix C** on pages 4-98.
    a. 299 Main Street (Facility ID#130043S), located 1,243 feet to the south southeast at 299 Main Street was formerly used as a junkyard and a transportation company. Island Transportation Company (ITC) used trichloroethene (TCE) to wash asphalt residues from its trucks prior to 1980. Elevated concentrations of trimethylbenzene and trichloroethene were detected in soil and groundwater, respectively. The site was successfully remediated to commercial use standards.
    b. 118-138 Swalm Street (Facility ID# 1-027 & 130043P) located 1,351 feet to the east southeast at 118-138 Swalm Street. This facility contains a building that had a trench run through the middle of the building that discharged to leaching pools

on the north end of the building. The site is not currently occupied. The site investigated and found to contain elevated concentrations of PCE and TCE. A remediation of this facility was completed in the late 1990s.

c. N.E. Corner - Hopper and Main Street (Facility ID# 130043T), located 1,386 feet to the southeast at the intersection of Hopper & Main Street. This site was used as a junkyard and no permanent structures were present. No on-site source of contamination was found during sampling events conducted in December 1998 and January 1999. Based on this sampling information, this facility was removed from the NYS Registry of IHWDS.

9. There were no HSWDS facilities located within one (1.0) mile of the subject property.
10. There was one (1) Brownfields Site located within one (1.0) mile of the subject property. Information regarding this facility is contained in **Appendix C** on pages 106-107.
11. There were two (2) SWF listings identified within one-half (0.5) mile of the subject property. Information regarding the remaining fifteen (15) facilities are contained in **Appendix C** on pages 109-116.
    a. Testani Enterprises, Inc. (Facility ID# NY40000011104), located 959 feet to the south at 117 Magnolia Avenue is a C&D Processing station that is active.
    b. Frank & Sons Auto Wrecking II Inc. (Facility ID# NY40000011662), located 1,065 feet to the southeast at 132 Hopper Street is an active vehicle dismantling facility that started activity in 2002.
12. There were four (4) PBS facilities within 1,100 feet of the subject property. Information regarding the remaining twelve (12) facilities located within one-quarter (0.25) mile is contained in **Appendix C** on pages 333-338.
    a. Hernandez, Louis (Facility ID# LG9600411), located 681 feet to the southeast at 135 Garden Street utilizes one (1) outdoor, above ground 46,800 gallon propane tank.
    b. Inactive (Facility ID# GS9600091), located 929 feet to the north northeast at 868 Prospect Avenue formerly utilized one (1) outdoor, underground 2,000 gallon gasoline tank and two (2) outdoor underground 1,000 gallon gasoline tanks that were abandoned.
    c. Wallace, John (Facility ID# LG9600403), located 1,002 feet to the southeast at 191 Hopper Street that formerly utilized one (1) outdoor, above ground 47 gallon propane tank that was abandoned.
    d. Paul, Marie (Facility ID# LG9600379), located 1,074 feet to the north northwest at 343 Sherman Street formerly utilized four (4) outdoor, above ground 100 gallon propane tanks that were abandoned.
13. There were no State Registered MOSF facilities within one-half (0.5) mile of the subject property.
14. There was three (3) TRI sites within one-half (0.5) mile of the subject property. Information regarding these facilities is contained in **Appendix C** on pages 347-348.
15. There were three (3) Air Dischargers located within one-quarter (0.25) mile of the subject property. Information regarding these facilities is located in **Appendix C** on pages 350-351.
16. There were no active and twenty-four (24) closed LUST incidents identified within one half (0.5) mile of the subject property. Information regarding the twenty-four (24) closed LUST incidents is contained in **Appendix C** on pages 126-133.

The NYSDEC also responds to incidents involving hazardous waste spills. The Department maintains a logbook and files on all reported and actual incidents at the NYSDEC offices at Stony Brook. This file was reviewed in conjunction with the subject

property. Review of the file revealed that three (3) active and 194 closed spill incidents were identified within one-half (0.5) mile of the subject property. The closed spill incidents have been investigated and addressed to the satisfaction of the NYSDEC. Therefore, none of the spill incidents are expected to adversely affect the subject property. Information regarding all of the reported incidents is contained in **Appendix C**.

5.1.3 Nassau County Department of Health Services

The NCDH performs many important functions in environmental resource protection. These include inspection of facilities that use or store significant quantities of toxic or hazardous material or generate waste. No information was received from the NCDH prior to the completion of this report. Any pertinent information once received will be provided as an addendum to this report.

5.1.4 Local Agencies

Freedom of Information requests were submitted to the Town of North Hempstead. Records have not been received at this time. No records are expected to be maintained, since the subject property has always consisted of vacant, undeveloped land. Any pertinent information received will be included as an addendum to this report. The Town Zoning Map indicated that the subject property is located in the Residence C (R-C) District. The zoning of the subject property and surrounding area is provided in **Figure 4**. The Town Tax Assessors records identified the subject property as being owned by the Town of North Hempstead. Refer to **Appendix G** for information all of the data received from FOIL requests.

6.0 FINDINGS

NP&V has performed a Phase I Environmental Site Assessment for 252 Grand Street, located on the east side of Grand Street, approximately 125 feet north of Broadway. This environmental inspection report, has been conducted in order to provide the prospective purchaser and/or lending institutions with accurate and complete information regarding the subject property, surrounding area, historic uses, agency records and regulations, and additional environmental considerations. Based upon this report, the limitations of this report and the methodology employed, the following statement is provided:

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for 252 Grand Street. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

This assessment has identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions and de minimus conditions in connection with the subject property, subject to the methodology and limitations of this report.

Two (2) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A former school structure occupied the subject property from 1926 until early 2015 when the structure was demolished.

2. The property contains a paved parking area which was associated with the former school and an existing paved parking area on the southern portion of the property which is utilized by the adjacent facility.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No de minimus conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

No historic recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

7.0 OPINIONS

It is the opinion of the environmental professional who completed this report that this assessment has revealed evidence of one (1) recognized environmental condition in connection with the subject property. The following recommendations are offered for the property:

1. Since the subject property was occupied by a former building that was demolished in 2015, the property should be surveyed using Ground Penetrating Radar (GPR) in order to determine if any underground structures (i.e. leaching pools or storage tanks) which were associated the former building were present on the subject property.

2. If any existing on-site stormwater leaching pools are present on the subject property and these leaching pools are to be removed, a soil sample should be collected and analyzed for the presence of volatile and semi-volatile organic compounds and metals.

8.0 CONCLUSIONS

This assessment was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform with acceptable industry standards.

This report is expressly and exclusively for the sole use and benefit of the Client identified on the first page of this report and is not for the use or benefit of, nor may it be relied upon by, any other person or entity without the advance written consent of NP&V.

The independent conclusions represent NP&V's best professional judgment based on information and data available to the consultant during the course of this assignment. NP&V's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness or actual value of the property. Factual information including operations, site conditions and available test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the assessment.

9.0 DEVIATIONS & ADDITIONAL SERVICES

9.1 Deviations

This report was completed in accordance with the standards set forth in the ASTM E 1527-13 and the USEPA AAI. No deviations from these standards were undertaken during the completion of this report.

9.2 Additional Services

A Tier 1 Vapor Encroachment Condition (VEC) Assessment was conducted as part of this Phase I ESA, due to the proximity of several spill incidents. The assessment was conducted in accordance to the methods and procedures, outlined within ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

For this assessment, under conditions where the direction of groundwater flow can be ascertained, critical search distances are used to determine if a VEC exists. Specifically, the following distances are applied to the Tier I Assessment:

Upgradient Sources
1,760 feet for Chemical of Concern (COC)
520 feet for petroleum hydrocarbons

Cross-gradient Sources
365 feet for COC
165 feet for petroleum hydrocarbon LNAPL sources & 95 feet dissolved petroleum hydrocarbon sources with plume considerations

Down-gradient Sources
100 feet for COC/petroleum hydrocarbon LNAPL sources
30 feet dissolved petroleum hydrocarbon sources

Review of the regulatory agency database report provided for the subject property revealed no sites located within the critical distances. Based on the information reviewed, it is concluded that a VEC can be ruled out.

No additional services were included in this report.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the "All Appropriate Inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

12/29/17
Date

Charles J. Voorhis, CEP, AICP
Manager Partner

12/29/17
Date

Steven J. McGinn
Partner/Division Manager

Limited Phase II

Environmental Site Assessment

252 Grand Street

New Cassel, New York

NP&V Job# 17268

April 18, 2018

Limited Phase II

Environmental Site Assessment

252 Grand Street

THIS DOCUMENT CONTAINS 11 PAGES OF TEXT

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NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Limited Phase II

Environmental Site Assessment

252 Grand Street

CONTENTS

1.0	**INTRODUCTION**	Page 1 of 11
2.0	**GROUND PENETRATING RADAR**	Page 3 of 11
3.0	**SAMPLING AND ANALYSIS PROGRAM (SAP)**	Page 4 of 11
	3.1 HAND AUGER SOIL SAMPLING	Page 4 of 11
	3.2 SOIL SAMPLE FOR LABORATORY ANALYSIS	Page 4 of 11
4.0	**LABORATORY ANALYSIS**	Page 6 of 11
	4.1 ANALYTICAL TEST METHODS	Page 6 of 11
	4.2 ANALYTICAL RESULTS	Page 6 of 11
5.0	**QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES (QA/QC)**	Page 7 of 11
6.0	**SUMMARY AND CONCLUSION**	Page 8 of 11
7.0	**REFERENCES**	Page 10 of 11
	FIGURES	Page 11 of 11

APPENDICES

Note: The above Appendices have been removed from this report.

NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Limited Phase II

Environmental Site Assessment

252 Grand Street

1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC (NP&V) has been contracted to prepare a Limited Phase II Environmental Site Assessment for the subject property. This report is intended to address recognized environmental conditions that were identified in a Phase I Environmental Site Assessment report prepared by Nelson, Pope & Voorhis, LLC dated December 29, 2017. The Phase I ESA was performed in accordance with the standards detailed by the American Society of Testing and Materials (ASTM) for the Performance of a Phase I Environmental Site Assessment (E 1527). This Limited Phase II ESA was designed to determine what, if any, impact on-site activities have had upon the environmental quality of the subject property.

The subject property lies in the Hamlet of New Cassel, Town of North Hempstead, County of Nassau, New York. The subject property consists of a 2.23± acre parcel of undeveloped land, located on the northeast corner of Grand Street and Broadway. The property is more particularly described as Nassau County Tax Map #: Section 11, Block 503, Lots 52 & 53. The surrounding area is densely developed with residential and commercial uses.

The subject property consists of a rectangular shaped, partially undeveloped parcel of land and a paved parking area that has flat topography throughout the entire property. The northern three quarters (¾) of the subject property is cleared land with the exception of several large trailers/mobile home units parked throughout this area of the property. This portion of the property also contains former paved parking areas associated with the former school which occupied by the property for many years. The southern quarter (¼) of the property is a paved parking area that is utilized by the facility located to the east. There was no evidence of any existing structures observed during the site reconnaissance; however, there is historic evidence (aerial photographs and Sanborn Maps) that the subject property contained a grade school in the past.

Based on these findings the Phase I Environmental Site Assessment identified recognized environmental conditions that prompted the performance of this Limited Phase II Environmental Site Assessment. These conditions included:

1. Since the subject property was occupied by a former building that was demolished in 2015, the property should be surveyed using Ground Penetrating Radar (GPR) in order to determine if any underground structures (i.e. leaching pools or storage tanks) which were associated with the former building were present on the subject property.

2. If any existing on-site stormwater leaching pools are present on the subject property and these leaching pools are to be removed, a soil sample should be collected and analyzed for the presence of volatile and semi-volatile organic compounds and metals.

This assessment has been designed and performed by NP&V to address the potential impacts to the on-site leaching pools and former sanitary system structures. The laboratory analysis was provided by Long Island Analytical Laboratories, Inc.

The protocol used to direct this investigation is based upon the following documents: 1) the New York State Department of Environmental Conservation (NYSDEC) Part 375 Environmental Remediation Program. The following sections detail the subject property and surrounding area characteristics, sampling program, quality assurance protocol, laboratory analysis methodology and laboratory results.

2.0 GROUND PENETRATING RADAR SURVEY (GPR)

2.1 GPR SURVEY

A remote sensing ground penetrating radar field survey was performed over portions of the planimetric surface of the property. The ground penetrating radar (GPR) used in this process was a GSSI model UtilityScan DF with a 300 and an 800 MHz antennas.

The GPR system consisted of a control unit, control cable and a transducer. The GPR control unit transmits a trigger pulse at a normal repetition rate of 50 KHz. The pulse is then sent to the transmitter electronics in the transducer (antenna) via the control cable where the trigger pulses are transformed into bipolar pulses with higher amplitudes. The transformed pulse will vary in shape and frequency according to the transducer used. The GSSI system is capable of transmitting electromagnetic energy into the subsurface of the earth in the frequency range of 16 MHz to 2000 MHz. In the subsurface, reflections of the pulse occur at boundaries where there is a dielectric contrast (void, steel, soil type). The reflected portion of the signal travels back to the antenna and the control unit and is subsequently shown on the display of the computers color video monitor for interpolation.

A qualified technician specified a coordinate system on the planimetric surface to locate any subsurface dielectric anomalies on the premises. The operator used known knowledge of the subsurface soil composition to calibrate the UtilityScan DF system to site specific conditions. Factor settings such as range, gain, number of gain points, and scans per unit, are modified to yield the most accurate data to describe the subsurface conditions.

Upon finding a dielectric anomaly a more specific coordinate system was designed over the area to determine its size, shape and orientation. The data collected during the survey was reviewed by the operator and compared against past experience, technical judgment and prior site knowledge to classify the anomalies.

The GPR survey was utilized to determine if any subsurface structures (i.e. former sanitary system or stormwater leaching structures) were present on the subject property. Specifically, the area of the property that was not formerly occupied by the building was surveyed. This survey identified the presence of two (2) open grate stormwater drains which are located in the northwest portion of the property and along the eastern property boundary in an area which would have been behind the former building. In addition, three (3) separate subsurface anomalies were detected on the property and may indicate the presence of underground leaching facilities.

Based on these results, an excavator was utilized to dig in the areas of the anomalies. This search revealed that no structures were present at the first anomaly in the west central portion of the property. A sanitary system structure was detected in each of the two (2) remaining anomalies. Both structures were sampled as part of this report.

3.0 SAMPLING AND ANALYSIS PROGRAM (SAP)

3.1 HAND AUGER SOIL SAMPLING

Two (2) stormwater leaching pools were located in the former paved parking area on the northern and western portions of the of the subject property and the two (2) sanitary system structures found during the GPR survey and subsequent investigatory excavation were sampled using a stainless steel hand auger. These samples were collected from the upper zero to twelve (0-12) inches of the soil and were analyzed based on the NYSDEC Part 375 parameters for the presence of volatile and semi-volatile organic compounds and metals. **Figure 1** located in the rear of this document provides a location of the samples collected.

3.2 LABORATORY SAMPLE LOCATION AND FREQUENCY

The soil samples collected from the site were containerized and labeled for identification purposes. The labels were coded to correspond to the location from which the samples were secured. **Table 1** provides an index of how the samples were coded during labeling.

TABLE 1

SAMPLE IDENTIFICATION

SAMPLE LOCATION	SAMPLE ID CODE
Soil sample collected from the bottom of the open grate leaching pool located in the paved parking area on the northwest portion of the subject property.	LP-1
Soil sample collected from the open grate stormwater leaching pool located in the east central portion the subject property.	LP-2
Soil sample collected from sanitary system structure located in the east central (north) portion of the subject property.	SS-1
Soil sample collected from sanitary system structure located in the east central (south) portion of the subject property.	SS-2

4.0 LABORATORY ANALYSIS

4.1 ANALYTICAL TEST METHODS

The soil samples were transported to a New York State Certified Commercial Laboratory for analysis. Selection of the analytical test methods for the presence of volatile and semi-volatile organic compounds and metals based on NYSDEC Part 375 parameters.

4.2 ANALYTICAL RESULTS

The laboratory analysis performed on the sanitary system structures and the stormwater leaching pools revealed elevated concentrations of volatile and semi-volatile organic compounds and metals. **Table 2** provides a comparison of those constituents with elevated concentrations and the regulatory guidance values. The laboratory analysis sheets (NYS ASPA) as prepared by Long Island Analytical Laboratories are presented in **Appendix A** of this document. As depicted in **Table 2**, several of the analyzed volatile, semi-volatile, and metal constituents exceeded the regulatory guidance values set forth in the New York State Department of Environmental Conservation (NYSDEC) Part 375 Environmental Remediation Program. Since these concentrations exceed the NYSDEC Part 375 standards, it is recommended that LP-2, SS-1, and SS-2 be remediated under the auspices of Nassau County Department of Health (NCDH) personnel.

TABLE 2
COMPARISON ANALYSIS FOR LEACHING POOLS

Constituents	LP-1	LP-2	SS-1	SS-2	NYSDEC Part 375 Protection of Groundwater
Semi-Volatiles	**ug/kg**	**ug/kg**	**ug/kg**	**ug/kg**	**ug/kg**
¾-Methylphenol	ND	ND	1,180	ND	NS
Anthracene	ND	293	ND	ND	1,000,000
Benzo(a)anthracene	ND	**1,080**	ND	ND	1,000
Benzo(a)pyrene	ND	1,340	ND	ND	22,000
Benzo(b)fluoranthene	ND	**1,750**	ND	ND	1,700
Benzo(g,h,i)perylene	ND	1,210	ND	ND	1,000,000
Benzo(k)fluoranthene	ND	709	ND	ND	1,700
Chrysene	244	**1,220**	ND	ND	1,000
Dibenzo(a,h)anthracene	ND	211	ND	ND	1,000,000
Fluoranthene	477	2,570	ND	ND	1,000,000
Indeno(1,2,3-cd)pyrene	214	1,220	ND	ND	8,200
Naphthalene	ND	ND	823	ND	12,000
Phenanthrene	210	1,150	ND	ND	1,000,000
Pyrene	405	2,230	ND	ND	1,000,000
Volatiles	**ug/kg**	**ug/kg**	**ug/kg**	**ug/kg**	**ug/kg**
1,1,1-Trichloroethane	ND	ND	**1,000**	ND	680
1,1-Dichloroethane	ND	ND	**14,100**	ND	270
1,2,4-Trimethylbenzene	ND	ND	**4,170**	ND	3,600
1,2-Dichlorobenzene	ND	257	**99,500**	192	1,100
1,3,5-Trimethylbenzene	ND	ND	1,770	ND	8,400
1,3-Dichlorobenzene	ND	ND	**60,900**	ND	2,400
1,4-Dichlorobenzene	ND	53.8	**61,500**	ND	1,800
Acetone	ND	ND	**2,440**	ND	50
Chlorobenzene	ND	ND	**58,300**	ND	1,100
Methylene Chloride	ND	ND	**1,260**	ND	50
n-Butylbenzene	ND	ND	561	ND	12,000
Toluene	ND	ND	**11,600**	ND	700
Metals	**mg/kg**	**mg/kg**	**mg/kg**	**mg/kg**	**mg/kg**
Arsenic	8.59	4.93	4.34	**164**	16
Barium	39.8	60.3	**6,540**	**6,610**	820
Cadmium	ND	ND	3.72	**22.9**	7.5
Chromium	17.9	**19.4**	30.2	**195**	19
Copper	27.6	70.0	547	828	1,720
Lead	78.4	410	163	**2,980**	450
Manganese	144	73.7	52.3	78.5	2,000
Mercury	0.11	0.35	ND	ND	0.73
Nickel	10.5	13.9	22.7	35.5	130
Selenium	ND	ND	ND	**6.71**	4.0
Silver	ND	ND	ND	**16.8**	8.3
Zinc	368	383	1,070	**6,060**	2,480

ND - Not Detected NS - No Standard
Bold and highlighted indicates the constituent exceeds the regulatory guidance values

5.0 QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES (QA/QC)

This sampling protocol was conducted in accordance with USEPA accepted sampling procedures for hazardous waste streams (Municipal Research Laboratory, 1980, Sampling and Sampling Procedures for Hazardous Material Waste Streams, USEPA, Cincinnati, Ohio EPA- 600\280-018) and ASTM Material Sampling Procedures. All samples were collected by or under the auspices of USEPA trained personnel having completed the course Sampling of Hazardous Materials, offered by the Office of Emergency and Remedial Response.

Separate QA/QC measures were implemented for each of the instruments used in the Sampling and Analysis Program. Sampling instruments included a stainless steel hand auger and sample vessels.

Prior to arrival on the site and between sample locations, the probes sections were decontaminated by washing with a detergent (alconox/liquinox) and potable water solution with distilled water rinse. The organic vapor analyzer was calibrated prior to sampling using a span gas of known concentration. All sample vessels were "level A" certified decontaminated containers. Samples were placed into vessels consistent with the analytical parameters. After acquisition, samples were preserved in the field. All containerized samples were refrigerated to 4° C during transport.

A sample represents physical evidence; therefore, an essential part of liability reduction is the proper control of gathered evidence. To establish proper control, the following sample identification and chain-of-custody procedures were followed.

Sample Identification

Sample identification was executed by use of a sample tag, logbook and manifest. Documentation provides the following:

1. Project Code
2. Sample Laboratory Number
3. Sample Preservation
4. Instrument Used for Source Soil Grabs
5. Composite Medium Used for Source Soil Grabs
6. Date Sample was Secured from Source Soil
7. Time Sample was Secured from Source Soil
8. Person Who Secured Sample from Source Soil

Chain-of-Custody Procedures

Due to the evidential nature of samples, possession was traceable from the time the samples were collected until they were received by the testing laboratory. A sample was considered under custody if:

It was in a person's possession, or
It was in a person's view, after being in possession, or
It was in a person's possession and they were to lock it up, or
It is in a designated secure area.

When transferring custody, the individuals relinquishing and receiving signed, dated and noted the time on the Chain-of- Custody Form.

Laboratory Custody Procedures

A designated sample custodian accepted custody of the shipped samples and verified that the information on the sample tags matched that on the Chain-of-Custody records. Pertinent information as to shipment, pick-up, courier, etc. was entered in the "remarks" section. The custodian then entered the sample tag data into a bound logbook which was arranged by project code and station number.

The laboratory custodian used the sample tag number or assigned an unique laboratory number to each sample tag and assured that all samples were transferred to the proper analyst or stored in the appropriate source area.

The custodian distributed samples to the appropriate analysts. Laboratory personnel were responsible for the care and custody of samples from the time they were received until the sample was exhausted or returned to the custodian.

All identifying data sheets and laboratory records were retained as part of the permanent site record. Samples received by the laboratory were retained until after analysis and quality assurance checks were completed.

6.0 SUMMARY AND CONCLUSION

This investigation was completed to address issues raised in a prior Phase I ESA prepared by Nelson, Pope & Voorhis, LLC. A sampling and analysis program was designed to determine if the on-site two (2) open grate stormwater leaching pools and former sanitary system structures had been impacted by the prior uses of the subject property. The sampling and analysis plan consisted of soil/sediment quality testing using analytical test methods consistent with expected parameters and agency soil cleanup objectives. The following presents an evaluation of the results of this investigation.

1. The sanitary system structures and stormwater leaching pools were sampled and analyzed for the presence of volatile and semi-volatile organic compounds and metals. The analytical results revealed that several of the analyzed volatile, semi-volatile and metal constituents exhibited elevated concentrations. Several of the analyzed constituents exceeded the regulatory standards set forth in the NYSDEC Part 375 in LP-2, SS-1, and SS-2. Since these concentrations exceeded the NYSDEC standards, it is recommended that LP-2, SS-1, and SS-2 be remediated under the auspices of NCDH personnel.

The subject property has been evaluated consistent with the findings of a Phase I ESA, and in accordance with standard practice for the industry. This Limited Phase II ESA addresses only the specific areas of the site warranting further analysis and can only provide conclusions regarding the subsurface soil quality in those specific areas tested. The Limited Phase II ESA report is limited to the evaluation of on-site conditions at the time of completion of the field sampling program.

4/18/18
Date of Completion

Charles J. Voorhis, CEP, AICP
Project Manager

7.0 REFERENCES

New York State Department of Environmental Conservation (NYSDEC), 1992, Sampling Guidelines and Protocols, Technology Background and Quality Control/Quality Assurance for NYSDEC Spill Response Program, NYSDEC, Albany, New York.

American Society for Testing and Materials (ASTM), June 2011, E1903-11 Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process, West Conshohocken, Pennsylvania.

New York State Department of Environmental Conservation (NYSDEC), December 2006, 6NYCRR Part 375 Environmental Remediation Programs Subparts 375-1 to 375-4 & 375-6, Division of Environmental Remediation, Albany, New York.

FIGURES

NELSON, POPE & VOORHIS, LLC
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FIGURE 1
SAMPLE LOCATION MAP

Source: NYS Orthophography, 2016
Scale: 1 inch = 75 feet

N

252 Grand Ave
Westbury

Limited Phase II ESA

Environmental Reports

Thermal Explosive Hazards Survey (04/30/2018)
Lead Based Paint Letter (04/30/2018)

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
www.nelsonpopevoorhis.com

April 30, 2018

Matthew Ardito
Georgica Green Ventures LLC
50 Jericho Quadrangle, Suite 200
Jericho, New York 11753

Re: Thermal Explosive Hazards Survey
Grand Street Property, New Cassel
NP&V Job# 17268

Dear Mr. Ardito:

Nelson, Pope & Voorhis, LLC (NP&V) personnel conducted a detailed inventory of the surrounding area in order to determine the potential for thermal explosive hazards. The inventory consisted of initial use of aerial photography to identify uses within 1,000 feet of the subject site. The area is characterized by a mix of uses described below as based on visual observation:

North - Single family residential homes, beyond which is commercial retail, Prospect Avenue and commercial land.
South - Broadway, beyond which are single family residential homes, North Hempstead Community Center, LIRR and Industrial uses.
East - Magnolia Garden Senior Housing, beyond which are single family residential homes.
West - Grand Street, beyond which are single family residential homes.

Field reconnaissance of the area was conducted to determine potential thermal explosive hazards which could include outside storage of toxic, hazardous or flammable materials in containers of greater than 100 gallons in size. All adjoining properties were assessed for potential presence of tanks and/or drums that could present a potential hazard. **Figure 1** provides a location map of the area within 1,000 feet of the Grand Street property. If nothing was found on an adjoining property, and there were no intervening buildings, the search was extended to the nearest intervening building or a distance of 1,000 feet, whichever first occurred.

A description of the inventory which corresponds to the photographs is provided herein:

Starting on the east side of the site, two (2) above ground storage tanks (AST's) were observed. The first tank was observed 625 feet from the site on the north side of Broadway in between Hopper Street and Swalm Street. The second tank was observed 950 feet from the site on the west side of Rushmore Street, 375 feet south of Prospect Avenue.

Looking south from the vicinity of the site, three (3) AST's were observed. The first tank was observed approximately 500 feet from the site on the west side of Grand Street, approximately 100 feet north of Railroad Avenue. The second tank was observed approximately 500 feet from the site

on the east side of Sherman Street, approximately 200 feet north of Railroad Avenue. The third tank was observed 750 feet from the site on the west side of Sheridan Street, approximately 300 feet north of Railroad Avenue.

To the west are all single family residences with one (1) AST observed. This storage tank was observed approximately 300 feet from the site on the west side of Sherman Street, north of Roman Avenue.

To the north of the site in two (2) AST's. The first tank was observed 990 feet from the site on the west side of Sheridan Street, 250 feet to the north of Prospect Avenue. The last tank was observed 875 feet from the site on the east side of Sherman Street, 375 feet to the north of Prospect Avenue.

As a result of the analysis presented above, it was determined that there are no thermal explosive hazards in the vicinity of the proposed project site, to a distance of 1,000 feet based on the methodology outlined above.

Please let me know if you have any questions.

Very truly yours,

NELSON, POPE & VOORHIS, LLC

Partner/Division Manager

Attachments

NELSON, POPE & VOORHIS, LLC
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FIGURE 1
THERMAL EXPLOSIVE HAZARD SURVEY

Source: NYS Orthophotography, 2016
Scale: 1 inch = 250 feet

N

252 Grand Ave
Westbury

Jobco Incorporated
277 Northern Boulevard
Great Neck, New York 11021

Telephone: 516 487-0050
Facsimile: 516 487-0014
www.jobco.com

VIA EMAIL

April 30, 2018

Ms. Lori A. Shirley
Director
Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

Re: Grand Street Apartments – 252 Grand Street, New Cassel, NY 11590

Dear Ms. Shirley,

As the general contractor, Jobco Incorporated hereby confirms that all work for Grand Street Apartments will comply with the procedures outlined in HUD's "*Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*," 2012, including revisions. The development will utilize modular wood-frame construction; however, fugitive dust control measures will be implemented during project excavation as applicable.

All debris will be properly categorized through Toxicity Leaching Procedure ("TCLP") testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules.

Sincerely yours,
Jobco Incorporated

Robert M. Pascucci
President

Environmental Reports

NYSDEC Reports for Spills, Environmental Remediation Sites, or Bulk Storage Sites Located on, or within close proximity to, the Project Area

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 9 Rows: 1 to 9

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	8808676	02/03/1989	MAGNOLIA GARDENS APTS	Nassau	NEW CASSEL	899 BROADWAY
2.	9006986	09/26/1990	COASTAL OIL	Nassau	NEW CASSEL	899 BROADWAY
3.	9707483	09/24/1997	NORTH HEMPSTEAD HOUSING	Nassau	NEW CASSEL	899 BROADWAY
4.	9825257	05/11/1998	MAGNOLIA GARDENS APTS	Nassau	NEW CASSEL	899 BROADWAY
5.	9913250	02/22/2000	MAGNOLIA GARDENS	Nassau	NEW CASSEL	899 BROADWAY
6.	9913264	02/23/2000	MAGNOLIA GARDENS	Nassau	NEW CASSEL	899 BROADWAY
7.	0125336	03/05/2002	LIRR SUBSTATION	Nassau	NEW CASSEL	BROADWAY & BOND STREET
8.	1312049	03/25/2014	NEW CASSEL ELECTRIC SUBSTATION	Nassau	NEW CASSEL	BROADWAY / BOND ST
9.	1604195	07/27/2016	NEW CASSEL SUBSTATION	Nassau	NEW CASSEL	BROADWAY AND BOND ST

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 4 Rows: 1 to 4

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9010469	12/28/1990	ELM TRANSIT	Nassau	NEW CASSEL	482 GRAND BLVD
2.	0425093	06/02/2004	CHIP AWAY/A LINE AUTO	Nassau	NEW CASSEL/WESTBURY	530 GRAND AVENUE
3.	0485296	12/09/2004	EMPTY INDUSTRIAL BUILDING	Nassau	NEW CASSEL	100 GRAND STREET
4.	1505890	09/02/2015	SUNBELT RENTALS	Nassau	NEW CASSEL	522 GRAND BLVD

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 7 Rows: 1 to 7

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9002980	06/15/1990	KING KULLEN	Nassau	NEW CASSEL	1194 PROSPECT AVENUE
2.	9101907	05/16/1991	LILCO	Nassau	NEW CASSEL	PROSPECT AVE & MAGNOLIA
3.	9204464	07/17/1992	CHINA KING RESTAURANT P/LOT	Nassau	NEW CASSEL	851 PROSPECT AVENUE
4.	9804050	06/30/1998	UNKNOWN	Nassau	NEW CASSEL	211 KINKER ST/PROSPECT
5.	0000469	04/12/2000	UNKNOWN	Nassau	NEW CASSEL	BROOKLYN AVENUE/PROSPECT AVE
6.	0125262	11/26/2001	UNKNOWN	Nassau	NEW CASSEL	PROSPECT/STATE STREET
7.	0225138	07/19/2002	TCSG INC	Nassau	NEW CASSEL	PROSPECT & WRIGHT

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 2 Rows: 1 to 2

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9403099	06/02/1994	RESIDENCE	Nassau	NEW CASSEL	365 SHERMAN STREET
2.	9600833	04/17/1996	LANGLEY RESIDENCE	Nassau	NEW CASSEL	248 SHERMAN STREET

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 3 Rows: 1 to 3

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9101907	05/16/1991	LILCO	Nassau	NEW CASSEL	PROSPECT AVE & MAGNOLIA
2.	9314012	03/01/1994	RESIDENCE	Nassau	NEW CASSEL	142 MAGNOLIA
3.	1510351	01/20/2016	ATLAS DIRECT PRINTING	Nassau	NEW CASSEL	98 MAGNOLIA AVENUE

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 2 Rows: 1 to 2

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9609191	10/23/1996	VACANT PROPERTY	Nassau	NEW CASSEL	95 HOPPER STREET
2.	9710428	12/11/1997	UNKNOWN	Nassau	NEW CASSEL	HOPPER STREET

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 1 Rows: 1 to 1

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	8605473	11/28/1986	UNKNOWN	Nassau	NEW CASSEL	113 RUSHMORE STREET

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Next Site Last Site

Facility Information

Site No.: 1-000508
Status: Active
Expiration Date: 04/06/2019
Site Type: CBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: WESTBURY WATER DISTRICT
Address: BRUSH HOLLOW ROAD
Locality: WESTBURY
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: WESTBURY WATER DISTRICT
160 DREXEL AVENUE . WESTBURY, NY. 11590

Facility Operator

Facility Operator: WESTBURY WATER DISTRICT

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Next Site Last Site

Facility Information

Site No.: 1-000512
Status: Active
Expiration Date: 04/06/2019
Site Type: CBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: WESTBURY WATER DISTRICT
Address: STATE STREET
Locality: WESTBURY
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: WESTBURY WATER DISTRICT
160 DREXEL AVENUE . WESTBURY, NY. 11590

Facility Operator

Facility Operator: WESTBURY WATER DISTRICT

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Next Site Last Site

Facility Information

Site No.: 1-000576
Status: Active
Expiration Date: 04/06/2019
Site Type: CBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: WESTBURY WATER DISTRICT-WELL #18
Address: HICKS LANE
Locality: WESTBURY
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: WESTBURY WATER DISTRICT
160 DREXEL AVE. . WESTBURY, NY. 11590

Facility Operator

Facility Operator: WESTBURY WATER DISTRICT-WELL #18

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Next Site Last Site

Facility Information

Site No.: 1-000513
Status: Active
Expiration Date: 04/06/2019
Site Type: CBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: WESTBURY WATER DISTRICT
Address: DICKENS STREET
Locality: WESTBURY
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: WESTBURY WATER DISTRICT
160 DREXEL AVENUE . WESTBURY, NY. 11590

Facility Operator

Facility Operator: WESTBURY WATER DISTRICT

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Next Site Last Site

Facility Information

Site No.: 1-000214
Status: Active
Expiration Date: 07/18/2015
Site Type: CBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: MARTIN REID PARK
Address: BROADWAY & URBAN AVE.
Locality: NEW CASSEL
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: TOWN OF NORTH HEMPSTEAD
220 PLANDOME RD . MANHASSET, NY. 11030

Facility Operator

Facility Operator: MARTIN REID PARK

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 1-1400
Status: Inactive
Expiration Date: 03/31/1988
Site Type: MOSF
Facility Type: Storage Terminal/Petroleum Distributor
Site Name: MID COUNTY TERMINAL
Address: 80 GARDEN STREET
Locality: WESTBURY
State: NY
Zipcode: 11590
County: Nassau

Facility(Property) Owner(s) Information

Facility Owner: ATLANTIC PETROLEUM
135 CHESTNUT RIDGE ROAD . NONTVALE, NJ. 07645

Facility Operator

Facility Operator: MID COUNTY TERMINAL

Tank Information

Tank Information withheld (not releaseable under Freedom of Information Law) in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)

Return To Results

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: New Cassel Industrial Area
Site Code: 130043
Program: State Superfund Program
Classification: P *
EPA ID Number:

Location

DEC Region: 1
Address: Between Old Country Road and Railroad Tracks
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.7552962
Longitude: -73.55396911
Site Type:
Estimated Size: 170 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADVANCE FOOD SERVICE EQUIPMENT
Current Owner(s) Address: 750 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: ALL-SHIELD ELECTRONICS
Current Owner(s) Address: 45 BOND STREET
WESTBURY,NY, 11590
Current Owner Name: AMERICAN MOTORS
Current Owner(s) Address: 110 STATE STREET
WESTBURY,NY, 11590
Current Owner Name: APPLIED FLUIDS
Current Owner(s) Address: 770 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: ARKWIN INDUSTRIES
Current Owner(s) Address: 656 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: ARKWIN INDUSTRIES
Current Owner(s) Address: 670 MAIN STREET
WESTBURY,NY, 11590

Current Owner Name: ARKWIN INDUSTRIES
Current Owner(s) Address: 70 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: ARKWIN INDUSTRIES
Current Owner(s) Address: 710 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: ARKWIN INDUSTRIES, INC.
Current Owner(s) Address: 686 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: ATLAS GRAPHICS INC.
Current Owner(s) Address: 567 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: AVON PRESS
Current Owner(s) Address: 25 KINKEL STREET
WESTBURY,NY, 11590
Current Owner Name: B&L COLLISION
Current Owner(s) Address: 69 KINKEL STREET
WESTBURY,NY, 11590
Current Owner Name: BERNITE PRODUCTS INC
Current Owner(s) Address: 84 NEW YORK AVENUE
WESTBURY,NY, 11590
Current Owner Name: BILT-RITE STEEL BUCK CORP.
Current Owner(s) Address: 95 HOPPER STREET
WESTBURY,NY, 11590
Current Owner Name: BLEN-CAL ELECTRONICS
Current Owner(s) Address: 700 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: BOGNER BROADCAST
Current Owner(s) Address: 401 RAILROAD AVENUE
WESTBURY,NY, 11590
Current Owner Name: CONTEMPORARY PACKAGING
Current Owner(s) Address: 90 HOPPER STREET
WESTBURY,NY, 11590
Current Owner Name: CONTINENTAL EXTRUSION
Current Owner(s) Address: 751 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: CUSTOM COATING INC.
Current Owner(s) Address: 36 NEW YORK AVENUE
WESTBURY,NY, 11590
Current Owner Name: DBA LONG ISLAND SPRAY & FINISHING
Current Owner(s) Address: 121 HOPPER STREET
WESTBURY,NY, 11590
Current Owner Name: EFFICIENCY SYSTEMS
Current Owner(s) Address: 45 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: FINE ART AUTOBODY
Current Owner(s) Address: 90 NEW YORK AVENUE
WESTBURY,NY, 11590
Current Owner Name: FREUND WOODWORKING
Current Owner(s) Address: 589 MAIN STREET

WESTBURY,NY, 11590
Current Owner Name: HOWARD SCHUBERT
Current Owner(s) Address: 51 RUSHMORE STREET
WESTBURY,NY, 11590
Current Owner Name: HURON TOOL AND CUTTING
Current Owner(s) Address: 75 STATE STREET
WESTBURY,NY, 11590
Current Owner Name: IMC MAGNETICS CORPORATION
Current Owner(s) Address: 570 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: INTERNATIONAL RIBBON AND CARBON
Current Owner(s) Address: 49 SYLVESTER STREET
WESTBURY,NY, 11590
Current Owner Name: JOERGER ENTERPRISES
Current Owner(s) Address: 32 NEW YORK AVENUE
WESTBURY,NY, 11590
Current Owner Name: JORWAY CORPORATION
Current Owner(s) Address: 27 BOND STREET
WESTBURY,NY, 11590
Current Owner Name: JUDITH LEWIS PRINTERS
Current Owner(s) Address: 40 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: KORG USA, INC.
Current Owner(s) Address: 75 FROST STREET
WESTBURY,NY, 11590
Current Owner Name: KORG USA, INC.
Current Owner(s) Address: 89 FROST STREET
WESTBURY,NY, 11590
Current Owner Name: KWIK-EEZE CORPORATION
Current Owner(s) Address: 54 BROOKLYN AVENUE
WESTBURY,NY, 11590
Current Owner Name: LAKA INDUSTRY INC.
Current Owner(s) Address: 62 KINKEL STREET
WESTBURY,NY, 11590
Current Owner Name: MAKE 1 STOP AUTO S&J BODY & FENDER
Current Owner(s) Address: 51 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: METPAR STEEL
Current Owner(s) Address: 97 STATE STREET
WESTBURY,NY, 11590
Current Owner Name: MTD KNITS
Current Owner(s) Address: 117 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: NEW YORK TESTING
Current Owner(s) Address: 75 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: NEW YORK TESTING
Current Owner(s) Address: 81 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: NUTRA TEC CORPORATION

Current Owner(s) Address: 72 SYLVESTER STREET
WESTBURY,NY, 11590
Current Owner Name: PARAFUSE CORPORATION
Current Owner(s) Address: 65 KINKEL STREET
WESTBURY,NY, 11590
Current Owner Name: PERMAFUSE CORPORATION
Current Owner(s) Address: 675 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: PRAEC TOOL COMPANY
Current Owner(s) Address: 512 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: ROYAL GUARD FENCE
Current Owner(s) Address: 550 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: SAM TON SALVAGE
Current Owner(s) Address: 299 MAIN STREET
WESTBURY,NY, 11590
Current Owner Name: SEW SIMPLE
Current Owner(s) Address: 115 FROST STREET
WESTBURY,NY, 11590
Current Owner Name: SUPREME EDGELIGHT
Current Owner(s) Address: 5 BOND STREET
WESTBURY,NY, 11590
Current Owner Name: SUPREME METAL FABRICATORS
Current Owner(s) Address: 776-790 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: Sew Simple
Current Owner(s) Address: 710 SUMMA AVENUE
WESTBURY,NY, 11590
Current Owner Name: TAPEMAKERS INC.
Current Owner(s) Address: 48 URBAN AVENUE
WESTBURY,NY, 11590
Current Owner Name: UNIFLEX
Current Owner(s) Address: 474 GRAND BLVD.
WESTBURY,NY, 11590
Current Owner Name: ESTATE OF BISHOP ANDREI KUSCHAK
Current Owner(s) Address: 90-10 180TH STREET
JAMAICA,NY, 11432
Current On-Site Operator: ADCHEM CORPORATION
Stated Operator(s) Address: 625 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ADVANCE FOOD SERVICE EQUIPMENT
Stated Operator(s) Address: 750 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: ALLTRONICS
Stated Operator(s) Address: 45 BOND STREET
WESTBURY,NY 11590
Current On-Site Operator: ANTHONSENS ALL METAL PRODUCTS
Stated Operator(s) Address: 630-640 MAIN STREET
WESTBURY,NY 11590

Current On-Site Operator: APPLIED FLUIDS
Stated Operator(s) Address: 770 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ARKWIN INDUSTRIES, INC.
Stated Operator(s) Address: 656 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ARKWIN INDUSTRIES, INC.
Stated Operator(s) Address: 670 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ARKWIN INDUSTRIES, INC.
Stated Operator(s) Address: 686 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ARKWIN INDUSTRIES, INC.
Stated Operator(s) Address: 70 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ARKWIN INDUSTRIES, INC.
Stated Operator(s) Address: 710 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: ATLAS GRAPHICS INC.
Stated Operator(s) Address: 567 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: AVANEL INDUSTRIES
Stated Operator(s) Address: 121 HOPPER STREET
WESTBURY,NY 11590
Current On-Site Operator: AVON PRESS
Stated Operator(s) Address: 25 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: B&G LIGHTING
Stated Operator(s) Address: 51 URBAN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: B&L COLLISION
Stated Operator(s) Address: 69 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: BLEN-CAL ELECTRONICS
Stated Operator(s) Address: 700 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: BOGNER BROADCAST
Stated Operator(s) Address: 401 RAILROAD AVENUE
WESTBURY,NY 11590
Current On-Site Operator: CONTEMPORARY PACKAGING
Stated Operator(s) Address: 90 HOPPER STREET
WESTBURY,NY 11590
Current On-Site Operator: CONTINENTAL EXTRUSION
Stated Operator(s) Address: 751 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: CUSTOM COATING INC.
Stated Operator(s) Address: 36 NEW YORK AVENUE
WESTBURY,NY 11590
Current On-Site Operator: DURANED PHARMACEUTICALS
Stated Operator(s) Address: 72 SYLVESTER STREET

WESTBURY,NY 11590
Current On-Site Operator: FINE ART AUTOBODY
Stated Operator(s) Address: 90 NEW YORK AVENUE
WESTBURY,NY 11590
Current On-Site Operator: FREUND WOODWORKING
Stated Operator(s) Address: 589 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: GUILLOTINE SPLICER
Stated Operator(s) Address: 45 URBAN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: HAMILTON AVENT ELECTRONICS, INC.
Stated Operator(s) Address: 70 STATE STREET
WESTBURY,NY 11590
Current On-Site Operator: HOLMES AND SONS
Stated Operator(s) Address: 84 NEW YORK AVENUE
WESTBURY,NY 11590
Current On-Site Operator: HOWARD SCHUBERT
Stated Operator(s) Address: 51 RUSHMORE STREET
WESTBURY,NY 11590
Current On-Site Operator: HURON TOOL AND CUTTING
Stated Operator(s) Address: 75 STATE STREET
WESTBURY,NY 11590
Current On-Site Operator: IMC MAGNETICS CORPORATION
Stated Operator(s) Address: 570 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: INTERNATIONAL RIBBON AND CARBON
Stated Operator(s) Address: 49 SYLVESTER STREET
WESTBURY,NY 11590
Current On-Site Operator: ISLAND TRANSPORTATION
Stated Operator(s) Address: 299 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: JCL CUSTOM METAL DOORS
Stated Operator(s) Address: 95 HOPPER STREET
WESTBURY,NY 11590
Current On-Site Operator: JOERGER ENTERPRISES
Stated Operator(s) Address: 32 NEW YORK AVENUE
WESTBURY,NY 11590
Current On-Site Operator: JORWAY CORPORATION
Stated Operator(s) Address: 27 BOND STREET
WESTBURY,NY 11590
Current On-Site Operator: JUDITH LEWIS PRINTERS
Stated Operator(s) Address: 40 URBAN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: KLEARTONE TRANSPARENT
Stated Operator(s) Address: 695 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: KORG USA, INC.
Stated Operator(s) Address: 89 FROST STREET
WESTBURY,NY 11590
Current On-Site Operator: KWIK-EEZE CORPORATION

Stated Operator(s) Address: 54 BROOKLYN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: LAKA INDUSTRIES
Stated Operator(s) Address: 62 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: METPAR STEEL
Stated Operator(s) Address: 97 STATE STREET
WESTBURY,NY 11590
Current On-Site Operator: MOLLA INC.
Stated Operator(s) Address: 110 STATE STREET
WESTBURY,NY 11590
Current On-Site Operator: NEW YORK TESTING
Stated Operator(s) Address: 75 URBAN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: NEW YORK TESTING
Stated Operator(s) Address: 81 URBAN STREET
WESTBURY,NY 11590
Current On-Site Operator: PARAFUSE CORPORATION
Stated Operator(s) Address: 65 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: PERMAFUSE CORPORATION
Stated Operator(s) Address: 675 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: ROYAL GUARD FENCE
Stated Operator(s) Address: 550 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: SEW SIMPLE
Stated Operator(s) Address: 115 FROST STREET
WESTBURY,NY 11590
Current On-Site Operator: SUPREME EDGELIGHT
Stated Operator(s) Address: 5 BOND STREET
WESTBURY,NY 11590
Current On-Site Operator: SUPREME METAL FABRICATORS
Stated Operator(s) Address: 776-790 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: Sew Simple
Stated Operator(s) Address: 710 SUMMA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: T&S BRASS AND BRONZE
Stated Operator(s) Address: 128 MAGNOLIA AVENUE
WESTBURY,NY 11590
Current On-Site Operator: TAPEMAKERS INC.
Stated Operator(s) Address: 48 URBAN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: TISCHON CORPORATION
Stated Operator(s) Address: 29 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: TISCHON CORPORATION
Stated Operator(s) Address: 40 NEW YORK AVENUE
WESTBURY,NY 11590

Current On-Site Operator: TISCHON CORPORATION
Stated Operator(s) Address: 68 KINKEL STREET
WESTBURY,NY 11590
Current On-Site Operator: TISCHON CORPORATION
Stated Operator(s) Address: 85 BROOKLYN AVENUE
WESTBURY,NY 11590
Current On-Site Operator: UNICORD
Stated Operator(s) Address: 75 FROST STREET
WESTBURY,NY 11590
Current On-Site Operator: UNIFLEX
Stated Operator(s) Address: 474 GRAND BLVD.
WESTBURY,NY 11590
Current On-Site Operator: UTILITY MANUFACTURING COMPANY
Stated Operator(s) Address: 700 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: VALU-LITHO
Stated Operator(s) Address: 512 MAIN STREET
WESTBURY,NY 11590
Current On-Site Operator: WARREN MACHINE COMPANY
Stated Operator(s) Address: 117 URBAN AVENUE
WESTBURY,NY 11590

Site Description

The New Cassel Industrial Area (NCIA) is located in the Town of North Hempstead, Nassau County. It encompasses approximately 170 acres of land. It is bounded by the Long Island Railroad to the north, Frost Street to the east, Old Country Road to the south, and Grand Boulevard to the southwest. The NCIA is a heavily developed industrial and commercial area. Development in this area dates back to the 1950's and many of the properties have housed various businesses over the years. The topography is generally flat. A total of seventeen (17) sites within the NCIA were listed as Class 2 sites in the New York State Registry of Inactive Hazardous Waste Disposal Sites (the Registry). The listing of the 17 Class 2 sites, occurred between May 1995 and September 1999. Of the 17 Class 2 sites, three (3) were investigated and delisted from the Registry. Two sites were investigated, remediated and delisted from the Registry. Another site was investigated, remediated and reclassified as a Class 4 site. Operable Unit (OU) No. 3, consists of off-site groundwater primarily located to the south of the NCIA. The ROD specifying extensive groundwater remediation for OU3 was signed in 2003. A state-funded consultant conducted predesign sampling in 2008. The state-funded remedial design is underway.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,1,1-TRICHLOROETHANE (F001 & F002 WASTE)
TETRACHLOROETHYLENE (F001 & F002 WASTE)

Site Environmental Assessment

Past site operations have contaminated the groundwater beneath the sites with chlorinated solvents well in excess of SCGs over large areas of the site. The groundwater standards are 5 parts-per-billion for most of the contaminants. Groundwater contamination plumes have migrated over 1,000 feet downgradient of the New Cassel Industrial Area with contaminant concentrations exceeding 1,000 part-per-billion of total VOCs. Groundwater is within an EPA-designated sole source aquifer. Contaminants have impacted the downgradient public water supply wells, which are more than 500 feet below ground surface.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

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* **Class P Sites:** "DEC offers this information with the caution that it should not be used to form conclusions about site contamination beyond what is implied by the classification of this site, namely, that there is a potential for concern about site contamination. Information regarding a Class P site (potential Registry site) is by definition preliminary in nature and unverified because the DEC's investigation of the site is not yet complete. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: IMC Magnetics
Site Code: 130043A
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 1
Address: 570 Main Street
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.7563982
Longitude: -73.56567326
Site Type: STRUCTURE
Estimated Size: 2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Foray Construction Company
Current Owner(s) Address: 193-69 85th Road
Holliswood,NY, 11423
Current Owner Name: Foray Construction Company
Current Owner(s) Address: 193-69 85TH ROAD
HOLLISWOOD,NY, 11423
Current Owner Name: NMB (USA)
Current Owner(s) Address: 193-69 85TH ROAD
HOLLISWOOD,NY, 11423
Owner(s) during disposal: NMB (USA)
Current On-Site Operator: IMC Magnetics
Stated Operator(s) Address: 475 Wireless Boulevard
Hauppauge,NY 11788
Current On-Site Operator: NMB (USA)
Stated Operator(s) Address: 475 WIRELESS BLVD.
HAUPPAUGE,NY 11788

Site Document Repository

Name: NYSDEC
Address: Regional Office
SUNY Bldg. 40 stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson St
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadwat 12th Fkoor
Albany,NY 12233-7015

Hazardous Waste Disposal Period

From: 1950 **To:** 1992

Site Description

Site Location: This site is located at 570 Main St. in the western part of the New Cassel Industrial Area. Site Features: The site is a little over two acres, with one manufacturing building and a paved parking area covering most of the area. Current Zoning and Land Use: The site is zoned commercial/industrial. Currently, the building houses an autobody repair business and office space. Past Use of the Site: The site was occupied by IMC Magnetics Inc. from the early 1950s until 1992. Products made during IMC's occupation of the site included induction motors, fans and blowers, stepper motors and other rotating machines. Soils and groundwater at the site are contaminated with chlorinated hydrocarbons, petroleum hydrocarbons and metals. Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to invesitgate, eliminate or mitigate a release, threat or release or exposure pathway resulting from the site contamination. Operable Unit 1 is on-site soils, and Operable Unit 2 is on-site and off-site groundwater. Site Geology and Hydrogeology: The site is underlain by the upper glacial aquifer, consisting of mixed fine to coarse silty sands, with clay lenses and occasional gravel deposits. Groundwater is about 65 feet below ground surface and groundwater flows south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
LEAD (D008 WASTE)
TETRACHLOROETHYLENE {(PCE OR "PERC.")(F002)}
TOLUENE (F005 WASTE)
CHROMIUM (D007 WASTE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contamants of concern were tetrachloroethene and trichloroethene in soils and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Atlas Graphics
Site Code: 130043B
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 1
Address: 567 Main Street
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.75680361
Longitude: -73.56567639
Site Type: STRUCTURE
Estimated Size: 1 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: Atlas Graphics
Current Owner(s) Address: 8167 Laurel Green Drive
Spring Hill,FL, 34606
Owner(s) during disposal: RICHARD DEGENHARDT
Current On-Site Operator: RICHARD DEGENHARDT
Stated Operator(s) Address: 567 MAIN ST.
WESTBURY,NY 11590
Current On-Site Operator: Richard Degenhardt
Stated Operator(s) Address: 567 Main Street
New Cassel,NY 11590

Site Document Repository

Name: NYSDEC Regional Office
Address: SUNY Bldg 40
Stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson St.
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 11th floor
Albany,NY 12233

Hazardous Waste Disposal Period

From: unknown **To:** present

Site Description

Location: This site is located at 567 Main Street in the western part of the New Cassel Industrial Area. Site Features: The site is about one acre, with one manufacturing building and a paved parking area covering most of the remaining area. Current Zoning and Land Use: The site is zoned Industrial. Past Use of the Site: The Atlas Graphics site was developed in 1950 and the site building was used as a warehouse for construction materials until 1977. In 1977, the property was purchased by Atlas Graphics Inc., which operated a photo-engraving manufacturing operation. This operation used about 300 gallons per year of trichloroethene (TCE). In 1977, there was a documented disposal of about 50 gallons of TCE to a cesspool located on the southwest comer of the building. Site Geology and Hydrogeology: The site is underlain by the upper glacial aquifer which consists of mixed fine to coarse silty sands, with clay lenses and occasional gravel deposits. Groundwater is about 65 feet below ground surface and groundwater flow is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
trichloroethene (TCE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at this site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene; 1,1,1 Trichloroethane; and trichloroethene. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in soil and groundwater is being managed under a Site Management Plan.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Tishcon Corp. at 125 State Street
Site Code: 130043C
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region: 1
Address: 125 State Street
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.75950215
Longitude: -73.55957647
Site Type: STRUCTURE
Estimated Size: 1 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 1st state LLC
Current Owner(s) Address: 125 State Street
Westbury,NY, 11590
Owner(s) during disposal: WILLIAM GROSS
Current On-Site Operator: Tishcon Corporation
Stated Operator(s) Address: 125 State Street
New Cassel,NY 11590
Current On-Site Operator: WILLIAM GROSS
Stated Operator(s) Address: 125 STATE STREET
WESTBURY,NY 11590

Site Document Repository

Name: NYSDEC
Address: Regional Office
SUNY Bldg. 40 stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson St.

Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th floor
Albany,NY 12233

Hazardous Waste Disposal Period

From: unknown **To:** present

Site Description

Location: The site is located at 125 State Street in the central part of the New Cassel Industrial Area. Site Features: The site is about one acre and is occupied by a two-story building. The remainder of the site is paved. Current Zoning and Land Use: The site is zoned Commercial/Industrial Past Use of the Site: Tishcon Corporation was a tenant in this location from 1984 to 1996. As part of their gelatin capsule manufacturing process, the Tishcon Corporation used 1,1,1 -trichloroethane (1,1,1 -TCA) to remove mineral oil from the gelatin capsules. Equipment used in the process was rinsed out in the driveway where the storm drains are located. Site Geology and Hydrogeology: The site is underlain by the upper glacial aquifer, consisting of mixed fine to coarse silty sands, with clay lenses and occasional gravel deposits. Grounwater is about 65 feet below ground surface and groundwater flow is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE {(TCA)(F002 WASTE)}

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of oncern in soils and groundwater were methylene chloride and 1,1,1-trichloroethane. Remedial Actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in soil and groundwater is being managed under a Site Management Plan.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Arkwin Industries
Site Code: 130043D
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 1
Address: 648-656, 662-670 Main Street, 66 Brooklyn Avenue
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.75699885
Longitude: -73.56037684
Site Type: STRUCTURE
Estimated Size: 1.5 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: Arkwin Industries
Current Owner(s) Address: 686 Main Street
New Cassel,NY, 11590
Owner(s) during disposal: ARKWIN INDUSTRIES
Current On-Site Operator: Arkwin Industries
Stated Operator(s) Address: 686 Main Street
New Cassel,NY 11590

Site Document Repository

Name: Weswtbury Memorial Public Library
Address: 445 Jefferson St.
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th Floor
Albany,,NY 12233-1750

Hazardous Waste Disposal Period

From: 1970s **To:** unknown

Site Description

Location: This site includes a number of individual lots located at 648, 656, 662 and 670 Main Street, and 66 Brooklyn Avenue, in the central part of the New Cassel Industrial Area. Site Features: The site is about 1.5 acres in size and contains five separate buildings. Current Zoning and Land Use: The site is zoned Commercial/Industrial and is used in the construction of metal components. Past Use of the Site: Arkwin began operations in the New Cassel Industrial Area in 1955. Arkwin receives metal stock which is then machined, fabricated, degreased, polished, painted and assembled into finished products. Arkwin used 1,1,1-trichloroethane, tetrachloroethene, and other solvents in their production process. Operable Units: The site is divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 1 is the on-site soils. Operable Unit 2 consists of the on-site groundwater. Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer that consists of mixed sands, silts and clays. Groundwater at the site occurs at about 65 feet below ground surface, and flows southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,1,1-TCA

Site Environmental Assessment

Operable Unit 01: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation the primary contaminant of concern in soils and groundwater was 1,1,1 Trichloroethane. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in soil and groundwater is being managed under a Site Management Plan. Operable unit 02: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminant of concern in the off-site groundwater was 1,1,1 Trichloroethane. Remedial actions have successfully achieved off-site groundwater remedial objectives for the site. Residual contamination in the off-site groundwater is being managed under a Site Management Plan.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Tishcon Corporation
Site Code: 130043E
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 1
Address: 31-33 Brooklyn Avenue & 30-36 New York Avenue
City: New Cassel Zip: 11590
County: Nassau
Latitude: 40.75589734
Longitude: -73.56017553
Site Type: STRUCTURE
Estimated Size: 1.5 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Landuse Restriction
Surface Water Use Restriction
Monitoring Plan
Site Management Plan
O&M Plan

Site Owner(s) and Operator(s)

Current Owner Name: Patel Trust of July 29, 1997
Current Owner(s) Address: McCarthy Fingar LLP
White Plains,NY, 10606-1934

Owner(s) during disposal: TISHCON CORPORATION
Current On-Site Operator: Tishcon Corporation
Stated Operator(s) Address: 30 New York Avenue
New Cassel,NY 11590

Site Document Repository

Name: Westbury Memorial Public Library
Address: 445 Jefferson Street
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th Floor
Albany,,NY 12233-7015

Hazardous Waste Disposal Period

From: 1980s **To:** 1995

Site Description

Location: This site is located at 30-36 New York Avenue and 31-33 Brooklyn Avenue in the central part of the New Cassel Industrial Area. This site is in an urban/industrial area. Site Features: The site is about 1.5 acres and mostly covered by a single-story flat roofed structure. The remainder of the site is paved driveways and parking areas. Current Zoning and Land Use: The site is zoned for Industrial use. The surrounding parcels are currently used for a combination of commercial, light industrial and utility right-of-ways. The nearest residential area is about 1,000 feet to the north. Past Use of the Site: Tishcon has operated at this site from 1982 to present. As part of their gelatin capsule manufacturing process, the Tishcon Corporation used 1,1,1 -trichloroethane (1,1,1 -TCA) to remove mineral oil from the gelatin capsules. In May 1997, Tishcon phased out the use of 1,1,1 -TCA and incorporated a closed loop, petroleum based process into their manufacturing. Based on information obtained from a New Cassel Industrial Area-wide Preliminary Site Assessment, Tishcon was added to the Registry as a Class 2 site in 1995. Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 1 (OU1) consists of on-site contamination. OU2 consists of the groundwater contaminant plume. Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of poorly sorted sand and gravel to approximately 80 feet below ground surface. Beneath the Upper Glacial Aquifer lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are often found in the upper layers of the Magothy. The water table at the site is 48-60 feet below ground surface, and the groundwater flow direction is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE {(TCA) (F002 WASTE)}

Site Environmental Assessment

Nature and Extent of Contamination: Operable Unit 1: Remediation at the site is complete. Prior to remediation, the contaminants of concern were trichloroethane, dichloroethane, and dichloroethene, in soils and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Remaining contamination in soil and groundwater is being managed under a Site Management Plan. All sampling and reporting requirements have been met. Operable Unit 2: Remediation at the site is complete. Prior to remediation, the contaminant of concern in off-site groundwater was trichloroethane. Remedial actions have successfully achieved groundwater objectives. Remaining groundwater contamination is being managed under a Site Management Plan. All sampling and reporting requirements have been met.

Site Health Assessment

Contaminated groundwater at the site is not used for drinking or other purposes and the site and surrounding area are served by a public water supply which is treated to remove contamination prior to distribution. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affects the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Sampling indicates soil vapor intrusion is not a concern for on- nor off-site buildings.

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Tishcon Corporation
Site Code: 130043F
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 68 Kinkel Street
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.75637786
Longitude: -73.56189541
Site Type:
Estimated Size: 0.25 Acres

Site Owner(s) and Operator(s)

Current Owner Name: MR. THOMAS GARGUILO, JR.
Current Owner(s) Address: 68 KINKEL STREET
WESTBURY,NY, 11590
Current Owner Name: Mr. Thomas Garguilo, Jr.
Current Owner(s) Address: 65 Kinkel Street
Westbury,NY, 11590
Current On-Site Operator: Tishcon Corporation
Stated Operator(s) Address: 29 New York Avenue
Westbury,NY 11590

Site Document Repository

Name: NYSDEC
Address: SUNY Bldg 40
Stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson Street
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th Floor
Albany,NY 12233-1705

Site Description

Location: This site is located at 68 Kinkel Street in the central part of the NCIA. Site Features: The one-quarter acre site is occupied by a single story, 2-bay garage. Current Zoning: The site is zoned Commercial/Industrial Past use of the Site: In 1982 and 1983, Tishcon encapsulated materials at this site, utilized 1,650 gallons of TCA as well as 8,000 gallons of methylene chloride and 3,000 gallons of shellac in its manufacturing process. This site was added to the Registry as a Class 2 site in 1995. A State Superfund investigation was completed in July 1996. In January 1997, a ROD requiring no action was issued for this site. The site was delisted from the Registry in December of 1997. Soil vapor sampling carried out March 2008 indicates elevated levels of VOC soil vapors on site. Site Geology and Hydrogeology: Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of Upper Pleistocene deposits of poorly sorted sand and gravel to approximately 80 ft bgs. Beneath the UGA lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are ofter found in the upper layers of the Magothy. The water table at the site is 48-60 ft bgs, and the groundwater flow direction is SSW.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE {(TCA) (F002 WASTE)}

Site Environmental Assessment

Nature and extent of Contamination: Soils: Up to 1,400 PPB of TCA were found in soils below an abandoned cesspool on the North side of the site. Groundwater: Past site operations have contaminated groundwater beneath the site with TCA and 1,2 DCE. Cencentrations in groundwater as high as 33 and 99 ppb respectively. The contaminated groundwater is located within an EPA-designated sole-source aquifer. Soil Vapor: Soil vapor sampling carried out in March 2008 indicates elevated levels of VOCs in soil vapor on site.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Metpar Steel
Site Code: 130043G
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 95, 97 and 99 State Street
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.75822209
Longitude: -73.55928799
Site Type:
Estimated Size: 1.38 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Raylene Holding Corporation
Current Owner(s) Address: 95 STATE STREET
WESTBURY,NY, 11590
Owner(s) during disposal: RAYLENE HOLDING CORPORATION
Current On-Site Operator: Metpar Steel
Stated Operator(s) Address: 95 STATE STREET
WESTBURY,NY 11590

Site Description

Location: This site is located at 95, 97 and 99 State Street just below Summa Avenue in the central part of the NCIA. Site Features: The site topograpy is flat and contains one two-story building and two one-story buildings which are connected. Current Zoning and Land Use: The site is zoned commercial/industrial. Past Use of the Site: Metpar Steel manufactures steel and formica partitions

and doors. Nassau County Department of Health (NCDOH) records indicate that Metpar used up to 2,000 gallons per year of 1,1,1-trichloroethane (TCA) as a machine lubricant/cleaner. NCDOH site inspection also revealed TCA waste in an on-site cesspool. Downgradient groundwater sampling done by NYSDEC in 1994 showed elevated levels of TCA. This site was listed on the Registry in 1995. A Focused Source Area Remedial Investigation Report was complete in July 1996. A ROD was issued January 3, 1997, indicating No Action was necessary at the site because no sources of contamination were found at the site. The site was delisted from the Registry in December of 1997. Site Geology and Hydrogeology: Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of Upper Pleistocene deposits of poorly sorted sand and gravel to approximately 80 ft bgs. Beneath the UGA lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are ofter found in the upper layers of the Magothy. The water table at the site is 48-60 ft bgs, and the groundwater flow direction is SSW.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE {(TCA) (F002 WASTE)}

Site Environmental Assessment

Past site operations have contaminated the groundwater beneath the site with TCA. The contaminated groundwater is located within an EPA-designated sole-source aquifer. A remedial investigation showed on-site groundwater contamination is similar to upgradient groundwater contamination and resulted in a no action remedy being selected.

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For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Hopper / Main Street Site
Site Code: 130043J
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 542 Main Street
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.755905153
Longitude: -73.566158444
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Description Not Available

* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former LAKA Industries, Inc.
Site Code: 130043K
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 1
Address: 62 Kinkel Street
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.75659817
Longitude: -73.56147535
Site Type: STRUCTURE
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: DermKraft, Inc.
Current Owner(s) Address: 62 Kinkel Street
New Cassel,NY, 11590
Current Owner Name: UNKNOWN
Current Owner(s) Address: 62 KINKEL ST.
WESTBURY,NY, 11590
Current On-Site Operator: LAKA Industries, Inc.
Stated Operator(s) Address: 62 Kinkel Street
New Cassel,NY 11590
Current On-Site Operator: UNKNOWN
Stated Operator(s) Address: 62 KINKEL STREET
WESTBURY,NY 11590

Site Document Repository

Name: NYSDEC
Address: Regional Office
SUNY Bldg. 40 Stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson St
Weswtbury,NY 11490
Name: NYSDEC
Address: 625 Broadway, 12th Floor
Albany,,NY 12233-7015

Hazardous Waste Disposal Period

From: 1971 **To:** 1984

Site Description

Location: This site is about 0.2 acres in size and located on the east side of Kinkel Street, south of Main Street in the New Cassel Industrial Area. Site Features: The site has a one story commercial building with the remainder of the property paved. Current Zoning and Land Use: The site is zoned Industrial. Past Use of the Site: The former occupants LAKA Tools and Stamping and LAKA Industries used trichloroethene as a degreaser. Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of poorly sorted sand and gravel to approximately 80 feet bgs. Beneath the UGA lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are often found in the upper layers of the Magothy. The water table at the site is 48-60 feet below ground surface, and the groundwater flow direction is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
TRICHLOROETHYLENE (F001-F002)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminant of concern in soil and groundwater was trichloroethene. Remedial actions have successfully achieved soil cleanup objectives for commercial use.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: 118 - 130 Swalm Street
Site Code: 130043P
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region: 1
Address: 118-130 Swalm Street
City: North Hempstead Zip: 11590
County: Nassau
Latitude: 40.75789792
Longitude: -73.56457483
Site Type: STRUCTURE
Estimated Size: 0.6 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Barough, Eaton & Allen Corporation
Current Owner(s) Address: 67 Kent Street
Brooklyn,NY, 11211
Current On-Site Operator: Property Currently Vacant, as of December 2012
Stated Operator(s) Address:
,NY

Site Document Repository

Name: Westbury Memorial Public Library
Address: 445 Jefferson St.
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th floor
Albany,NY 12233
Name: NYSDEC
Address: Suny, Bldg 40
Stony Brook,NY

Name: Town of N. Hempstead
Address: 200 Plandome Rd
Manhassett,NY

Hazardous Waste Disposal Period

From: 1978 **To:** 1994

Site Description

Location: The 118-130 Swalm Street site is located in the New Cassel Industrial Area, an urban portion of Nassau County, NY. The site lies directly to the south of the Long Island Rail Road tracks. Site Features: The property is mostly covered by a one-story industrial building with the remainder of the site paved with the exception of a small grass area on the north end of the site. An abandoned trench once went through the building and connected to leach pools at the north side of the building. Current Zoning and Land Use: The site is zoned Industrial. The site is not currently occupied. The surrounding parcels are currently used for a combination of commercial and light industrial. The parcel on the north side of the property is owned by the Long Island Rail Road and used as a track right-of-way. Past Use of the Site: The most recent tenant, Liqui-Mark, a producer of felt-tipped pens, used and stored large quantities of chemicals. However, these chemicals did not contain tetrachloroethene (PCE) or trichloroethene (TCE) related compounds. The file review indicates the property was developed in 1961 and was formerly occupied by a mechanical engraving company, a plastics extrusion company, a vitamin manufacturer, and an ink ribbon manufacturer. Based on these types of operations, it is likely that they used products containing PCE and TCE related compounds. The site was listed on the Registry in May 1997 on the basis of on-site soil and groundwater sampling conducted by the NYSDEC in 1995 and 1996. Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer that consists of mixed sands, silts and clays. Groundwater at the site occurs about 65 feet below ground surface, and flows southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
trichloroethene (TCE)
tetrachloroethene (PCE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at this site is complete. The primary contaminants of concern at the site prior to listing included volatile organic compounds, primarily tetrachloroethene and trichloroethene. Monitoring carried out in 2009 thru 2011 indicates that levels

of volatile organic compound contamination in groundwater have decreased, but still remain above standards, criteria and guidelines for tetrachloroethene. The remaining groundwater contamination is being managed under a Site Management Plan. On-site soil vapor intrusion sampling conducted in November 2008 indicates that soil vapor intrusion is a concern should the currently vacant building be re-occupied. This will be managed under the Site Management Plan. Soil vapor intrusion sampling conducted in off-site buildings during February 2017 indicate continued monitoring is necessary.

Site Health Assessment

Access to the site is unrestricted, however, contact with contaminated soil or groundwater is unlikely unless they dig below the ground surface. People are not drinking contaminated groundwater because the public water supply that serves the area is treated to remove contaminants before the water is distributed to consumers. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for on-site impacts and off-site migration of site-related vapor contamination into indoor air.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Sylvester Street Site
Site Code: 130043Q
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 49 Sylvester St.
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.755461816
Longitude: -73.561369544
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Description Not Available

* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: 299 Main Street
Site Code: 130043S
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 1
Address: 299 Main Street
City: North Hempstead Zip: 11590
County: Nassau
Latitude: 40.756825
Longitude: -73.566314
Site Type: STRUCTURE
Estimated Size: 0.85 Acres

Site Owner(s) and Operator(s)

Current On-Site Operator: 299 Main St LLC
Stated Operator(s) Address: 299 MAIN ST.
WESTBURY,NY 11590

Site Document Repository

Name: NYSDEC
Address: SUNY Bldg. 40
Stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson Street
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th floor
Albany,NY 12233-7015

Hazardous Waste Disposal Period

From: 1963 **To:** 1993

Site Description

Location: The 299 Main Street site is a little less than 1 acre and located in the New Cassel Industrial Area, an urban area of Nassau County, NY. Site Features: The front (Main St.) portion of the site is occupied by a single story building, while the rest of the site is a paved parking lot. Current Zoning and Land Use: The site is zoned Industrial. Past Use of the Site: The property was formerly used as a junkyard and a transportation company. Island Transportation Company (ITC) used trichloroethene (TCE) to wash asphalt residues from its trucks prior to 1980. Past site operations have contaminated groundwater beneath and downgradient of the site with TCE and related compounds. Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of poorly sorted sand and gravel to approximately 80 feet below ground surface. Beneath the Upper Glacial Aquifer lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial Aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are often found in the upper layers of the Magothy. The water table at the site is 48-60 feet below ground surface, and the groundwater flow direction is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

trichloroethene (TCE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern in soils and groundwater were Trimethylbenzene and Trichloroethene, respectively. Remedial actions have successfully achieved soil and groundwater cleanup objectives for commercial use.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: N.E. Corner - Hopper and Main Street
Site Code: 130043T
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: Hopper & Main Street
City: North Hempstead Zip: 11590
County: Nassau
Latitude: 40.756860903
Longitude: -73.565641098
Site Type:
Estimated Size: 0.3 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Sam Scibelli c/o Scibelli Bros., Inc
Current Owner(s) Address: 603 Main Street
WESTBURY,NY, 11590

Site Description

This vacant lot was used as a junkyard and there are no permanent structures on the lot. Past uses of this property are unknown. This is a small lot and it appears unlikely that it has been used as anything other than a junkyard. No onsite source of contamination was found. Based upon results of sampling conducted in December of 1998 and January of 1999, this site does not appear to be acting as a source of groundwater contamination. The site was removed from the NYS Registry of Inactive Hazardous Waste Disposal Sites.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

chlorinated solvents

(F001 & F002 WASTES)

Site Environmental Assessment

Environmental sampling has shown this site is not a source of groundwater contamination at and downgradient of this site.

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For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: 36 Sylvester Street Site
Site Code: 130043U
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 1
Address: 36 Sylvester Street
City: North Hempstead Zip: 11590
County: Nassau
Latitude: 40.75535419
Longitude: -73.56068479
Site Type: STRUCTURE
Estimated Size: 0.7 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Paul Merandi - Grand Machinery Exchange
Current Owner(s) Address: 215 CENTER STREET
NEW YORK,NY, 10013
Owner(s) during disposal: ISRAEL G. HALPERT
Current On-Site Operator: American Express Field Warehousing
Stated Operator(s) Address: 36 Sylvester Street
Westbury,NY 11590
Current On-Site Operator: GEL-TEC (Div. of Tishcon Corp)
Stated Operator(s) Address: 36 Sylvester Street
Westbury,NY 11590
Current On-Site Operator: ISRAEL G. HALPERT
Stated Operator(s) Address: 36 SYLVESTER STREET
WESTBURY,NY 11590
Current On-Site Operator: ISRAEL G. HALPERT
Stated Operator(s) Address: 65 BROADWAY
NEW YORK,NY
Current On-Site Operator: National Gear Products, Inc.
Stated Operator(s) Address: 36 SYLVESTER STREET

WESTBURY,NY 11590
Current On-Site Operator: Universal Transistor Products Corp.
Stated Operator(s) Address: 36 Sylvester Street
Westbury,NY 11590
Current On-Site Operator: ISRAEL G. HALPERT
Stated Operator(s) Address: 36 SYLVESTER ST.
WESTBURY,NY 11590

Hazardous Waste Disposal Period

From: unknown **To:** unknown

Site Description

The 36 Sylvester Street site is located in the NCIA, an urban area in Nassau County, NY. The site is mostly occupied by a warehouse, with the remainder of the site being paved. This site is located on the east side of Sylvester Street, running to the west side of New York Avenue, south of Main Street in the New Cassel Industrial Area. The site is currently operated by GEL-TEC (a division of Tishcon Corp.), and formerly by National Gear Products. The building covers most of the lot, with the exception of alleys on the north and south sides of the lot, a small parking area on the southeast side of the lot, and a loading area on the east side. A soil sample collected from a leaching pool on the southeast side of the property exhibited trace amounts of 1,1,1-trichloroethane. Groundwater samples collected from this same location exhibited high concentrations of 1,1,1-trichloroethane. Past site operations have contaminated groundwater beneath and downgradient of this site with high levels of 1,1,1-trichloroethane (162 ppb - 3,235 ppb). The contaminated groundwater is located within an EPA-designated sole-source aquifer. Two public water supply wells are located approximately 1,500 feet downgradient of the site. These wells are currently being impacted by VOCs from the New Cassel Industrial Area. The NYSDEC and Grand Machinery entered into a RI/FS Consent Order in March 2000. The investigation took place from June 2001 to August 2001, and the RI report was finalized in September 2002. An IRM removing contaminated sediments from a dry-well located on the SW corner of the property was carried out in May 2002. End point samples showed that the contamination was successfully removed. VOC contamination remaining in on-site groundwater was attributed to two upgradient sites. A Record of Decision was signed in March 2003 specifying that no further action need be taken at the site.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,1,1-TRICHLOROETHANE (TCA) (F002 WASTE)

Site Environmental Assessment

There are no environmental problems associated with the disposal of hazardous waste remaining at this site. VOC contamination remaining in on-site groundwater is attributed to two upgradient sites.

Site Health Assessment

There are multiple groundwater contaminant plumes beneath the New Cassel Industrial Area. Activities within the site have contributed to the groundwater contamination. The Bowling Green Public Water Supply Wells are located 300 to 500 yards down-gradient of the industrial area and are contaminated with levels of volatile organic compounds (VOCs) that exceed New York State drinking water standards. Remediation of site-related source areas has reduced the level of VOCs in the raw water entering the Bowling Green wells. An air stripper was placed on the wells in 1995 to remove contaminants before water is distributed to customers. The remedy for the off-site groundwater contamination impacting the downgradient supply wells has yet to be implemented. Soil vapor investigations on and off-site are being implemented.

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Tishcon Corporation (New York Ave.)
Site Code: 130043V
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 1
Address: 29 New York Avenue
City: North Hempstead Zip: 11590
County: Nassau
Latitude: 40.755416932
Longitude: -73.560659743
Site Type: STRUCTURE
Estimated Size: 0.5 Acres

Site Owner(s) and Operator(s)

Current Owner Name: EQUITY SHARE ONE ASSOC.C/O
Current Owner(s) Address: 48 SOUTH SERVICE ROAD
MELVILLE,NY, 11747
Current Owner Name: Equity Share 1 Associates, c/o Barry S. Cohen,
Current Owner(s) Address: 48 SOUTH SERVICE ROAD
MELVILLE,NY, 11747
Owner(s) during disposal: TISCHON CORPORATION
Current On-Site Operator: TISCHON CORPORATION
Stated Operator(s) Address: 30 NEW YORK AVE.
WESTBURY,NY 11590
Current On-Site Operator: Tishcon Corporation
Stated Operator(s) Address: 30 New York Avenue
New Cassel,NY 11590

Site Document Repository

Name: NYSDEC
Address: SUNY Bldg. 40
Stony Brook,NY
Name: Westbury Memorial Public Library
Address: 445 Jefferson Street
Westbury,NY 11590
Name: NYSDEC
Address: 625 Broadway, 12th floor
Albany,NY 12233-1705

Hazardous Waste Disposal Period

From: 1978 **To:** 1991

Site Description

Location: The Tishcon site is about 0.5 acres in size and located within an urban area in Nassau County, NY. This property is located between Sylvester Street and New York Avenue midway between Old Country Road and Main Street in the New Cassel Industrial Area. Current Zoning and Land Use: The Site is zoned Industrial. Site Features: The site is largely occupied by a warehouse style building with the remainder of the property paved. Past Use of the Site: As part of their gelatin capsule manufacturing process, the Tishcon Corporation used 1,1,1 -trichloroethane (TCA) to remove mineral oil from the gelatin capsules. Approximately 4 drums of TCA were used per week. Site Geology and Hydrogeology: The site is underlain by the Upper Glacial Aquifer which consists of poorly sorted sand and gravel to approximately 80 feet below ground surface. Beneath the Upper Glacial Aquifer lies the Magothy aquifer which is comprised of finer sands, silt and small amounts of clay. The Upper Glacial Aquifer and the Magothy are in direct hydraulic connection. Clay lenses acting as aquitards are ofter found in the upper layers of the Magothy. The water table at the site is 48-60 feet below ground surface, and the groundwater flow direction is south-southwest.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

1,1,1 - TRICHLOROETHANE (TCA) (F002 WASTE)

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminant of concern in soils and groundwater was 1,1,1 TCA. Remedial actions have successfully achieved soil cleanup objectives for commercial use.

Site Health Assessment

The site may have contributed contamination to groundwater used for public water supplies. Water from these wells is treated to remove contamination and minimize exposures to contaminants in drinking water. Direct contact with contaminated soil is unlikely because the site is primarily covered with building and pavement. Soil vapor intrusion into on- and off-site buildings is possible.

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Huron Tools Site
Site Code: 130116
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 75 State Street
City: Westbury Zip: 11590-
County: Nassau
Latitude: 40.756648492
Longitude: -73.558686894
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The Huron Tools site is located in an urban portion of Nassau County, NY. The site address is 75 State Street, Westbury. Main site features include a one-story building and a parking lot. The site is surrounded by many industrial properties and hazardous wastes sites and is located within the New Cassel Industrial area. The historic source of contamination was the discharge of contaminated waste water to the former dry well. A Phase II Site Assessment removed contaminated soil within the former dry well and sampled groundwater but this data does not rule out groundwater contamination. A State funded site characterization was conducted in 2006 and the data from this characterization has been evaluated. It has been determined that the site does not qualify for listing on the registry.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

The primary contaminants of concern are Trichloroethene and is breakdown product Dichloroethene. The characterization indicates there is groundwater contamination in the site area but that there is not a source or significant impact to the environment. Groundwater is approximately 50 feet below grade and flows to the south.

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For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former LAKA Industries
Site Code: V00305
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 1
Address: 62 Kinkel Street
City: Westbury Zip: 11590
County: Nassau
Latitude: 40.757114055
Longitude: -73.562161125
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Description Not Available

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Hazardous Substances

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For more Information: E-mail Us

Refine This Search

Environmental Reports

U.S. EPA-permitted Facilities located within 3,000 feet of the Project Area and in non-compliance with the EPA permit requirements

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Brownfields Property Progress Profile

816 PROSPECT AVENUE
Property ID: 14738
Other Names for this Site

This profile provides a summary of the accomplishments reported to the US EPA by a Brownfields grant recipient or Targeted Brownfields Assessment Contractor at this Brownfields property.

Legal Notices

More Details

- **Facility Information (Facility Registry System)**
- Other Names for this Site
- Brownfields Grant Fact Sheet(s)

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Property Location

EPA Region 02 implements the Brownfields program for the state in which this property is located.

816 PROSPECT AVENUE

816 Prospect Avenue
North Hempstead, NY 11590

Property Size: acres

View Census 2000 Block Data Around this Property Location>>

Assessment & Cleanup Activities and Progress Summary

This property has been assessed.

View Summary of the Property Progress>>

View Assessment Activities >>

View Cleanup Activities>

View Institutional Controls>>

View Redevelopment Underway>>

Assessment & Cleanup Results and Impact Summary

Each property is assessed to determine if any contaminants are found.

If the property is under an assessment grant from EPA, information on this assessment is reported to EPA.

The assessment has found contamination at this property

View Media Affected and Contaminants Found>>

If the property is contaminated and is being cleaned up under a cleanup grant from EPA, information on the cleanup may be reported to EPA.

View Media Addressed and Contaminants Removed>>

View Leveraged Accomplishments>>

Acres Cleaned Up:

Property Progress

Assessment	Cleanup	Inst. Controls	Redevelopment
Complete	Not Started	Unknown	Not Started

Assessment Activities

The status of Assessment activities on this property: Complete

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount
Phase I Environmental Assessment	12/31/2002	12/31/2002	North Hempstead, Town of			$0	$0

Total EPA Funds: **$0.00**
Total Leveraged Funds: **$0.00**
Total Funds: **$0.00**

Is **Cleanup** Required at this property? **Unknown**

Cleanup Activities

There are no current environmental cleanup activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount	Redev Cleanup Jobs
Cleanup						$0	$0	

Total EPA Funds:
Total Leveraged Funds:
Total Funds:

Media and Contaminants

Media Affected	Classes of Contaminants Found	Media Addressed	Classes of Contaminants Cleaned up
Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air None Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**	Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**

Institutional Controls

Institutional Controls Required?	Type of Controls Applied	Controls In Place?	Controls In Place Date
Undetermined	Proprietary Governmental Enforcement &Permit Tools Informational Devices None Unknown	N/A	N/A

For more information about Institutional Controls, please visit
https://www.epa.gov/superfund/superfund-institutional-controls-guidance-and-policy

Redevelopment Underway

There are no current redevelopment activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	Leverage Amount
Redevelopment						$0

Leveraged Accomplishments

There are no reported Leveraged Accomplishments for this property at this time

Additional Property Attributes

1. FUNDING TYPES

For Assessment, Cleanup and Revolving Loan grants, what type(s) of funding are being used at the property?

Hazardous Substance
Petroleum Substance
Hazardous and Petroleum Substances
N/A

2. OWNERSHIP & SUPERFUND LIABILITY

During the life of the grant, did ownership change? **No**

If Yes, did Superfund federal landowner liability protections factor into the ownership change? **No**

3. PROPERTY GEOGRAPHIC INFORMATION

Latitude: 40.761924

Longitude: -73.570235

Horizontal Collection Method: N/A

Source Map Scale Number: N/A

Reference Point: N/A

Horizontal Reference Datum: N/A

4. PROPERTY HISTORY INFORMATION

Property Description/History/Past Ownership:

Predominant Past Uses:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

5. FUTURE USE

Future Use(s) and Estimated Acres:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

6. STATE&TRIBAL BROWNFIELDS/VOLUNTARY RESPONSE PROGRAM INFORMATION

State &Tribal Program Enrollment:
Date of Enrollment: N/A
ID Number: N/A

Date of No Further Action/Cleanup Completion Document Issued: N/A

7. ANECDOTAL PROPERTY INFORMATION

Property Highlights:

N/A

8. PROPERTY PHOTOGRAPH INFORMATION

Are photographs available?

Is video available?

Demographic Data

Demographic data for this property is provided in four formats.

- Census 2010 Report
- Census ACS 2008-2012

null Fields not included in EJScreen Census reports
null Map

Census 2010 Report displays data from EPA's Environment Justice screening tool (EJScreen). EJScreen pulls data from the American Community Survey (ACS), a statistical survey conducted by the United States Census Bureau. The Census Bureau's 2010 data is reported by Census blocks, which are aggregated into block groups by the EJScreen tool. Block group is an area defined by the Census Bureau that usually has in the range of 600-3,000 people living in it. The US is divided into more than 200,000 block groups. Click the Report link in any column to view the Census 2010 Report for block groups located within an n-mile radius around the property.

Census ACS 2008-2012 displays data from EJScreen. The Census ACS 2008-2012 provides a 5-year summary of data by block group. Click the Report link in any column to view the Census ACS 2008-2012 report for block groups located within an n-mile radius around the property.

Radius	0.5 Miles	1 Miles	1.5 Miles	2 Miles	2.5 Miles	3 Miles
Census 2010 Report	Report	Report	Report	Report	Report	Report
Census ACS 2008-2012	Report	Report	Report	Report	Report	Report
# of Low Income	3,875	6,809	8,948	10,610	13,792	16,207
% of Low Income	38.89%	29.45%	24.08%	19.32%	16.92%	14.87%
# Below Poverty Level	2,052	3,084	3,649	4,284	5,336	6,101
% Below Poverty Level	20.59%	13.34%	9.82%	7.80%	6.55%	5.60%
# of Vacant Housing Units	88	438	511	618	921	1,145
% of Unemployed	2.88%	2.83%	3.16%	3.09%	2.99%	3.13%
% of Vacant Housing Units	3.93%	7.07%	4.56%	3.64%	3.66%	3.31%
Median Income	$16,793	$21,869	$26,176	$27,124	$28,117	$28,249
Total Population	9,965	23,123	37,157	54,903	81,511	109,013

The **additional fields** in the table above are not included in the two Census reports. These data are extracted directly from ACS. Values represent demographics of block groups located within half-mile increments from the property.

- **Low-income -** number or percent of population in households where the household income is less than or equal to twice the federal poverty level.
- **Below Poverty Level -** number or percentage of households that fall below the poverty level.
- **Vacant Housing Units -** Number of vacant housing units.
- **Unemployed** – number and percent of civilians at least 16 years old who (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to start a job.
- **Median income -** the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income used here is the weighted average of the Median Incomes reported for Block Groups (based on total population).
- **Total 25 Over** – population of individuals that are over the age of 25.

The map below shows the highlighted 2010 Census Block Groups that are used in the demographics calculations found in the table above. Select a radius from the drop down list to see the block groups included. For more information about how the demographic data were calculated, please see About the Data.

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Brownfields Property Progress Profile

820 PROSPECT AVENUE
Property ID: 14739
Other Names for this Site

This profile provides a summary of the accomplishments reported to the US EPA by a Brownfields grant recipient or Targeted Brownfields Assessment Contractor at this Brownfields property.

Legal Notices

More Details

- **Facility Information (Facility Registry System)**
- Other Names for this Site
- Brownfields Grant Fact Sheet(s)

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Property Location

EPA Region 02 implements the Brownfields program for the state in which this property is located.

820 PROSPECT AVENUE

820 Prospect Avenue
North Hempstead, NY 11590

Property Size: acres

View Census 2000 Block Data Around this Property Location>>

Assessment & Cleanup Activities and Progress Summary

This property has been assessed.

View Summary of the Property Progress>>

View Assessment Activities >>

View Cleanup Activities>

View Institutional Controls>>

View Redevelopment Underway>>

Assessment & Cleanup Results and Impact Summary

Each property is assessed to determine if any contaminants are found.

If the property is under an assessment grant from EPA, information on this assessment is reported to EPA.

The assessment has found contamination at this property

View Media Affected and Contaminants Found>>

If the property is contaminated and is being cleaned up under a cleanup grant from EPA, information on the cleanup may be reported to EPA.

View Media Addressed and Contaminants Removed>>

View Leveraged Accomplishments>>

Acres Cleaned Up:

Property Progress

Assessment	Cleanup	Inst. Controls	Redevelopment
Complete	Not Started	Unknown	Not Started

Assessment Activities

The status of Assessment activities on this property: Complete

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount
Phase I Environmental Assessment	12/31/2002	12/31/2002	North Hempstead, Town of			$0	$0

Total EPA Funds: **$0.00**
Total Leveraged Funds: **$0.00**
Total Funds: **$0.00**

Is **Cleanup** Required at this property? **Unknown**

Cleanup Activities

There are no current environmental cleanup activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount	Redev Cleanup Jobs
Cleanup						$0	$0	

Total EPA Funds:
Total Leveraged Funds:
Total Funds:

Media and Contaminants

Media Affected	Classes of Contaminants Found	Media Addressed	Classes of Contaminants Cleaned up
Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air None Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**	Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**

Institutional Controls

Institutional Controls Required?	Type of Controls Applied	Controls In Place?	Controls In Place Date
Undetermined	Proprietary Governmental Enforcement &Permit Tools Informational Devices None Unknown	N/A	N/A

For more information about Institutional Controls, please visit
https://www.epa.gov/superfund/superfund-institutional-controls-guidance-and-policy

Redevelopment Underway

There are no current redevelopment activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	Leverage Amount
Redevelopment						$0

Leveraged Accomplishments

There are no reported Leveraged Accomplishments for this property at this time

Additional Property Attributes

1. FUNDING TYPES

For Assessment, Cleanup and Revolving Loan grants, what type(s) of funding are being used at the property?

Hazardous Substance
Petroleum Substance
Hazardous and Petroleum Substances
N/A

2. OWNERSHIP & SUPERFUND LIABILITY

During the life of the grant, did ownership change? **No**

If Yes, did Superfund federal landowner liability protections factor into the ownership change? **No**

3. PROPERTY GEOGRAPHIC INFORMATION

Latitude: 40.761886

Longitude: -73.570066

Horizontal Collection Method: N/A

Source Map Scale Number: N/A

Reference Point: N/A

Horizontal Reference Datum: N/A

4. PROPERTY HISTORY INFORMATION

Property Description/History/Past Ownership:

Predominant Past Uses:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

5. FUTURE USE

Future Use(s) and Estimated Acres:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

6. STATE&TRIBAL BROWNFIELDS/VOLUNTARY RESPONSE PROGRAM INFORMATION

State &Tribal Program Enrollment:
Date of Enrollment: N/A
ID Number: N/A

Date of No Further Action/Cleanup Completion Document Issued: N/A

7. ANECDOTAL PROPERTY INFORMATION

Property Highlights:

N/A

8. PROPERTY PHOTOGRAPH INFORMATION

Are photographs available?

Is video available?

Demographic Data

Demographic data for this property is provided in four formats.

- Census 2010 Report
- Census ACS 2008-2012

null Fields not included in EJScreen Census reports
null Map

Census 2010 Report displays data from EPA's Environment Justice screening tool (EJScreen). EJScreen pulls data from the American Community Survey (ACS), a statistical survey conducted by the United States Census Bureau. The Census Bureau's 2010 data is reported by Census blocks, which are aggregated into block groups by the EJScreen tool. Block group is an area defined by the Census Bureau that usually has in the range of 600-3,000 people living in it. The US is divided into more than 200,000 block groups. Click the Report link in any column to view the Census 2010 Report for block groups located within an n-mile radius around the property.

Census ACS 2008-2012 displays data from EJScreen. The Census ACS 2008-2012 provides a 5-year summary of data by block group. Click the Report link in any column to view the Census ACS 2008-2012 report for block groups located within an n-mile radius around the property.

Radius	0.5 Miles	1 Miles	1.5 Miles	2 Miles	2.5 Miles	3 Miles
Census 2010 Report	Report	Report	Report	Report	Report	Report
Census ACS 2008-2012	Report	Report	Report	Report	Report	Report
# of Low Income	3,875	6,805	8,935	10,638	13,800	16,215
% of Low Income	38.89%	29.45%	24.09%	19.30%	16.92%	14.85%
# Below Poverty Level	2,052	3,083	3,646	4,302	5,338	6,106
% Below Poverty Level	20.59%	13.34%	9.83%	7.80%	6.54%	5.59%
# of Vacant Housing Units	88	438	511	624	922	1,148
% of Unemployed	2.88%	2.83%	3.16%	3.10%	2.99%	3.14%
% of Vacant Housing Units	3.93%	7.08%	4.57%	3.66%	3.66%	3.31%
Median Income	$16,793	$21,869	$26,176	$27,124	$28,117	$28,249
Total Population	9,965	23,106	37,097	55,129	81,571	109,165

The **additional fields** in the table above are not included in the two Census reports. These data are extracted directly from ACS. Values represent demographics of block groups located within half-mile increments from the property.

- **Low-income -** number or percent of population in households where the household income is less than or equal to twice the federal poverty level.
- **Below Poverty Level -** number or percentage of households that fall below the poverty level.
- **Vacant Housing Units -** Number of vacant housing units.
- **Unemployed** – number and percent of civilians at least 16 years old who (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to start a job.
- **Median income -** the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income used here is the weighted average of the Median Incomes reported for Block Groups (based on total population).
- **Total 25 Over** – population of individuals that are over the age of 25.

The map below shows the highlighted 2010 Census Block Groups that are used in the demographics calculations found in the table above. Select a radius from the drop down list to see the block groups included. For more information about how the demographic data were calculated, please see About the Data.

' + v_def.definition + v_def.dictionary + 'Link to EPA Terminology Services'; document.getElementById('TRSlookup').innerHTML = lookupname; document.getElementById('TRSDefinition').innerHTML = v_TRS; blanket_size('TRSPopup'); window_pos('TRSPopup'); toggle('blanket'); toggle('TRSPopup'); }); } function closetrspopup() { toggle('blanket'); toggle('TRSPopup'); } Close

Brownfields Property Progress Profile

839 PROSPECT AVENUE
Property ID: 14741
Other Names for this Site

This profile provides a summary of the accomplishments reported to the US EPA by a Brownfields grant recipient or Targeted Brownfields Assessment Contractor at this Brownfields property.

Legal Notices

More Details

- **Facility Information (Facility Registry System)**
- Other Names for this Site
- Brownfields Grant Fact Sheet(s)

USE THIS LINK TO SHARE! Because your browser window probably doesn't show the site ID in the web address, copying it to share this page with others won't work. Be sure to use the following link to share this page:

https://obipublic11.epa.gov/analytics/saw.dll?PortalPages&Action=Navigate&PortalPath=/shared/CIMC/_portal/CIMC&Page=Profile+Page&col1=ACRES_GRANT_EXPORT.PROPERTY_ID&val1=%2214741%22

Property Location

EPA Region 02 implements the Brownfields program for the state in which this property is located.

839 PROSPECT AVENUE

839 Prospect Avenue
North Hempstead, NY 11590

Property Size: acres

View Census 2000 Block Data Around this Property Location>>

Assessment & Cleanup Activities and Progress Summary

This property has been assessed.

View Summary of the Property Progress>>

View Assessment Activities >>

View Cleanup Activities>

View Institutional Controls>>

View Redevelopment Underway>>

Assessment & Cleanup Results and Impact Summary

Each property is assessed to determine if any contaminants are found.

If the property is under an assessment grant from EPA, information on this assessment is reported to EPA.

The assessment has found contamination at this property

View Media Affected and Contaminants Found>>

If the property is contaminated and is being cleaned up under a cleanup grant from EPA, information on the cleanup may be reported to EPA.

View Media Addressed and Contaminants Removed>>

View Leveraged Accomplishments>>

Acres Cleaned Up:

Property Progress

Assessment	Cleanup	Inst. Controls	Redevelopment
Complete	Not Started	Unknown	Not Started

Assessment Activities

The status of Assessment activities on this property: Complete

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount
Phase I Environmental Assessment	12/31/2002	12/31/2002	North Hempstead, Town of			$0	$0

Total EPA Funds: **$0.00**
Total Leveraged Funds: **$0.00**
Total Funds: **$0.00**

Is **Cleanup** Required at this property? **Unknown**

Cleanup Activities

There are no current environmental cleanup activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount	Redev Cleanup Jobs
Cleanup						$0	$0	

Total EPA Funds:
Total Leveraged Funds:
Total Funds:

Media and Contaminants

Media Affected	Classes of Contaminants Found	Media Addressed	Classes of Contaminants Cleaned up
Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air None Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**	Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**

Institutional Controls

Institutional Controls Required?	Type of Controls Applied	Controls In Place?	Controls In Place Date
Undetermined	Proprietary Governmental Enforcement &Permit Tools Informational Devices None Unknown	N/A	N/A

For more information about Institutional Controls, please visit
https://www.epa.gov/superfund/superfund-institutional-controls-guidance-and-policy

Redevelopment Underway

There are no current redevelopment activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	Leverage Amount
Redevelopment						$0

Leveraged Accomplishments

There are no reported Leveraged Accomplishments for this property at this time

Additional Property Attributes

1. FUNDING TYPES

For Assessment, Cleanup and Revolving Loan grants, what type(s) of funding are being used at the property?

Hazardous Substance
Petroleum Substance
Hazardous and Petroleum Substances
N/A

2. OWNERSHIP & SUPERFUND LIABILITY

During the life of the grant, did ownership change? **No**

If Yes, did Superfund federal landowner liability protections factor into the ownership change? **No**

3. PROPERTY GEOGRAPHIC INFORMATION

Latitude: 40.762248

Longitude: -73.569151

Horizontal Collection Method: N/A

Source Map Scale Number: N/A

Reference Point: N/A

Horizontal Reference Datum: N/A

4. PROPERTY HISTORY INFORMATION

Property Description/History/Past Ownership:

Predominant Past Uses:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

5. FUTURE USE

Future Use(s) and Estimated Acres:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

6. STATE&TRIBAL BROWNFIELDS/VOLUNTARY RESPONSE PROGRAM INFORMATION

State &Tribal Program Enrollment:
Date of Enrollment: N/A
ID Number: N/A

Date of No Further Action/Cleanup Completion Document Issued: N/A

7. ANECDOTAL PROPERTY INFORMATION

Property Highlights:

N/A

8. PROPERTY PHOTOGRAPH INFORMATION

Are photographs available?

Is video available?

Demographic Data

Demographic data for this property is provided in four formats.

- Census 2010 Report
- Census ACS 2008-2012

null Fields not included in EJScreen Census reports
null Map

Census 2010 Report displays data from EPA's Environment Justice screening tool (EJScreen). EJScreen pulls data from the American Community Survey (ACS), a statistical survey conducted by the United States Census Bureau. The Census Bureau's 2010 data is reported by Census blocks, which are aggregated into block groups by the EJScreen tool. Block group is an area defined by the Census Bureau that usually has in the range of 600-3,000 people living in it. The US is divided into more than 200,000 block groups. Click the Report link in any column to view the Census 2010 Report for block groups located within an n-mile radius around the property.

Census ACS 2008-2012 displays data from EJScreen. The Census ACS 2008-2012 provides a 5-year summary of data by block group. Click the Report link in any column to view the Census ACS 2008-2012 report for block groups located within an n-mile radius around the property.

Radius	0.5 Miles	1 Miles	1.5 Miles	2 Miles	2.5 Miles	3 Miles
Census 2010 Report	Report	Report	Report	Report	Report	Report
Census ACS 2008-2012	Report	Report	Report	Report	Report	Report
# of Low Income	3,835	6,595	8,907	10,689	13,933	16,344
% of Low Income	38.93%	29.07%	24.07%	19.07%	16.79%	14.76%
# Below Poverty Level	2,048	3,019	3,651	4,346	5,376	6,131
% Below Poverty Level	20.79%	13.31%	9.87%	7.76%	6.48%	5.54%
# of Vacant Housing Units	84	409	517	633	927	1,162
% of Unemployed	2.91%	2.90%	3.11%	3.10%	3.00%	3.14%
% of Vacant Housing Units	3.83%	6.80%	4.63%	3.65%	3.62%	3.31%
Median Income	$19,329	$23,577	$22,723	$26,944	$28,431	$28,612
Total Population	9,851	22,689	37,007	56,039	82,973	110,760

The **additional fields** in the table above are not included in the two Census reports. These data are extracted directly from ACS. Values represent demographics of block groups located within half-mile increments from the property.

- **Low-income -** number or percent of population in households where the household income is less than or equal to twice the federal poverty level.
- **Below Poverty Level -** number or percentage of households that fall below the poverty level.
- **Vacant Housing Units -** Number of vacant housing units.
- **Unemployed** – number and percent of civilians at least 16 years old who (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to start a job.
- **Median income -** the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income used here is the weighted average of the Median Incomes reported for Block Groups (based on total population).
- **Total 25 Over** – population of individuals that are over the age of 25.

The map below shows the highlighted 2010 Census Block Groups that are used in the demographics calculations found in the table above. Select a radius from the drop down list to see the block groups included. For more information about how the demographic data were calculated, please see About the Data.

Attachment 7

Endangered Species Consultation Documents

NHP Records Request Response (06/07/2018)
NHP Records Request Response (05/02/2018)
NHP Consultation Request (04/11/2018)
Invasive Species Compliance Letter
USFWS Consultation Package (06/06/2018)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife
625 Broadway, 5th Floor, Albany, NY 12233-4750
P: (518) 402-8924 | F: (518) 402-8925
www.dec.ny.gov

June 7, 2018

Lori Shirley
Governor's Office of Storm Recovery
30-40 State St., Hampton Plaza
Albany, NY 12207

Re: Grand Street Apartments Project – Expanded Project Area
County: Nassau Town/City: North Hempstead

Dear Ms. Shirley,

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nick Conrad

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

636

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

May 2, 2018

Lori Shirley
Governor's Office of Storm Recovery
30-40 State St., Hampton Plaza
Albany, NY 12207

Re: 252 Grand Street Senior Apartments Affordable Housing Project, New Cassel
County: Nassau Town/City: North Hempstead

Dear Ms. Shirley:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

451

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

Via Electronic Mail

April 11, 2018

Nicholas Conrad
New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program – Information Services
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: Natural Heritage Compliance Process for the 252 Grand Street Senior Apartments Affordable Housing Project in New Cassel, North Hempstead, Nassau County, New York

Dear Mr. Conrad:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD), is conducting an environmental review under HUD's environmental review regulations (24 CFR Part 58) and New York State's Environmental Quality Review Act (SEQRA) for the 252 Grand Street Senior Apartments Affordable Housing Project in New Cassel, North Hempstead, Nassau County, New York.

The purpose of this letter is to request a search of the files of the New York Natural Heritage Program for records of the occurrence of any rare animals, plants, and natural communities and/or significant wildlife habitats in the vicinity of this project. The information we receive will be used in NEPA and SEQRA documentation and/or any permit applications. We will retain the confidentiality, as needed, of any information received.

Project Description: The development of Grand Street Apartments proposes the new construction of 77 affordable independent living units for seniors aged 55 and older in Nassau County, NY. This project provides an opportunity to both create badly needed affordable housing and redevelop a hazardous and blighting property. The 2.23-acre site is located at 252 Grand Street, New Cassel, NY 11590. The Town of North Hempstead currently holds title to the property, which was originally home to the Grand Street School. By 2014, only the crumbling brick shell of the original school building remained after decades of abandonment.

The proposal involves construction of seven two-story residential buildings with 77 townhouse-style apartments and a large community space. The unit mix consists of 61 one-bedroom units and 16 two-bedroom units with a total residential square footage of 53,500 square feet. Utilities include municipal water and sewer

connections and gas heat and electric provided by PSEG. The project will include 77 parking spaces for the exclusive use of the residents. In addition to parking, the grounds will feature several seating and activity areas.

Compliance: According to information reviewed from the New York State Environmental Resource Mapper (ERM), the Project site is not located in are near wetlands or significant natural communities, and no rare plants or animals are shown to be present within the project area (see attached **Environmental Resource Mapper Information**).

GOSR respectfully requests that the New York Natural Heritage Program review its records of concern for any rare or state-listed animals or plants, or significant natural communities, at this site or in its immediate vicinity.

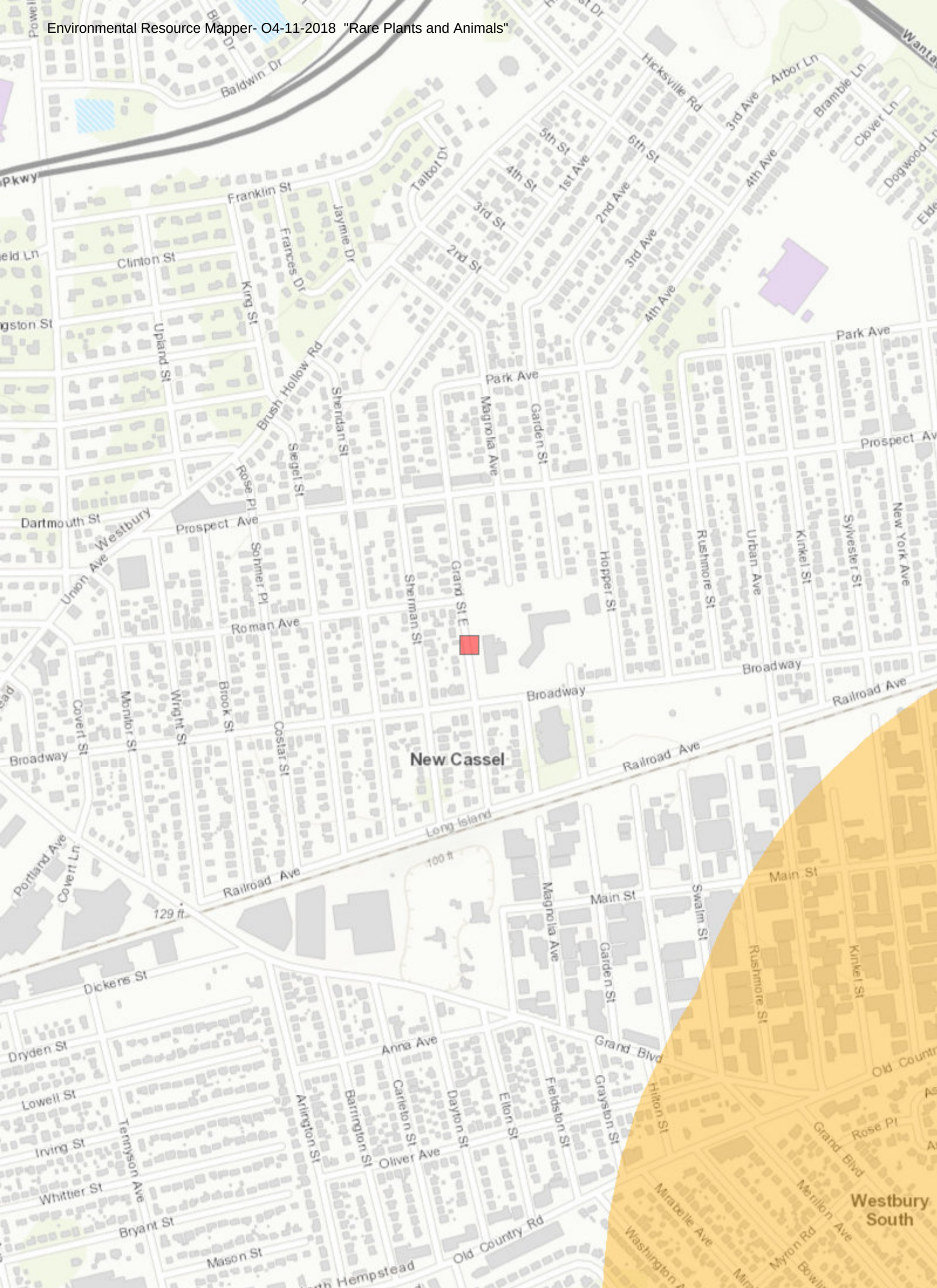
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755) or Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal

Attachments:
252 Grand Street, New Cassel, New York - Environmental Resource Mapper Results

Environmental Resource Mapper- O4-11-2018 "Rare Plants and Animals"



HIERARCHY
ARCHITECTURE + DESIGN, PLLC
7 Gaynor Avenue Manhasset New York 11030 Tel: 516.627.7007 Fax: 516.627.7707 Email: TJ@hierarchyltd.com

April 11th, 2018

Ms. Lori A. Shirley
Director
Bureau of Environmental Review and Assessment
Governor's Office of Strom Recovery New York State Homes & Community Renewal

RE: Invasive Species Compliance

Property Address: 252 Grand Street
Westbury, NY 11590

This is to certify that I have verified that no plant species specified for this application is listed on the Regulated Invasive Species or Prohibited Invasive Species list. The application contains only species that are suited for this region.

Signature

T.J. Castello - Registered Architect
Name/Position

4/11/18
Date

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

June 6, 2018

Mr. Steve Papa
U.S. Fish and Wildlife Service
Long Island Field Office
340 Smith Road
Shirley, NY 11967

VIA EMAIL: steve_papa@fws.gov

Re: ESA/MBTA/BGEPA consultation for the Grand Street Apartments Project – 252 Grand Street and 899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590

Dear Mr. Papa:

The Governor's Office of Storm Recovery (GOSR), operating under the auspices of the New York State Homes and Community Renewal's (NYSHCR) Housing Trust Fund Corporation, was established to aid the statewide recovery of disaster-affected communities in New York State. GOSR is administering a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant for Disaster Recovery (CDBG-DR). The environmental review for projects funded under the CDBG-DR are processed on a case by case basis in accordance with the United States Fish and Wildlife Service (USFWS) New York Field Office's online project review process.

The purpose of this letter is to provide the USFWS Long Island Field Office notice of the proposed project and to document compliance with Section 7 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.), as well as the Migratory Bird Treaty Act of 1918 (MBTA) (40 Stat. 755, as amended; 16 U.S.C. 703-712), and the Bald and Golden Eagle Protection Act of 1940 (BGEPA) (54 Stat. 240, as amended; 16 U.S.C. 668-668c). As discussed below, we have reviewed the project and found that the proposed project does not jeopardize the continued existence of ESA species or destroy or adversely modify their critical habitat. We are submitting project materials to document that GOSR has made a "**No Effect**" determination for the project described herein. If the USFWS does not respond within 30 days from submittal of this form, then GOSR may presume that its determination for the project is informed by the best available information and its project responsibilities under Section 7 of the ESA have been fulfilled.

1.0 PROJECT DESCRIPTION

The Grand Street Apartments Project (project) will involve the new construction of 77 affordable independent living units for senior citizens aged 62 and older. The Grand Street Apartments will be located at 252 Grand Street, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590 (Section 11, Block 503, Lot 52). The project will also involve the installation of a community/common patio, fence, maintenance building, and maintenance area, including dumpster enclosure, and vehicular access immediately northeast of the project site on the adjoining Magnolia Gardens parcel (899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590) (see project location maps in **Appendix A**). A parking lot, related landscaping, lighting, removal of a former police booth, and other improvements are also being constructed for shared use by the adjacent "Yes We Can" Community Center, this project's development, and Magnolia Gardens. The parking lot and improvements are situated on the newly subdivided lot located southwest of the project site (Section 11, Block 503, Lot 53) and southeast of the project site on the Magnolia Gardens parcel (Section 11, Block 503, part of Lot 42) (see project location maps in **Appendix A**).

This project will provide an opportunity to both create much needed affordable housing and redevelop a hazardous, blighted property in the middle of an otherwise pleasant residential neighborhood. The project will include six (6) two-story residential buildings with 77 townhouse-style apartments and a building for a large community space with an adjacent patio. Of the 77 units, 26 units will be set aside for residents earning 30% of the AMI and below, 3 units will be set aside for residents earning 40% of the AMI and below, 31 units will be set aside for residents earning 50% of the AMI and below, 16 units will be set aside for residents earning 60% of the AMI and below, and 1 one-bedroom apartment will be set aside for a live-in superintendent. The unit mix consists of 61 one-bedroom units and 16 two-bedroom units with a total residential square footage of 53,473 square feet. Each unit is outfitted with a washer, dryer, and additional linen and storage closets. The project will include 76 onsite parking spaces for the exclusive use of the residents, 12 of which are designated as handicap-only spaces. In addition, the grounds will feature several seating and activity areas, to be determined later, but might include a croquet/bocce court, shuffleboard and a community garden. This project's development will also benefit from its position adjacent to Magnolia Gardens, the North Hempstead Housing Authority's (NHHA) other senior housing property, which features almost two acres of grounds open to the residents.

The project will include re-development of the former Grand Street School site which is currently vacant. Utility connections will be made via the public street to existing infrastructure for electric, natural gas, and municipal water and sewer. Ground disturbance is anticipated across the existing parcels, adjacent sidewalks, and part of the roadways. The project will include installation of: paved and marked parking areas, concrete walkways and curbs, driveways, crosswalks, fencing, natural gas generators, sliding/roller gate, service driveway, bollards, patio, gates, light poles, mail kiosk, ADA compliant ramps, signs, underground electric transformers, sewer line relocation, drywells, bicycle rack, concrete pads, RPZ enclosures, and benches. Erosion and drainage control best management practices (BMPs) will be required to be implemented by the contractor during construction.

2.0 ENDANGERED SPECIES ACT, MIGRATORY BIRD TREATY ACT, AND BALD AND GOLDEN EAGLE PROTECTION ACT PROTECTED SPECIES

The USFWS Long Island Field Office was contacted through the Information, Planning, and Conservation System (IPaC) regarding the potential presence of species under the jurisdiction of the USFWS within the project area. According to the USFWS Official Species List, four (4) federally threatened species (northern long-eared bat, piping plover, red knot, and seabeach amaranth) and two (2) federally endangered species (roseate tern and sandplain gerardia) may potentially be associated with the project area (see USFWS

Official Species List in **Appendix B**). According to the USFWS Official Species List, there is no critical habitat for federally protected threatened and endangered species in the project area.

The IPaC Resource List indicates that there are migratory birds protected under the Migratory Bird Treaty Act and/or the Bald and Golden Eagle Protection Act that could potentially be affected by the project (see USFWS IPaC Resource List in **Appendix C**). Any transient migratory birds that may be found within the project area would temporarily leave the area during construction. GOSR has determined that the project activities will have "**No Effect"** on migratory birds. There are no known breeding bald eagles within the vicinity of the project area; therefore, no adverse impacts to breeding bald eagles are expected as a result of the project.

Descriptions of the northern long-eared bat (NLEB), piping plover, red knot, roseate tern, sandplain gerardia, and seabeach amaranth and an evaluation of the likelihood that these species occur within the project area and would be affected by the project is provided below. The species descriptions are summarized from the New York State Department of Environmental Conservation (NYSDEC) fact sheet and USFWS species profiles.

2.1 NORTHERN LONG-EARED BAT (NLEB)

The NLEB is a medium-sized bat that is distinguished by its long ears, particularly as compared to other bats in its genus. The NLEB is found across much of the eastern and north central United States. White-nose syndrome is the predominant threat to this bat, especially throughout the northeast where the species has declined by up to 99 percent from pre-white-nose syndrome levels at many hibernation sites. During summer, NLEBs roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees, using tree species based on suitability to retain bark or provide cavities or crevices. They emerge at dusk to fly through the understory of forested hillsides and ridges feeding on moths, flies, leafhoppers, caddisflies, and beetles or by gleaning insects from vegetation and water surfaces. NLEBs spend winter hibernating in caves and mines. This bat prefers habitat with abundant stands of trees with sufficient bark crevices and snags for roosting habitat that is not provided by the project location.

The project is located in a developed residential area. The project may involve the removal of a small number of street trees, however, there is no contiguous forested/wooded habitat located in the vicinity of the project area. Also, based on the NYSDEC Environmental Resource Mapper, there are no records of rare plants or animals, including the northern long-eared bat, in the vicinity of the Project area (**Appendix D**). Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the NLEB.

2.2 PIPING PLOVER

The piping plover is a small shorebird that is listed as federally threatened and state endangered. Habitat is only found at the shore, on barrier islands, sandy beaches, and dredged material disposal islands. In New York, this species breeds on Long Island's sandy beaches, from Queens to the Hamptons, in the eastern bays and in the harbors of northern Suffolk County. Piping plovers arrive to the New York area in early to mid-March and establish nesting territories by early April. Nests are usually placed well above the high tide line on open sandy beaches or in areas that have been filled with dredged sand, often near dunes in areas with little or no beach grass. By early September, most have departed for their wintering areas.

The project is located in a developed residential area. There are no open sandy beaches or otherwise suitable piping plover habitats that will be disturbed by project activities. Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the piping plover.

2.3 RED KNOT

The red knot is a large, bulky sandpiper that is listed as federally threatened. The red knot breeds in the tundra region. During migration, the red knot prefers coastal beaches that are usually at or near the mouth of bays, estuaries, or tidal inlets. Wintering areas are generally intertidal habitats such as beaches with significant wave action or currents. The red knot can fly more than 9,300 miles from south to north every spring and repeat the trip in reverse every autumn, making this bird one of the longest-distance migrants in the animal kingdom. Red knots need to encounter favorable habitat, food, and weather conditions within narrow seasonal windows because the birds stopover between wintering and breeding areas. The red knot is sensitive to human disturbance.

The project is located in a developed residential area. There are no coastal beaches, tidal flats, or coastal mudflats or otherwise suitable red knot habitats that will be disturbed by project activities. Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the red knot.

2.4 ROSEATE TERN

The roseate tern is a waterbird listed as federally and state endangered. The roseate tern prefers coastal beach and island habitats along salt bays, estuaries, and oceans. Roseate terns nest on sandy or rocky islands, especially in protected bays and estuaries, with some low plant cover that is close to shallow waters for feeding. It forages in coastal waters and sometimes well offshore. The roseate tern is sensitive to human disturbance.

The project is located in a developed residential area. There are no sandy or rocky islands, protected bays and estuaries, or otherwise suitable roseate tern habitats that will be disturbed by project activities. Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the roseate tern.

2.5 SANDPLAIN GERARDIA

The sandplain gerardia is a flowering plant that is listed as federally and state endangered. The sandplain gerardia can be found on Long Island in dry, sandy soils and in sandy plains. It was traditionally a maritime grassland species maintained by fire and grazing. In New York, it currently occurs in remnant grasslands, shrublands, and along roadsides and railroads.

The project is located in a developed residential area. No grassland habitats, shrubland habitats, or otherwise suitable sandplain gerardia habitats will be disturbed by project activities. Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the sandplain gerardia.

2.6 SEABEACH AMARANTH

The seabeach amaranth is an annual plant that is listed as federally endangered and state threatened. The seabeach amaranth is a flowering plant that usually grows on a nearly pure sand substrate. It is primarily found on overwash flats at accreting ends of islands, lower fore-dunes, and upper strands of non-eroding beaches.

The project is located in a developed residential area. No sandy dune, beach, or otherwise suitable seabeach amaranth habitats will be disturbed by project activities. Therefore, GOSR has determined that the proposed project would have "**No Effect**" on the seabeach amaranth.

3.0 CONCLUSION

Project implementation would be conditioned upon issuance of applicable federal and state permits. The project would be constructed in accordance with federal and state permit requirements and their conditions. The Grand Street Apartments Project would not jeopardize the continued existence of ESA species or destroy or adversely modify their critical habitat. GOSR is submitting the above information as notification of its "**No Effect**" determination and requests acknowledgement from USFWS that they have received this determination that the proposed project would have "**No Effect"** on endangered/threatened species, migratory birds, or critical habitat for species under USFWS jurisdiction.

For additional information, please contact me by e-mail at Lori.Shirley@nyshcr.org or by telephone at (518) 474-0755.

Sincerely,

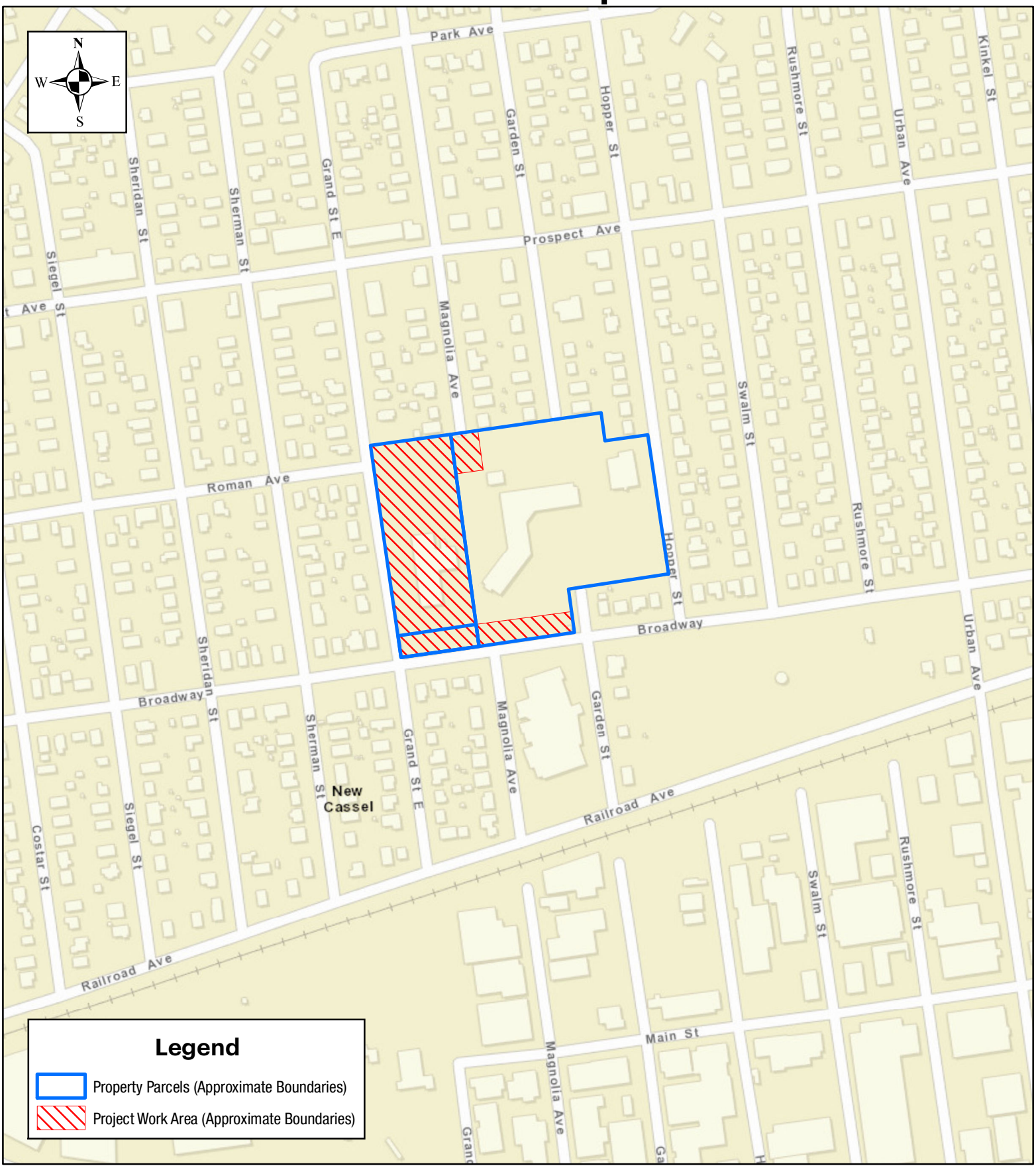
Lori A. Shirley
Director, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal

Attachments:

Appendix A: Proposed Project Location Maps
(Street Map, USGS Topographic Map, and Aerial Map)
Appendix B: USFWS Official Species List
Appendix C: USFWS IPaC Resource List
Appendix D: NYSDEC Environmental Resource Map

Appendix A

Street Map



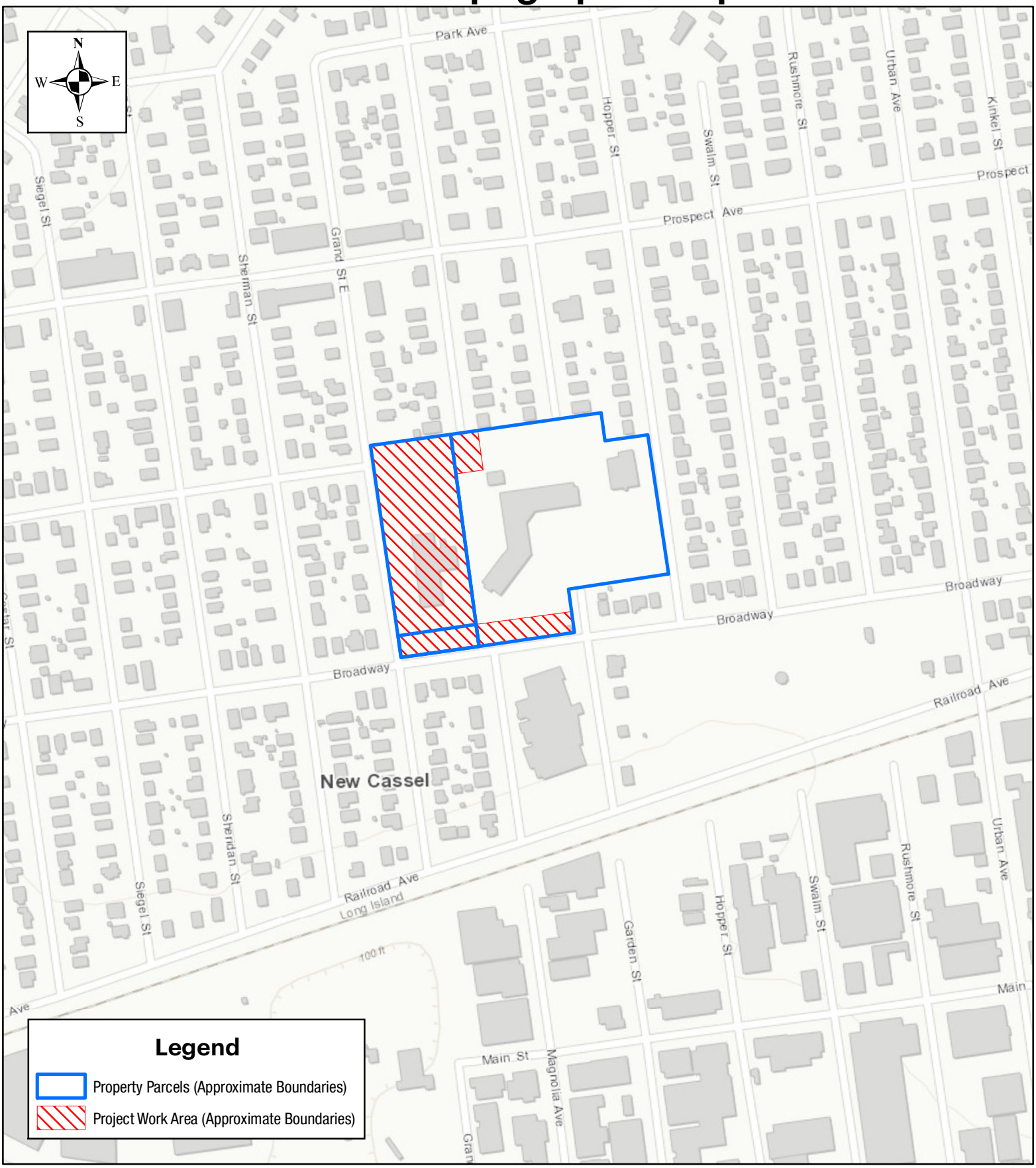
Tectonic

1:4,000

0 205 410 820 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

World Topographic Map



Tectonic

1:4,000

0 205 410 820 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Aerial Map

Tectonic

1:4,000

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Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Appendix B

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003

In Reply Refer To: May 03, 2018
Consultation Code: 05E1LI00-2018-SLI-0448
Event Code: 05E1LI00-2018-E-00968
Project Name: Grand Street Apartments Project

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
(631) 286-0485

Project Summary

Consultation Code: 05E1LI00-2018-SLI-0448

Event Code: 05E1LI00-2018-E-00968

Project Name: Grand Street Apartments Project

Project Type: Federal Grant / Loan Related

Project Description: Construction of affordable independent living units for senior citizens.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/40.760090028603514N73.56826291823522W

Counties: Nassau, NY

Endangered Species Act Species

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Piping Plover *Charadrius melodus* Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot *Calidris canutus rufa* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Roseate Tern *Sterna dougallii dougallii* Population: northeast U.S. nesting pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

Flowering Plants

NAME	STATUS
Sandplain Gerardia *Agalinis acuta* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8128	Endangered
Seabeach Amaranth *Amaranthus pumilus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8549	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Appendix C

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Project information

NAME

Grand Street Apartments Project

LOCATION

Nassau County, New York

DESCRIPTION

Construction
of affordable independent living units for senior citizens.

Local office

Long Island Ecological Services Field Office

(631) 286-0485

(631) 286-4003

340 Smith Road
Shirley, NY 11967-2258

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species

[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

NOT FOR CONSULTATION

Mammals

NAME	STATUS
Northern Long-eared Bat Myotis septentrionalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Piping Plover Charadrius melodus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot Calidris canutus rufa No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864	Threatened
Roseate Tern Sterna dougallii dougallii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2083	Endangered

Flowering Plants

NAME	STATUS
Sandplain Gerardia Agalinis acuta No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8128	Endangered
Seabeach Amaranth Amaranthus pumilus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8549	Threatened

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Oct 15 to Aug 31
Kentucky Warbler Oporornis formosus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

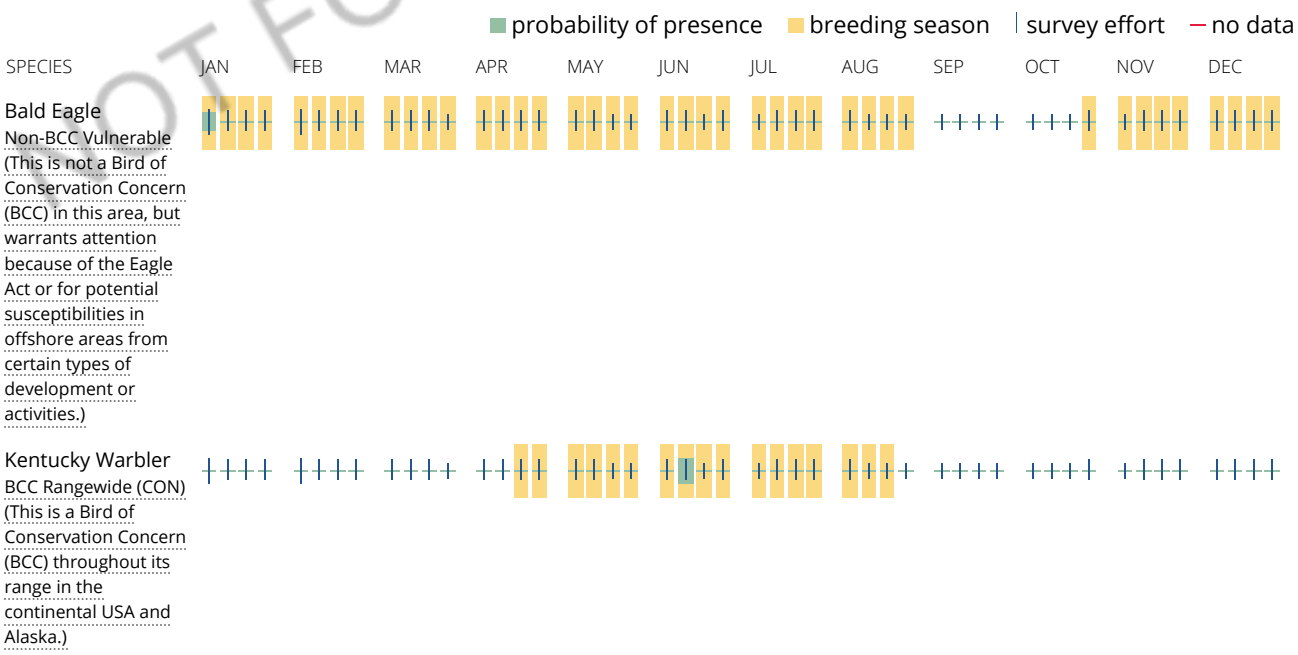
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

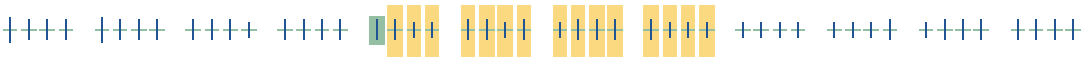
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



Wood Thrush
BCC Rangewide (CON)
(This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the E-bird Explore Data Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ “What does IPaC use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some

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deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Appendix D

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: NYS Aerial w Streets Using this map

Search

Tools

Layers and Legend

- All Layers
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands
  - State Regulated Wetland Checkzone
- Significant Natural Communities
  - Natural Communities Near This Location
- Rare Plants or Animals

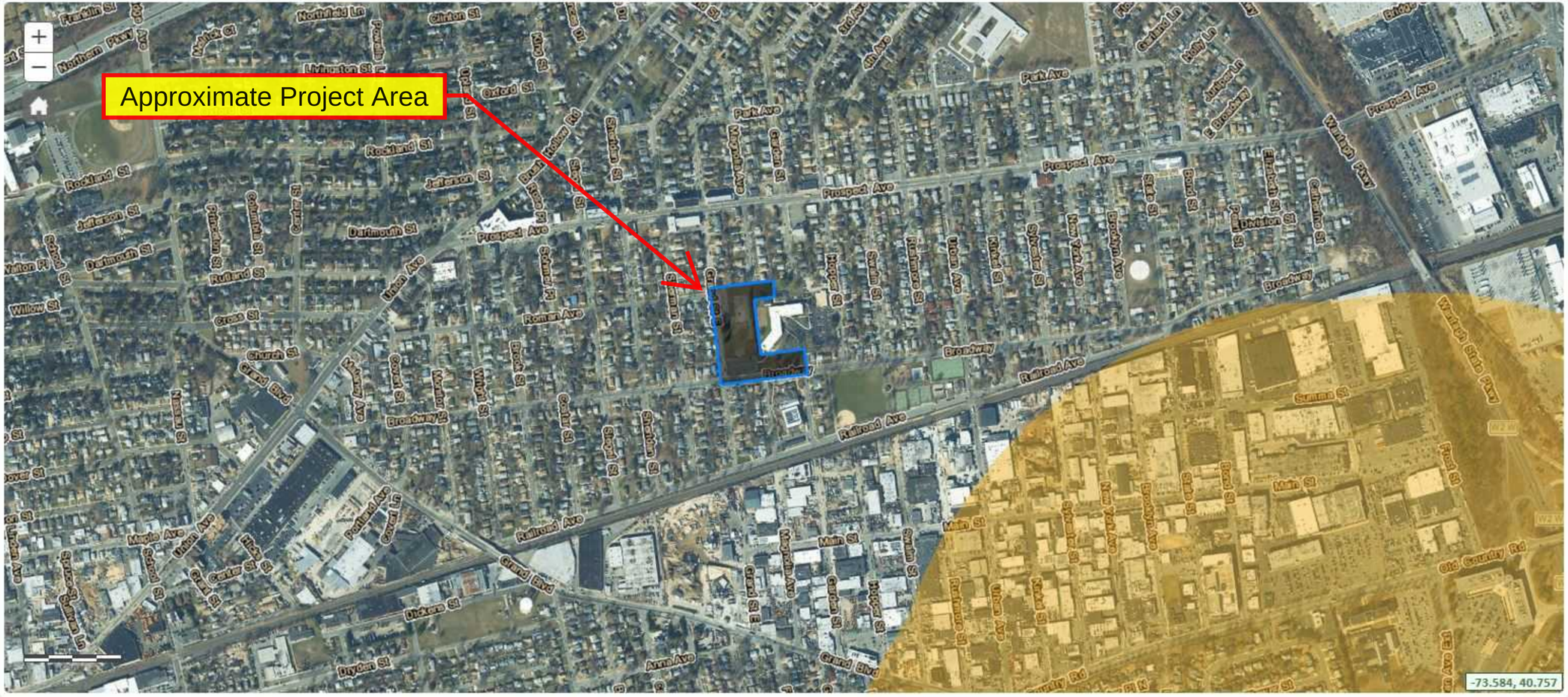
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts

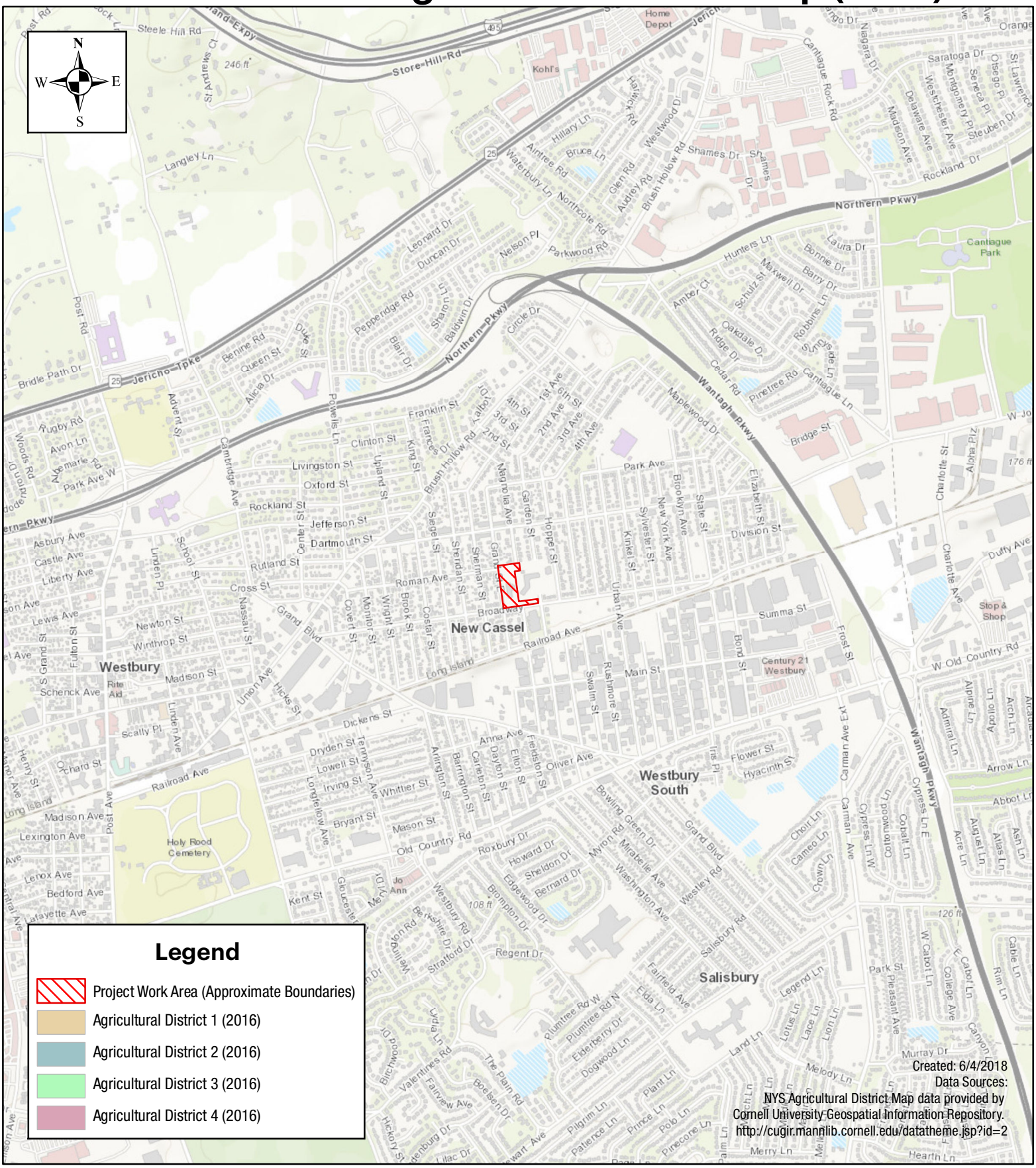


Attachment 8

Agricultural and NRCS Soil Resource Documents

New York State Agricultural Districts Map (2016)
USDA NRCS Soil Resource Report
USDA NRCS Shallow Excavation Report
USDA NRCS Farmland Classification Report
The New Cassel Urban Renewal Plan
Town of New Hempstead Zoning Map (03/18/2014)

New York State Agricultural District Map (2016)



Tectonic

1:20,000

0 1,000 2,000 4,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Nassau County, New York

June 28, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map (Grand Street Apartments Project).....9
Legend.....10
Map Unit Legend (Grand Street Apartments Project).....11
Map Unit Descriptions (Grand Street Apartments Project).....11
Nassau County, New York.....13
Uh—Urban land-Hempstead complex.....13
Soil Information for All Uses.....15
Suitabilities and Limitations for Use.....15
Building Site Development.....15
Shallow Excavations (Grand Street Apartments Project).....15
Land Classifications.....19
Farmland Classification (Grand Street Apartments Project).....19
References.....24

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Grand Street Apartments Project)

Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, New York
Survey Area Data: Version 14, Oct 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Grand Street Apartments Project)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Uh	Urban land-Hempstead complex	3.2	100.0%
Totals for Area of Interest		**3.2**	**100.0%**

Map Unit Descriptions (Grand Street Apartments Project)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, New York

Uh—Urban land-Hempstead complex

Map Unit Setting

National map unit symbol: 9ttl
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 75 percent
Hempstead and similar soils: 20 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hempstead

Setting

Landform: Outwash plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: A silty mantle over highly siliceous stratified sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 29 inches: silt loam
H3 - 29 to 33 inches: very gravelly loamy sand
H4 - 33 to 60 inches: stratified very gravelly sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.7 inches)

Minor Components

Enfield

Percent of map unit: 3 percent
Hydric soil rating: No

Mineola

Percent of map unit: 2 percent
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Shallow Excavations (Grand Street Apartments Project)

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate

maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Map—Shallow Excavations (Grand Street Apartments Project)

Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, New York
Survey Area Data: Version 14, Oct 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Shallow Excavations (Grand Street Apartments Project)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Uh	Urban land-Hempstead complex	Not rated	Urban land (75%)		3.2	100.0%
			Enfield (3%)			
			Mineola (2%)			
Totals for Area of Interest					**3.2**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Null or Not Rated	3.2	100.0%
Totals for Area of Interest	**3.2**	**100.0%**

Rating Options—Shallow Excavations (Grand Street Apartments Project)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

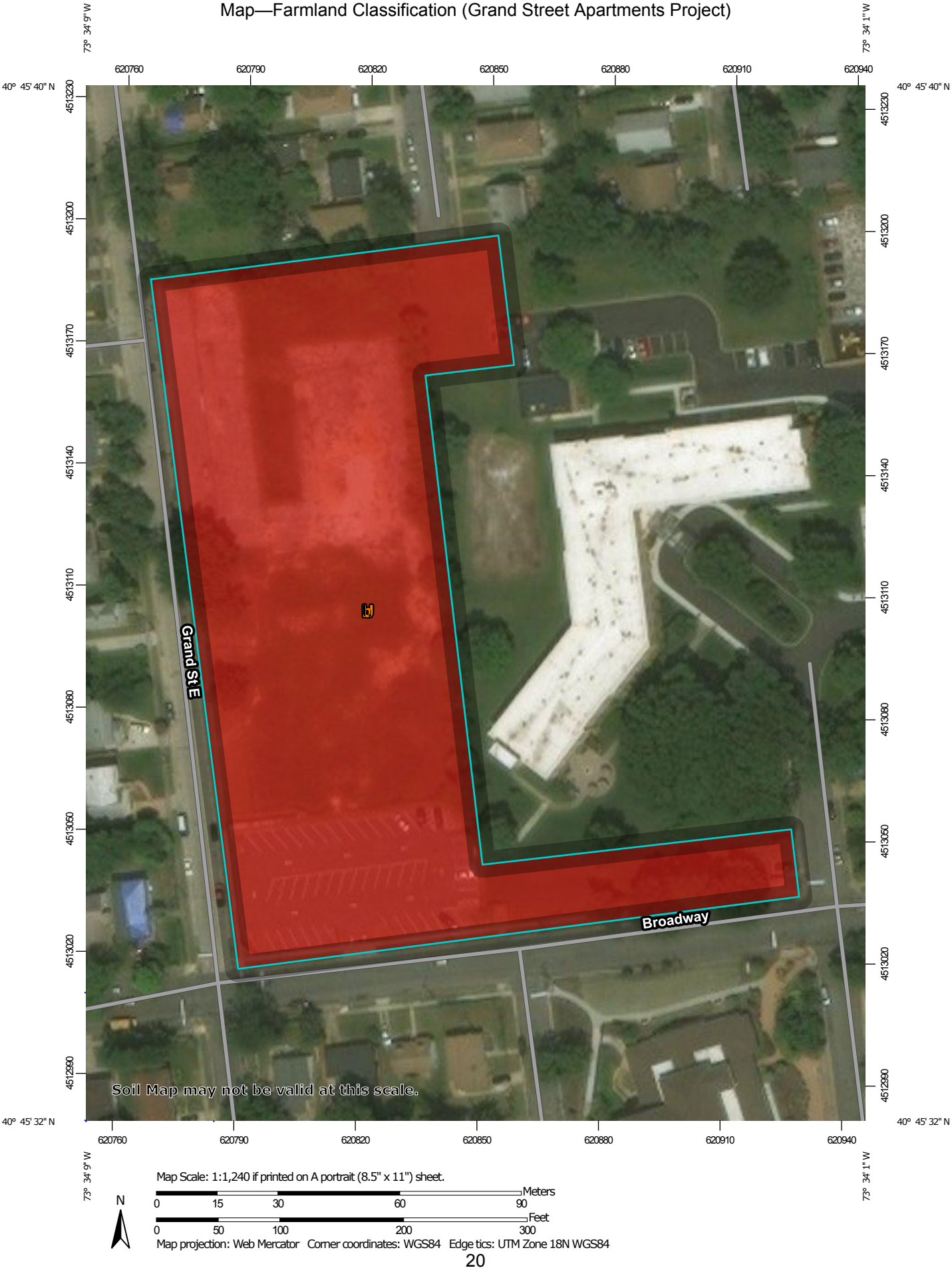
Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification (Grand Street Apartments Project)

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Map—Farmland Classification (Grand Street Apartments Project)



Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Water Features

MAP INFORMATION

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Table—Farmland Classification (Grand Street Apartments Project)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Uh	Urban land-Hempstead complex	Not prime farmland	3.2	100.0%
Totals for Area of Interest			**3.2**	**100.0%**

Rating Options—Farmland Classification (Grand Street Apartments Project)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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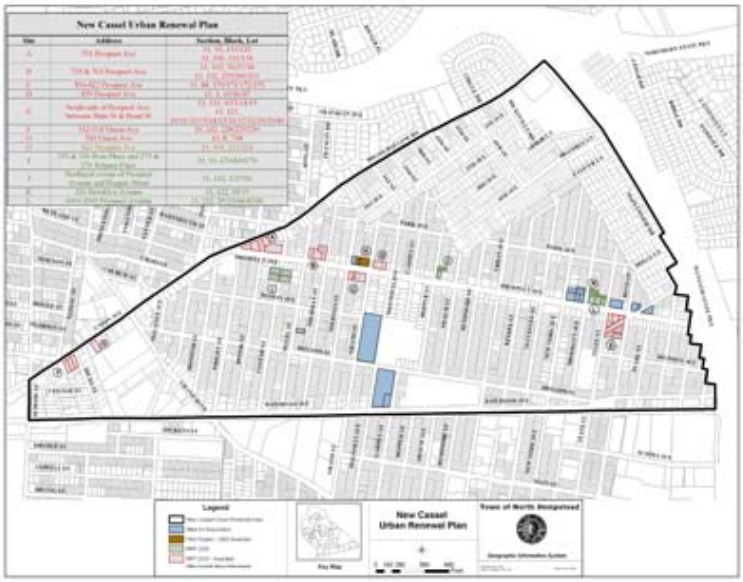
The New Cassel

Urban Renewal Plan

Town of North Hempstead
New York
Prepared by:
Saccardi & Schiff, Inc.
245 Main Street
White Plains, NY 10601
July 2003



Click here for a larger image

I. DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Project Area

The boundaries for the Urban Renewal Project Area, hereafter referred to as the "Project" or "Project Area" are shown on the Project Area Boundary map. This area includes the land located within Census Tract 3042.01, commonly referred to as New Cassel. The Project Area is bounded by the Wantagh State Parkway on the east, Brush Hollow

Road and Union Avenue on the north and west, School Street on the west, and Railroad Avenue on the south. The Project Area consists primarily of residential land uses, with commercial activity concentrated along the Prospect Avenue and Union Avenue corridors. The Project Area's industrial uses are primarily located in a large block between Grand Boulevard and Hicks Street. Two Urban Renewal Areas previously designated by the Town Board of North Hempstead, New York (the "Town Board") are located within these boundaries: one along Prospect Avenue and one along Union Avenue. The Prospect Avenue corridor generally bisects New Cassel and forms the "Main Street" of the neighborhood. Union Avenue forms the neighborhood's northwestern border, separating New Cassel from the Incorporated Village of Westbury.

B. Urban Renewal Plan Objectives

The objectives of this Urban Renewal Plan are as follows:

1. To eliminate substandard conditions within the Project Area as identified in the New Cassel Urban Renewal Area Study, June 2003;

2. To improve the condition of deteriorated or dilapidated buildings within the Project Area;

3. To create new housing opportunities

4. To redevelop vacant, underutilized, and deteriorated properties

5. To enhance the aesthetics and overall image of the Project Area

6. To improve public safety

7. To help generate economic activity

8. To improve community facilities

C. Proposed Actions

The Urban Renewal Plan proposes the redevelopment of vacant properties and key underutilized sites within the Project Area, which adversely impact the surrounding neighborhood, and impair the sound development of the community. These sites include, among others, the Grand Street School and prominent properties along the Prospect Avenue corridor. In addition, a limited program of

acquisition and demolition, primarily focused on individual, decayed, insanitary, and vacant/underutilized properties, will be undertaken by the Town of North Hempstead Community Development Agency, (the "Agency" or the "Community Development Agency"), which will dispose of such properties for redevelopment in accordance with this Plan. Another key component of the Plan is a rehabilitation program to reverse deterioration of existing homes and businesses, and preserve their structural integrity and long-term usage. In cases where rehabilitation proves infeasible, the Community Development Agency

may undertake acquisition of such properties for redevelopment in accordance with the designated land uses stipulated by this Plan. A third component will consist of a program of concentrated enforcement. This includes both code enforcement and police activity.

II. CONFORMITY TO THE COMPREHENSIVE PLAN AND CONSISTENCY WITH LOCAL OBJECTIVES

The recently produced area vision plan, Seeking A Shared Vision for New Cassel: Vision Plan for New Cassel (the "Vision Plan"), is the clearest statement of community objectives. During the course of a multi-day planning event, community stakeholders identified significant issues in New Cassel, and formulated concepts to revitalize the area. Recommendations included actions to reconstruct and revitalize the Prospect Avenue corridor, improve the appearance of buildings, reduce criminal activity, address overcrowding and illegal housing, develop community cultural and recreational facilities, improve parking conditions, and reduce litter. The 1989 Town of North Hempstead Master Plan (the "Master Plan") encourages efforts related to neighborhood revitalization in New Cassel and strict enforcement of local laws with respect to private homes and rental housing. The Master Plan also recognizes New Cassel's predominantly residential character and the presence of blighting influences. The Urban Renewal Plan, which proposes redevelopment and rehabilitation for residential, commercial, and community facility use, conforms with the Master Plan, and is consistent with the local objectives identified in the Vision Plan.

III. PROPOSED LAND USES

The Plan's land use strategy generally continues the existing pattern of residential development, while creating a mix of residential, commercial, and community facility uses at targeted locations. The Plan also seeks to foster higher density residential development accompanied by community facility or recreational space on larger parcels that are located in proximity to public parks.

One portion of the land use strategy is the creation of a centrally-located, multi-family residential and public community facilities cluster. As illustrated on the Proposed Land Use map, these uses will be in close proximity to the Project Area's primary recreational facility, Reid Park. This type of development is intended to address both the high demand for housing, and the need for community facilities/services identified in the Vision Plan. Additionally, mixed use office/residential or retail/residential development is proposed for portions of Prospect Avenue. These mixed use areas include significant redevelopment nodes at the Brush Hollow Road, Grand Street, and Bond Street intersections. Each of these intersections is highlighted in the Vision Plan and each currently has considerable vacancies. This type of redevelopment can provide commercial uses desired by the community, additional housing opportunities, and improved safety. Continued medium-density residential use is envisioned along Prospect Avenue between Magnolia Avenue and New York Avenue. Other proposed land uses generally consist of rehabilitated or limited in-fill residential uses. In the southwestern corner of the Project Area, the continued use of the

block between Grand Boulevard and Hicks Street for commercial/industrial activity is proposed. The small blocks west of Hicks Street are proposed for medium density residential and mixed use.

IV. PROJECT PROPOSALS

A. Land Acquisition

The Plan provides for the acquisition of designated properties by the Community Development Agency for redevelopment purposes. See the Property Acquisition map for identification of specific parcels, and the accompanying List of Properties for Acquisition.

B. Demolition

Demolition of structures on properties designated for acquisition will occur as necessary and appropriate for redevelopment.

C. Redevelopment All property acquired in accordance with the Plan will be made available for redevelopment or public improvement. The Plan proposes mixed-use, multifamily residential and community facility development for these sites. The Community Development Agency, as part of its disposition of property for residential use, may incorporate into its approval any or all of the following:

1. The number of residential units;

2. Whether units are ownership, rental,condominium or cooperative units;

3. Whe estimated initial rents or selling prices for such units;

4. Income restrictions, if any;

5. Restrictions on future rents or resale prices, if any; *Saccardi & Schiff, Inc. 4*

6. And the basis on which consideration for the sale or lease of the property is to be determined.

D. Rehabilitation

Buildings that are not designated for acquisition will be eligible for rehabilitation assistance through programs administered by the Community Development Agency.

E. Concentrated Enforcement

Enforcement activities currently underway include investigations by the Town's Illegal Housing Task Force and subsequent prosecution for code violations, and targeted Nassau County Police Department operations. These efforts will be continued and intensified where appropriate and possible.

V. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE, OR

COMMUNITY FACILITIES OR UTILITIES

The Community Development Agency and the Town, consistent with the availability of funds, will make improvements to public facilities such as, but not limited to, park facility upgrades, traffic calming measures, street and sidewalk beautification, landscaping, off-street parking, and other improvements to complement redevelopment activities and provide an adequate level of public services for the Project Area. Individual redevelopers will make improvements such as, but not limited to, off-street parking, landscaping and other improvements needed to complement redevelopment activities. Community facilities to serve the residents of the area, potentially containing a day-care center, assembly rooms, or resource centers, are proposed for incorporation in an area of new, multi-family residential development.

VI. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

The Urban Renewal Plan proposes acquisition of designated properties in the Project Area, demolition of existing structures, and reuse of the properties for new housing, businesses and community facilities. The Plan also proposes rehabilitation of properties not designated for acquisition.

VII. STATEMENT AS TO PROPOSED NEW CODES AND ORDINANCES AND

AMENDMENTS TO EXISTING CODES AND ORDINANCES

In order to achieve the goals and objectives set forth in this Urban Renewal Plan, amendments to Chapter 70, entitled Zoning, of the Code of the Town of North Hempstead are required. The following items have been identified as most significant: *Saccardi & Schiff, Inc. 5*

A. Mixed Use Definition

The combination of residential and commercial (office and/or retail) uses in a single structure is identified in Proposed Land Use as a key component of the redevelopment initiative. This is a concept that has been embraced nationally by planners and economic development consultants as a means of revitalizing failing "downtowns". The Vision Plan has also identified mixed use development as a desirable way to bring new retail and commercial activity, along with residential opportunities to New Cassel. The mix would provide additional buying power for local merchants along with eyes on the street to provide a heightened security presence. Because "mixed use" is neither defined in the Code, nor presently permitted by the Town, two actions are required: (1) language must be added to chapter 70- 231 Definitions, to define "mixed use;" and, (2) mixed use must be made a permitted use in the appropriate locations in the Town. The definition should be as follows: *Mixed Use - A building containing a combination of retail and/or office use, accessible to the public, with residential use above. Mixed Use* should be added to the list of permitted uses in the Business A and Business B districts located within an Urban Renewal Area as identified by the Town of North Hempstead pursuant to Article 15 of General Municipal Law.

B. Front Yard Setbacks and Parking Requirements on Prospect and Union Avenues

The limited depth of properties along Prospect and Union Avenues, much of which is the result of Nassau County's widening of these streets, has created significant obstacles to the redevelopment of these properties. Combining this limited depth with a front yard setback requirement and an off-street parking requirement effectively precludes an economically viable redevelopment scenario. Furthermore, planners have strongly supported the need to reinforce the streetwall in the redevelopment of local business districts to encourage pedestrian activity and enhance community vitality. In response to these conditions, the following amendments are proposed:

1. C Elimination of the ten foot (10') front yard setback requirement in Business A zones located within an Urban Renewal Area as identified by the Town of North Hempstead pursuant to Article 15 of General Municipal Law

2. C Adjustment of Section 70-103 Parking Requirements

a) One parking space per dwelling unit shall be provided in a Mixed Use building

b) On street parking located immediately adjacent to a property having street frontage on Prospect or Union Avenues shall be counted against the required off-street parking at the rate of 25 feet of frontage per parking space. Frontage calculations for corner properties shall be reduced by 5 feet of frontage per street.

C. Rezoning

The Vision Plan clearly set forth the goals and concerns of the New Cassel community. Some of these concerns can be addressed through re-zoning of properties to facilitate their redevelopment in a manner that is consistent with the concepts set forth in the Vision Plan. The location of existing zoning boundaries along Prospect Avenue hinders the orderly and visually consistent development of commercial and residential uses along the corridor. In addition, these boundaries make the implementation of certain proposed traffic calming measures difficult, as they must relate to the uses situated along both sides of the street. Rezoning of certain properties in the area will encourage residential redevelopment at densities appropriate to their location within New Cassel. This will provide for further residential opportunities within the community and provide further buying power for local merchants. The following map changes are proposed and illustrated on the Proposed Zoning Map C:

1. Moving the north/south R-D and B-A District boundary lines on Prospect Avenue to the centerline of Magnolia Street.

2. Rezoning of the properties bounded by State Street on the west, Bond Street on the East, Prospect Avenue on the North, and the property lines approximately two hundred feet (200') south of Prospect Avenue from BA and R-C to R-M.

D. Facade Standards The Vision Plan strongly represented the need to visually enhance the "downtown" character of New Cassel's Prospect and Union Avenues. Visually attractive retail areas are extremely important to the sustainability of the businesses choosing to locate there. In addition, the mix of residential and *Saccardi & Schiff, Inc. 7* office/retail uses on Prospect and Union Avenues dictates that the character of these two most important streets be improved to provide a quality of life on the street that will enhance the experience of living, working, and shopping there. Therefore, Chapter 70 should be revised by adding facade standards to include definitions and requirements for signage, awnings, canopies, storefront windows, and security gates / grilles for properties located within an Urban Renewal Area.

VIII. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THE PLAN

Effectuation of the Plan will commence upon approval of this Plan by the Town Board. The Plan will be implemented through the use of available grants provided under the federal Community Development Block Grant Program, HOME Investment Partnerships Program, and other funding sources. The timing will be based on the availability of such funds and of properties sought for acquisition and redevelopment.

IX. DURATION OF PLAN CONTROLS

The regulations and controls contained in this Plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs or assigns in the Project Area covered by this Plan, from the date of approval of this Plan by the Town Board for 40 years, unless amended as provided herein.

X. PROCEDURES FOR CHANGES IN APPROVED PLAN<

/SPAN> The provisions of the Plan may be modified or amended at any time by the Town Board in accordance with the provisions of Article 15 and Article 15A of New York General Municipal Law.

XI. PROVISIONS TO PRESERVE INTEGRITY OF PLAN

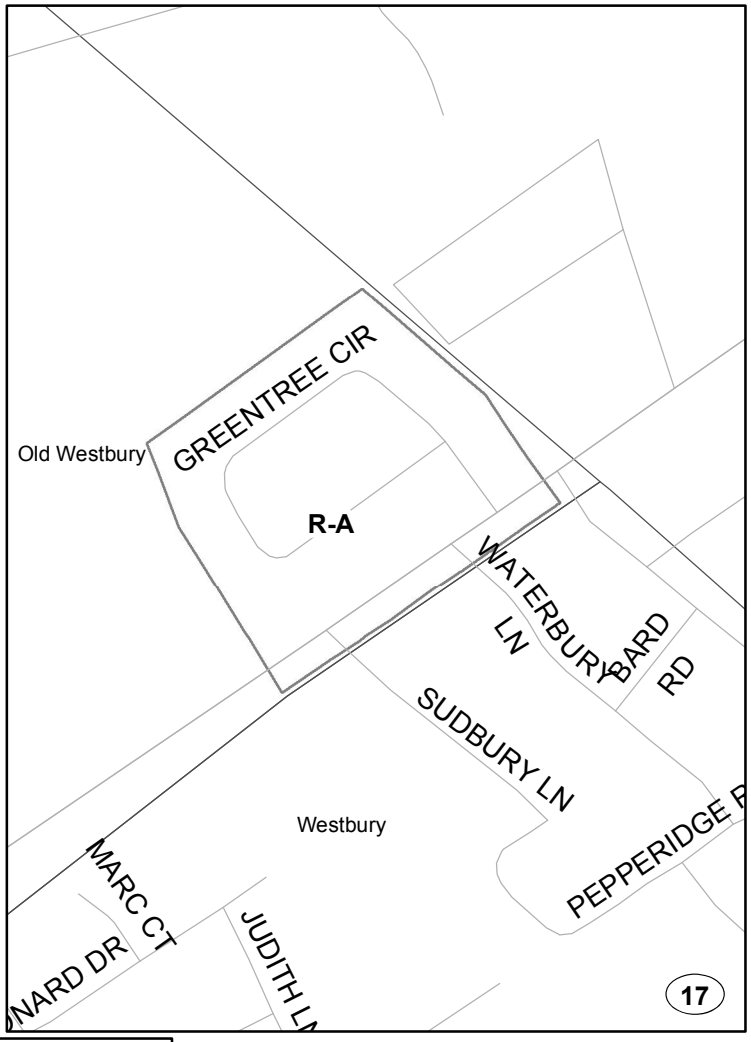
In order to preserve the integrity of the Plan, the Town of North Hempstead Department of Buildings, Safety, Inspection, and Enforcement (the "Building Department") will notify the Community Development Agency upon receipt of any applications for a permit for building construction or alteration, or for a certificate of occupancy for a structure or use within the Project Area. Pursuant to Section 503(h) of the General Municipal Law, for a period of three years from the approval of this Plan by the Town Board, or of any amendments or modifications thereto, the Building Department shall not issue a building construction or alteration permit, or a certificate of occupancy for a structure or use within the Project Area, without having first obtained the consent of the Community Development Agency, unless the construction, alteration, or use is necessary for the immediate protection of public health and safety. The Agency shall consent to the issuance of certificates and permits upon a determination that the proposed construction, alteration, or use is not inconsistent with the Plan or any amendments or modifications

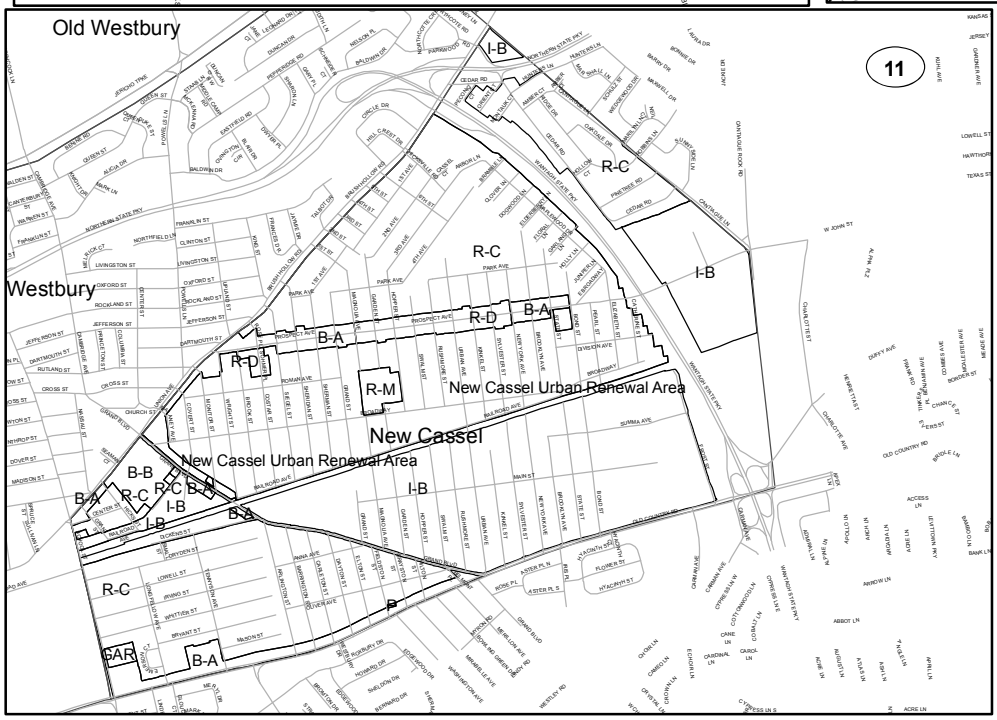
thereto. The Agency shall have the power to reject any proposals which are inconsistent with the Plan in order to preserve the integrity of the Plan.

XII. PROSPECT AVENUE CORRIDOR AND UNION AVENUE CORRIDOR URBAN RENEWAL PLANS SUPERCEDED

This Urban Renewal Plan and the provisions thereof supercede the Urban Renewal Plan for the Prospect Avenue Corridor Urban Renewal Area, as amended, and the Urban Renewal Plan for the Union Avenue Corridor Urban Renewal Area, as amended.

Hempstead, the Town of North Hempstead Community Development Agency, and the residents of New Cassel. Begun in July 2002 with a five-day "charrette" that drew approximately 800 New Cassel residents, government officials, and other community stakeholders, a “Vision Plan” was formulated and adopted in the early Spring of 2003 establishing mixed-use development, a pedestrian-friendly, walkable community, and the development of attractive and inviting public spaces as the guiding principles in the revitalization of the area. Following the adoption by the North Hempstead Town Board of the New Cassel Urban Renewal Plan and zoning changes along Prospect Avenue during the summer and fall of 2004, the Town, the Agency, Nassau County and Sustainable Long Island spearheaded a request for proposals for the redevelopment of seven sites along Prospect and Union Avenues in October, 2003. Approval of redevelopment proposals for each of these sites, and for a pilot site, is expected to result in the investment of approximately $60 million and the development of approximately 220 apartments, an urban park, and 45,000 square feet of retail space, including a bank, a pharmacy, and a supermarket.





ZONING MAP

March 18, 2014

10 11 17

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

500 0 500 1,000 1,500
Feet

Town of North Hempstead
Zoning 10, 11, 17

R-A - RESIDENCE A
R-AA - RESIDENCE AA
R-AAA - RESIDENCE AAA
R-B - RESIDENSE B
R-C - RESIDENCE C
R-D - RESIDENCE D
R-M - MULTIPLE RESIDENCE
RPH - RESIDENCE, PUBLIC HOUSING
R-O-S - RESIDENCE OPEN SPACE

PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY
GAR - GOLDEN AGE RESIDENCE DISTRICT
O-S-R - OPEN SPACE RECREATION
T - TRANSPORTATION
TH - TOWN HALL
P - PARKING
H - HOSPITAL
C-F - COMMUNITY FACILITY

B-A - BUSINESS A
B-AA - BUSINESS AA
B-B - BUSINESS B
I-A - INDUSTRIAL A
I-B - INDUSTRIAL B
MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT
PIP - PLANNED INDUSTRIAL PARK DISTRICT
SC - SERVICE COMMERCIAL DISTRICT

PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY
AQUIFER PROTECTION OVERLAY
URBAN RENEWAL PLAN

Attachment 9

State Historic Preservation Office Documentation:

SHPO Response (06/07/2018)
SHPO Consultation Letter (02/02/2017)
Historic Resources Map

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 07, 2018

Mr. Matthew Ardito
50 Jericho Quadrangle
Suite 200
Jericho, NY 11753

Re: DHCR
Grand Street Apartments
Grand Street at Broadway, New Cassel, NY
17PR00705

Dear Mr. Ardito:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York State Environmental Conservation Law Article 8).

We have reviewed the revised project scope submitted on June 6, 2018, and SHPO continues to recommend that no historic properties will be affected by this undertaking.

If further correspondence is required regarding this project, please refer to the SHPO Project Review (PR) number noted above. If you have any questions I can be reached at 518-268-2186.

Sincerely,

Tim Lloyd, Ph.D., RPA
Scientist - Archaeology
timothy.lloyd@parks.ny.gov

via e-mail only

cc: A. Giorgos
A. Gievers

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

February 02, 2017

Mr. Matthew Ardito
50 Jericho Quadrangle
Suite 200
Jericho, NY 11753

Re: DHCR
Grand Street Apartments
Grand Street at Broadway, New Cassel, NY
17PR00705

Dear Mr. Ardito:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

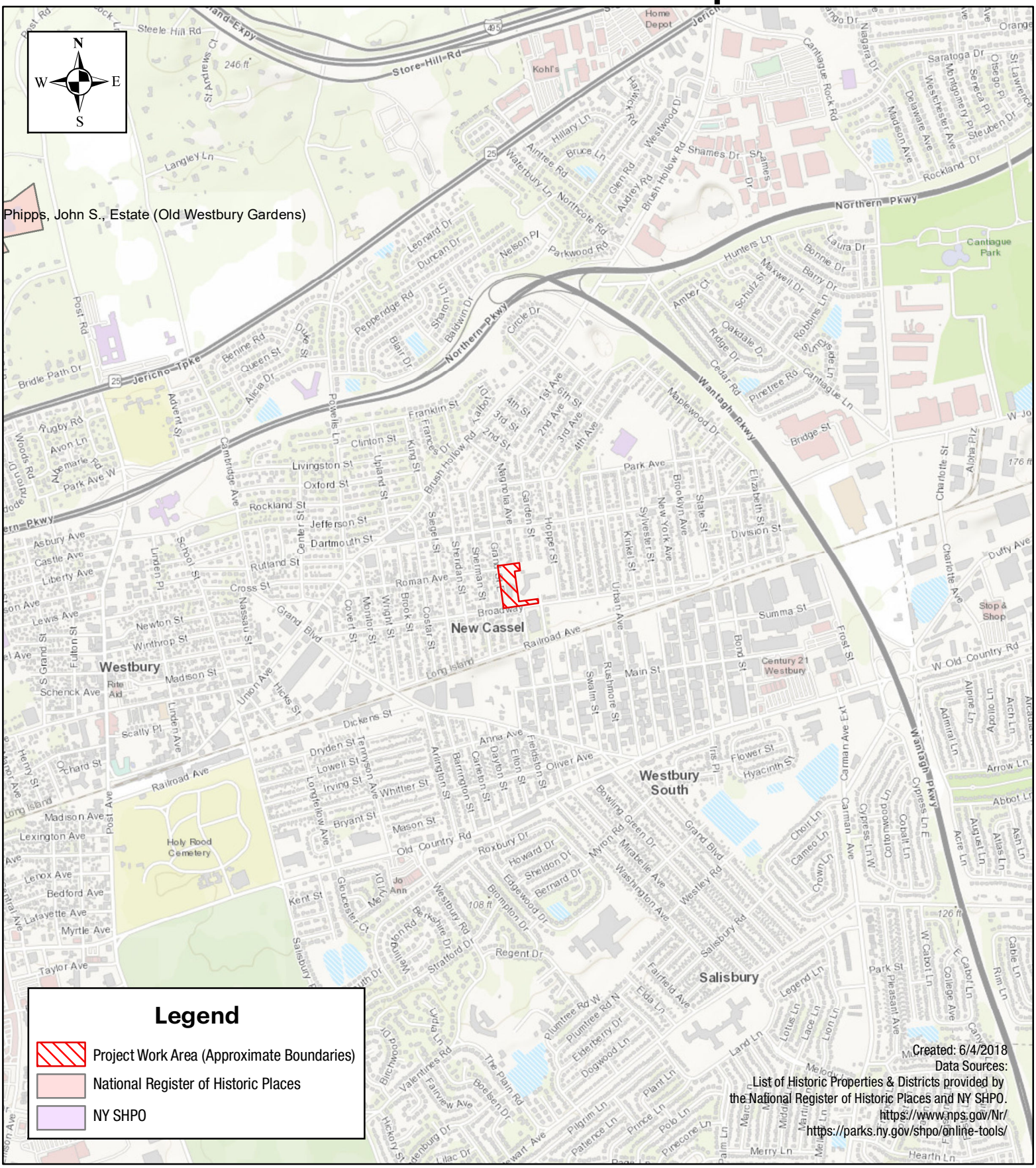
Based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation

Historic Resources Map



Tectonic

1:20,000

0 1,000 2,000 4,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Attachment 10

Noise Abatement and Control Documents

Project Noise Screening Analysis
HUD's Sound Transmission Class Guidance

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Noise Notebook

Chapter 4
Supplement

Sound Transmission Class Guidance

Table of Contents

Title	Page
Introduction	1
What is Sound	1
Sound Reduction in Structures	1
Elimination	2
Absorption	2
Sound Barriers	2
Design	3
Weather and Sound	3
STC Ratings for Wall, Floor and Window Materials and Assemblies	3
Appendix A STC Ratings	A-1
Walls	A-1
Exterior	A-1
Interior	A-9
Wooden Studs	A-9
Metal Studs	A-14
Floors	A-16
Wood	A-16
Concrete	A-21
Windows	A-24
Doors	A-27
Exterior	A-27
Interior	A-29
Appendix B References	B-1

Sound Transmission Class Guidance

Introduction

The Noise Guidebook, pages 33-37, provides an elementary discussion of STC, provides some STC ratings for common building materials and limited exterior and interior wall construction configurations, and describes a method to determine composite STC value of a wall containing a window or door. This update provides for an understanding of STC and provides an expanded material and construction classification for both internal and external building materials and typical construction patterns.

The intent of this chapter is not to endorse anyone building manufacturer or product over another but to keep HUD Environmental staff and other interested persons advised on the STC values of current building materials and practices which can be applied to HUD supported housing activities. Additional subsections on specific types of building materials, construction techniques and STC values will be periodically added.

As stated in the Noise Guidebook, "STC is used as a measure of a material's ability to reduce sound," and effectively mitigate any adverse noise levels that could impede a person's use of a residential or commercial structure. The higher the STC value, the greater the sound attenuation and presumably the quieter the structure's interior. In addition to STC, another interior building measuring technique to evaluate sound impact or absorption between floors is the Impact Isolation Class (IIC). Both techniques will be fully discussed after a brief explanation of the following basic principals related to sound.

What Is Sound

Sound is indicated in two ways: frequency and intensity. Frequency, the high or low pitch of sound, is expressed as the number of vibrations or cycles per second. One vibration or cycle per second is a hertz (Hz). For example on a piano the middle C note has a frequency of 262 Hz and the total range of a piano has a frequency of 27 Hz to 4186 Hz, well within the 16 to 20,000 Hz range of the human ear. The sound created by the piano is heard by the human ear by air pressure created by vibration. The greater the pressure, the greater the loudness or intensity of the sound heard by the human ear. Loudness is expressed in decibels (dB). The decibel is one-tenth of a "Bel," a unit named for Alexander Graham Bell. Since the ear is more sensitive to sound in the middle range of frequencies, loudness (intensity) is determined at a frequency of 1,000 Hz. On the decibel scale, 0 dB indicates a level of sound at 1,000 Hz, a sound just barely audible to person with normal unimpaired hearing.

The A-weighted scale of a sound meter is designed to adjust the sensitivity of a sound meter to sounds of different frequencies that closely approximate how the human ear might respond to moderate sound levels in the 1,000 to 4,000 Hz range. The A-weighted sound level is used extensively for measuring community and transportation noises.

The Sound Transmission Class (STC), measured in decibels, is used to measure building material's ability to absorb sound. The STC can be used to measure sound absorption for both external building walls and internal walls in single and multifamily structures. The STC is measured by positioning a representative sample of the building material midway in an acoustical chamber, dividing the chamber in half or into two rooms. One section of the chamber contains the sound source and the other section the sound receiving equipment. The test procedure calls for a steady sound in the source room and measuring the sound level in both the source and receiving rooms. Differences in sound levels in the rooms determines the transmission loss characteristics of the material tested. For example, if a generated sound level of 80 dB is measured in the source room and 30 dB is measured in the adjacent receiving room, the tested material has a sound reduction intensity (STC) of 5OdB.

The Impact Isolation Class (IIC), measured in decibels, is the classification system used to determine sound *impact* from floor to ceiling in a structure. The IIC is not to be used to measure airborne sound penetration or absorption in walls. The IIC numerical rating efficiency increases with improved impact isolation performance of the floor and its component sub flooring and materials. The rating scale values are generally equivalent to the airborne sound transmission loss. The impact of steps or vibrations on a floor and the reverberation of that noise in the room below is dependent upon the type, density and thickness of the floor and ceiling material, its absorption material, and quality of construction. A separate section on common floor materials and construction patterns to illustrate both the STC and IIC ratings is included.

Sound Reduction In Structures

Four general techniques for controlling noise in single-family and multifamily structures are:

1. Elimination of the cause or source of the noise,
2. Employ materials which absorb sound rather than reflect noise,

3. Use sound barriers in building layout to prevent sound from being transmitted from one adjoining area into another, and
4. Use design considerations to mask or absorb the noise.

A description of each technique and its applicability follows.

1. ELIMINATION:
The elimination of a noise source may be impractical or impossible to achieve, whether emanating from within or outside the structure. Examples include the operation of mechanical equipment within the dwelling unit, excessive corridor noise, air conditioning/heating system, elevators, exhaust fans, and outdoor transportation sounds such as automotive traffic, aircraft overflights, and commercial or industrial activities. Some noise reduction could be achieved through sound reduction or absorption techniques, but total elimination of these sounds may be impossible.

2. ABSORPTION:
Sound absorption control is the reduction of sound emanating from a source within a room. The extent of control depends upon the efficiency of the room's surfaces in absorbing rather than reflecting sound waves. A surface, which could theoretically absorb 100% of the sound would have a sound absorption coefficient of 1.0. A surface absorbing 35% of the sound would have a coefficient of 0.35. The effectiveness of wall construction as a means of sound absorption is tested in a similar manner as that of STC. If a generated sound level of 80 dB is observed in one room and 30 dB is measured in an adjacent room, the reduction in sound absorption for the intervening wall is 50 dB. In choosing the type of construction material for interior walls to absorb sound transmission, porosity and density of the material should be considered. Resistance to sound transmission increases with unit weight and decreases with porosity. For example, unpainted, open textured concrete block exhibits improved resistance to sound passage after sealing the surface with plaster or paint. The sealing of the pores result in a reduction in the sound absorption of the block. In multifamily structures using concrete block partitions to separate public areas such as stairwells and corridors from adjacent living areas, sound transmission reduction is achieved through plastering or painting the surface of the residential unit or living area on the opposite side of the partition. The sound is absorbed by the concrete masonry's unpainted side and its transmission is prevented into the residential unit or living area by the plaster or paint on the other side.

However, all of the design elements that are employed to control sound can be nullified through poor or improper construction practices. Sound leakage will occur through any opening in a wall. An improperly fitted door or window is a prime source of sound leakage, as well as openings around ducts, pipes and electrical outlets which are improperly fitted or sealed.

3. SOUND BARRIERS:
Prudent building layout can be effective in controlling noise in single-family and multifamily housing. Sound waves can be prevented from being transmitted from one adjoining area to another. Closets, stairways and corridors can be used as buffers against airborne sound transmission between apartments or bedrooms. Concrete blocks or solid partitions can be employed to separate boiler rooms, air conditioning units, work areas or noisy public areas such as stairwells, corridors or lobbies from adjacent living areas. Partitions designed to absorb sound on one side and to retain sound absorption on the other can effectively block or reduce sound transmission into living areas intended for quiet use. The barrier should have a high sound absorption coefficient on one side and an equally high sound retention coefficient on the reverse side to effective. For example, unpainted porous concrete block would have a high sound absorption coefficient and a high noise retention coefficient on the reverse side if the porous surface in the living unit was effectively sealed by plaster or paint. Similarly, noise originators such as cloths washing machines, central heaters, and other noisy major appliances can be placed in a basement or utility rooms that are physically isolated from other living areas by walls or floors to absorb or block the emitted sounds.

4. DESIGN:
Design factors is the last major element to consider in controlling noise in single-family and multifamily structures. Design considerations offer the most infinite prospects for controlling noise due to the numerous types of building designs. For example, adjacent apartments can be arranged to have quiet areas (bedrooms or living rooms) abut and have noisy areas (kitchens and bathrooms) next to similar noisy areas. Apartment door openings into the same hallway can be staggered to reduce sound penetration into the unit directly across the hall. Since sound travels in a straight line, some of the sound from one doorway would be absorbed or diffused into the wall building material of the unit directly across the hall.

Windows should be placed as far away as possible from common walls. The closer the windows are to each other, the more sound will pass from one apartment to another. Medicine cabinets in opposite bathroom partitions should be offset. Cabinets placed back-to-back will transmit almost as much noise as an opening. Heating/cooling ducts are like speaking tubes, carrying noise from one room to another. Techniques should be employed to trap or splinter

sound or have turns in the ducts to reduce noise transference.

Noise producing equipment should be kept as far as possible from living areas and especially the bedrooms. Flexible connectors should be used to couple mechanical equipment to pipes and ducts. Pipes and ducts should not be firmly connected to parts of a building that could serve as sounding boards but be supported by resilient connections to solid supports. Where pipes and ducts pass through walls and floors, they should be isolated by gaskets. The acoustical integrity of a building or a building section with an otherwise adequate STC rating can be significantly reduced by a small hole or crack in the exterior wall or any other path that allows sound to bypass the exterior or interior walls and flow into other areas of the structure.

Weather and Sound

Air will attenuate noise at high frequencies usually from 1,000 Hz upwards. Sound absorption by air changes with wind speed, temperature and humidity. For example, wind blowing at slower speeds near the ground surface than at higher elevations will produce a bending of the sound upwards, resulting in less noise at ground level. Temperature gradients have a similar effect because the velocity of sound increases with the higher temperatures. If the temperature is higher near the ground than in the upper layers (usually the case during the day), the sound waves higher above the ground will travel slower and the sound will be bent upwards resulting in quieter conditions at ground level. The reverse is true at night, the temperature is lower near the ground, sound will bend towards the ground, increasing noise at the ground level. Wind and temperature- gradient effects can also account for the occasional freak reception of sounds over long distances, especially train whistles. The sound has been bent upwards by a temperature or wind gradient and after traveling some way at high level is bent down again by a reverse gradient.

Weather conditions can produce substantial variations of as much as +- 10 dB. For example, fog causes an increase in the absorption in the air. A moderately dense fog, visibility 150 feet, gives extra attenuation of 1 to 3 dB per 300 feet, depending on frequency. Similarly, snow forms an absorbent layer on the ground, which affects ground reflection, thereby reducing the sound level.

Weather can also be a significant source of noise in a structure. Common irritants are wind and rain. Wind whistling around a building, into ventilation grilles, screens or past other external architectural or artistic features can result in disturbing noise. Similarly, the impact of rain on lightweight roofing, gutters or skylights can produce high internal noise levels.

STC Ratings for Wall, Floor and Window Materials and Assemblies

Appendix A illustrates sound transmission class ratings for wall, floor, window and door assemblies. The data used in this section is compiled from laboratory reports and various technical and trade literature publications received by this Office. Each item has an assigned STC rating, an accompanying sketch and a brief description of its composition or assembly. In addition, where possible, an Impact Isolation Class (IIC) rating has been assigned to floors to determine sound impact from floor to ceiling. Appendix A is a guide designed to aid HUD Housing and Environmental personal in determining STC values for most common housing construction practices and materials used in residential construction. The STC information can be used to supplement acoustical measurements by providing approximate interior noise levels for existing or proposed dwellings located in high noise areas by deducting the STC value from the exterior noise level. The data could also be used to advise HUD clients in determining and achieving compliance with the noise criteria stated in 24 CFR Part 51 B through the use of common construction materials and techniques to achieve noise attenuation for new construction and rehabilitation.

The appendix is divided into the following subsections:

1. WALLS
    - Exterior
    - Interior
2. FLOORS
    - Wood
    - Concrete
3. WINDOWS
4. DOORS
    - Exterior
    - Interior

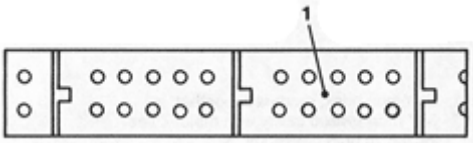
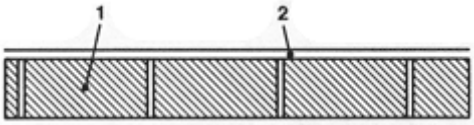
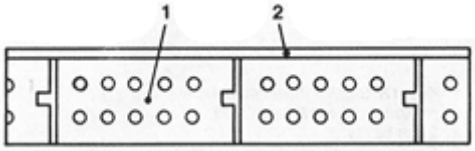
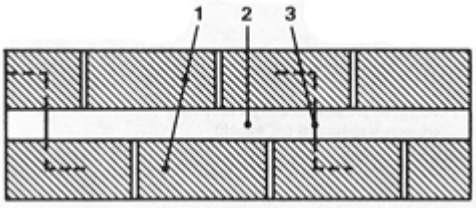
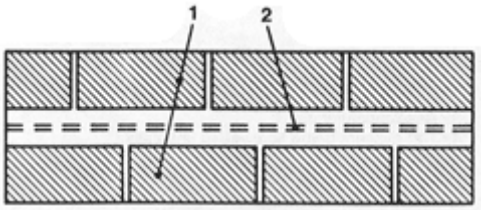
A bibliography of the reports, manufacturer's catalogs, technical papers, testing laboratories and other publications used in compiling this data is listed in the Appendix B.

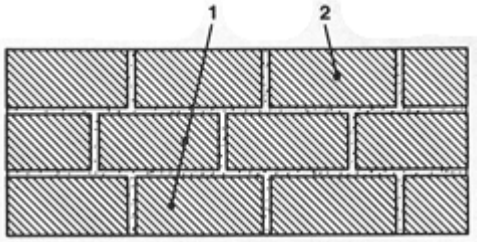
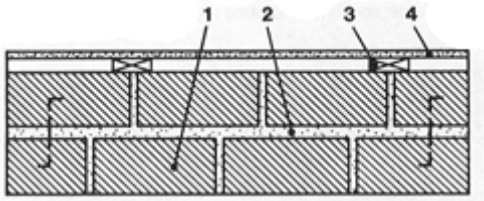
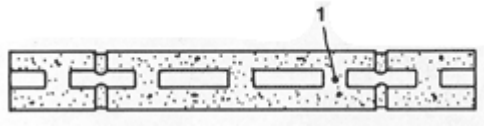
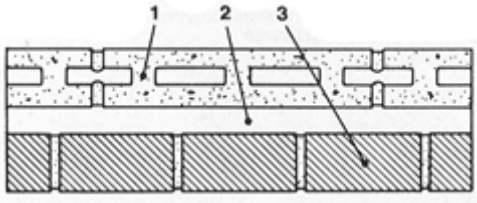
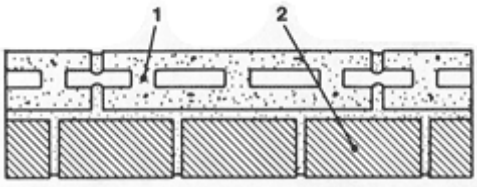
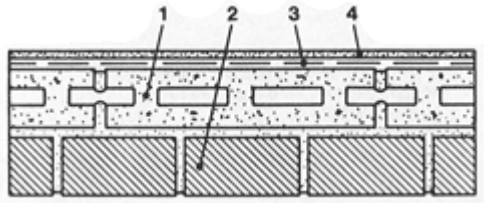
Appendix A STC Ratings

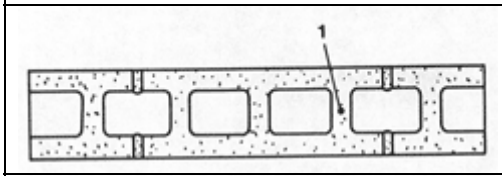
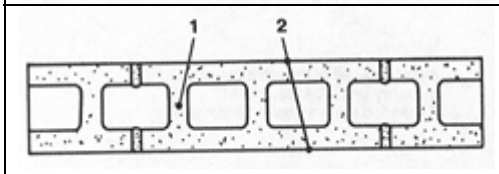
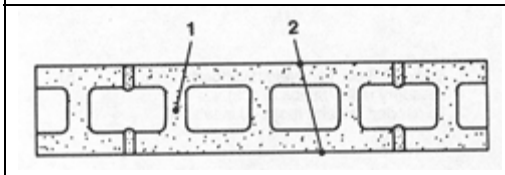
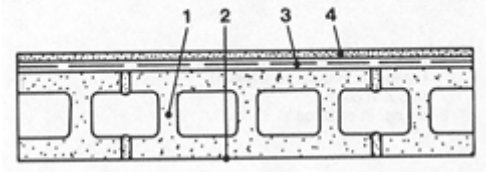
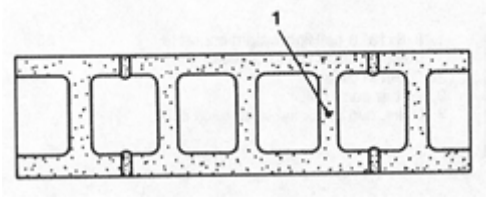
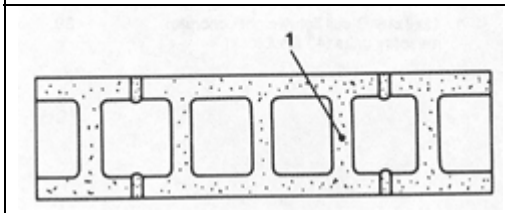
Appendix A

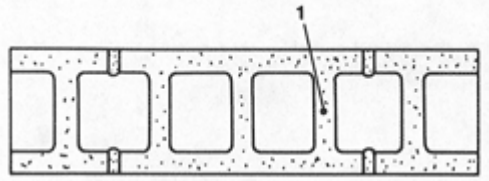
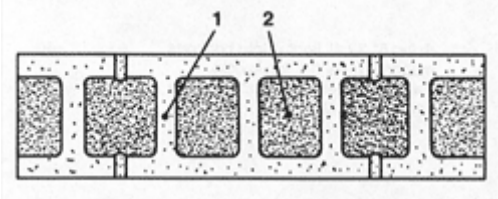
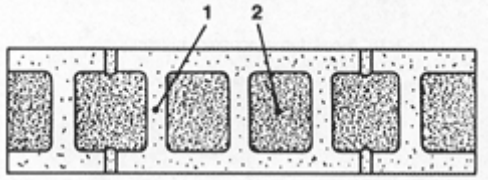
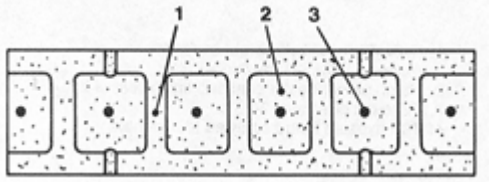
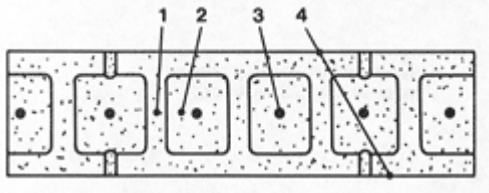
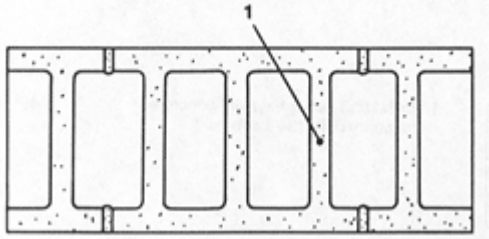
STC Ratings

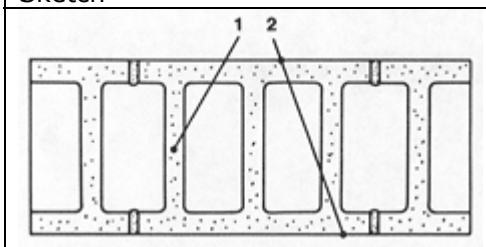
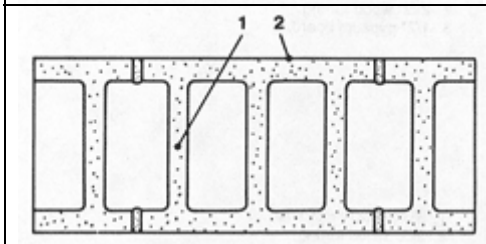
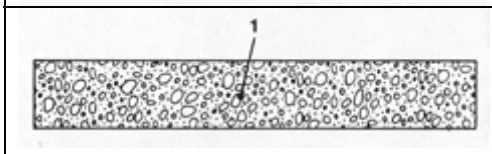
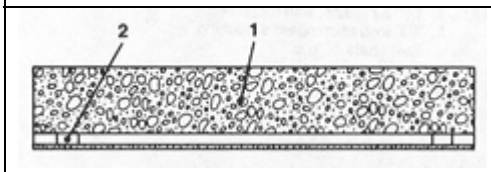
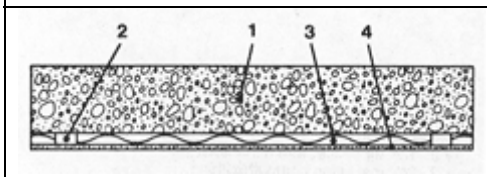
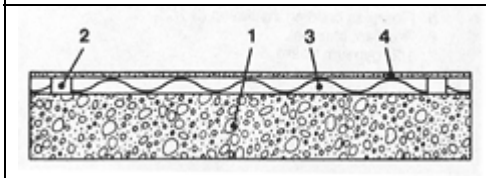
Walls: Exterior

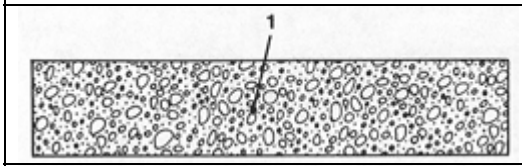
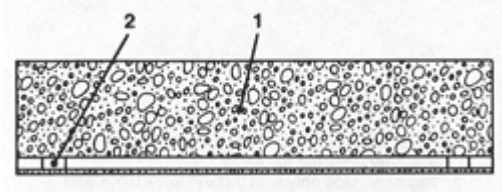
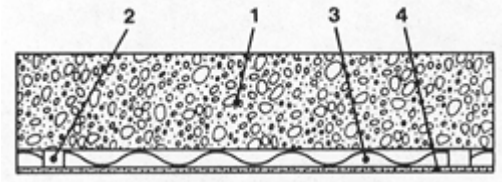
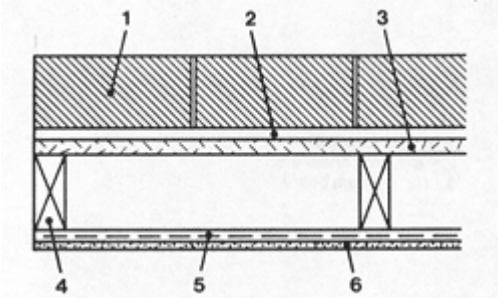
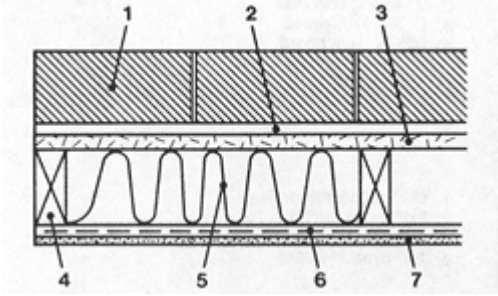
Sketch	Brief Description	STC
	1. 4” face brick, mortared together.	45
	1. Hollow core brick, mortared together.	51
	1. Common brick, mortared together. 2. ½” gypsum/sand plaster.	50
	1. Hollow core brick, mortared together. 2. ½” gypsum/sand plaster.	53
	1. Face brick, mortared together. 2. 2” air space. 3. Metal ties.	50
	1. Brick, mortared together. 2. 2 ¼” cavity filled with concrete grout and #6 bars vertically 48”o.c. and #5 bars horizontally 30”o.c.	59

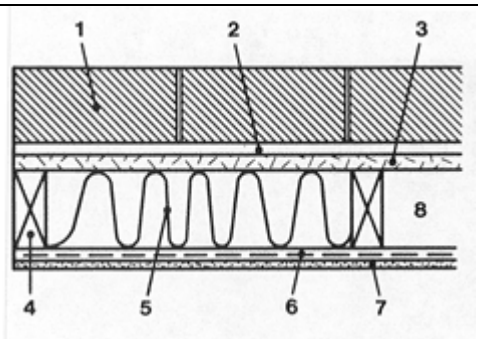
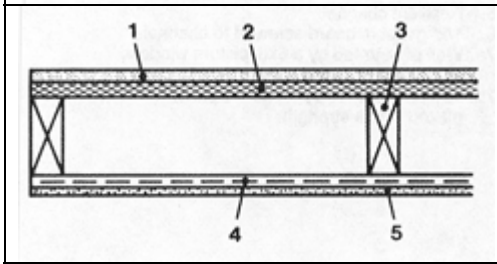
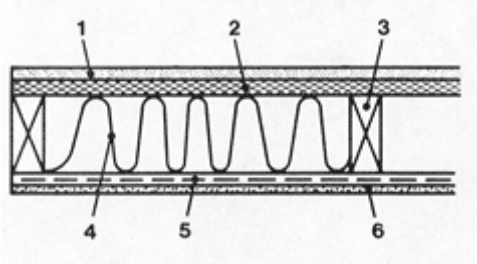
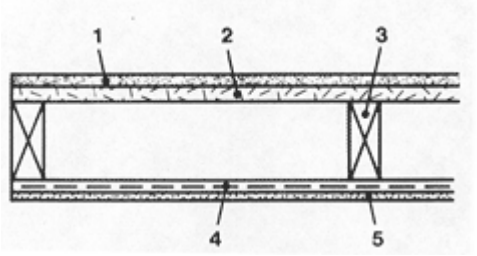
Sketch	Brief Description	STC
	1. Common brick, mortared together. 2. Face brick, mortared together.	59
	1. Common brick, mortared together. 2. ¾″ mortar-filled cavity with metal Z ties 24″o.c. in both directions. 3. 1x3″ furring strips 16″o.c. and nailed vertically into mortar joints 12″o.c. 4. ½″ gypsum board nailed 8″o.c. along edges and 12″o.c. in field.	53
	1. 4x8x16″ 3-cell lightweight concrete masonry units (17 lbs./block).	40
	1. 4x8x18″ 3-cell lightweight concrete masonry units (19 lbs./block). 2. 2″ air cavity. 3. Common brick, mortared together.	54
	1. 4x8x18″ 3-cell lightweight concrete masonry units (19 lbs./block). 2. Common brick, mortared together. (brick headers after every second course of block to tie the withes together).	51
	1. 4x8x18″ 3-cell lightweight concrete masonry units (19 lbs./block). 2. Common brick, mortared together. 3. Resilient channels. 4. ½″ gypsum board screwed to channels.	56

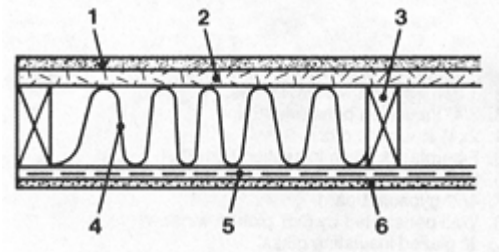
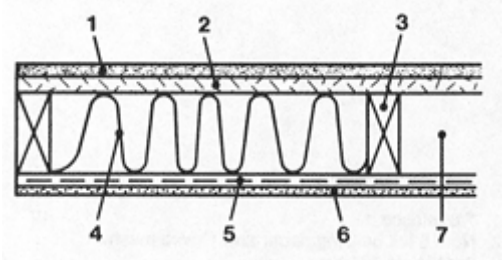
Sketch	Brief Description	STC
	1. 6x8x16″ 3-cell lightweight concrete masonry units (21 lbs./block).	44
	1. 6x8x16″ 3-cell lightweight concrete masonry units (21 lbs./block). 2. Paint both sides with primer-sealer coat and finish coat of latex.	46
	1. 6x8x18″ 3-cell dense concrete masonry units (36 lbs./block). 2. Paint both sides with primer-sealer coat and finish coat of latex.	48
	1. 6x8x16″ 3-cell lightweight concrete masonry units (21 lbs./block). 2. Paint, primer-sealer coat and finish coat of latex. 3. Resilient channels, 24″o.c. 4. ½″ gypsum board screwed to channels.	53
	1. 8x8x16″ 3-cell lightweight concrete masonry units (28 lbs./block).	45
	1. 8x8x18″ 3-cell lightweight concrete masonry units (34 lbs./block).	49

Sketch	Brief Description	STC
	1. 8x8x18″ 3-cell lightweight concrete masonry units (38 lbs./block).	49
	1. 8x8x18″ 3-cell lightweight concrete masonry units (34 lbs./block). 2. Expanded mineral loose-fill insulation.	51
	1. 8x8x18″ 3-cell lightweight concrete masonry units (38 lbs./block). 2. Expanded mineral loose-fill insulation.	51
	1. 8x8x18″ 3-cell lightweight concrete masonry units (33 lbs./block). 2. Grout in cells. 3. #5 bar in each cell.	48
	1. 8x8x18″ 3-cell lightweight concrete masonry units (33 lbs./block). 2. Grout in cells. 3. #5 bar each cell. 4. Paint two coats flat latex each side.	55
	1. 12x8x16″ 3-cell lightweight concrete masonry units (43 lbs./block).	39

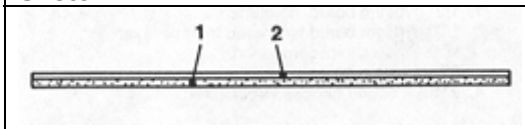
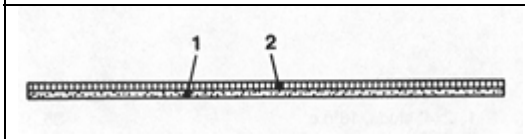
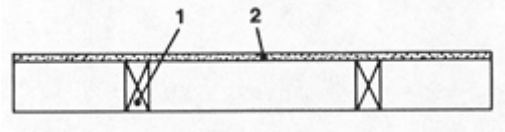
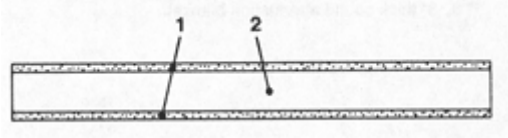
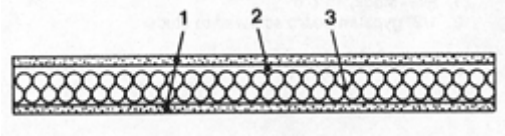
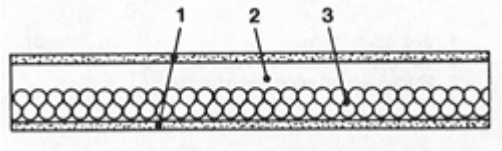
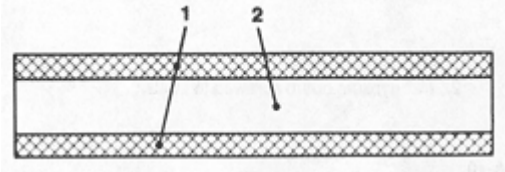
Sketch	Brief Description	STC
	1. 12x8x16. 3-cell lightweight concrete masonry units (43 lbs./block). 2. Paint both sides with 3 coats of latex block filler.	50
	1. 12x8x16” 3-cell lightweight concrete masonry units (43 lbs./block). 2. Paint one side only with 3 coats latex block filler.	51
	1. 6” cast concrete wall (71 psf).	57
	1. 6” cast concrete wall. 2. “Z” furring channels. 3. ½” gypsum board.	59
	1. 6” cast concrete wall. 2. “Z” furring channels. 3. 1”, 8-pcf rockwool. 4. ½” gypsum board.	62
	1. 6” cast concrete wall. 2. 2x2” wood furring. 3. 1 ½” 4-pcf rockwool. 4. ½” gypsum board.	63

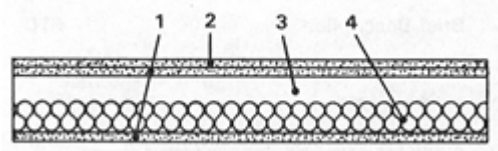
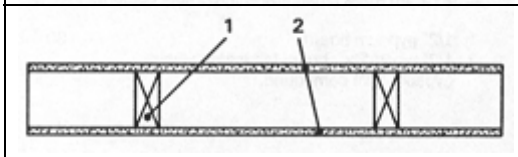
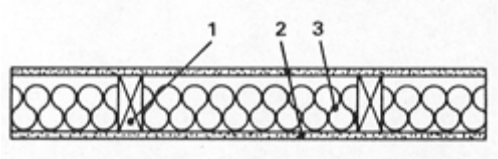
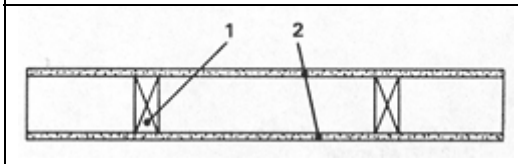
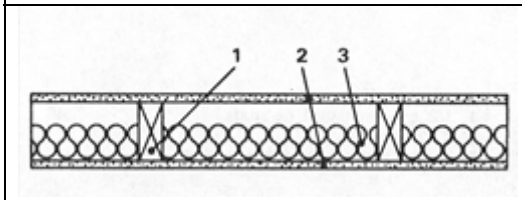
Sketch	Brief Description	STC
	1. 8″ cast concrete wall (96.6 psf).	58
	1. 8″ cast concrete wall. 2. 2x2″ wood furring. 3. ½″ gypsum board.	59
	1. 8″ cast concrete wall. 2. 2x2″ wood furring. 3. 1 ½″, 4 psf rockwall. 4. ½″ gypsum board.	63
	1. Face brick. 2. ½″ air space, with metal ties. 3. ¾″ insulation board sheathing. 4. 2x4″ studs 16″o.c. 5. Resilient channel. 6. ½″ gypsum board.	54
	1. Face brick. 2. ½″ air space, with metal ties. 3. ¾″ insulation board sheathing. 4. 2x4″ studs 16″o.c. 5. Fiberglas building insulation (3 ½″). 6. Resilient channel. 7. ½″ gypsum board.	56

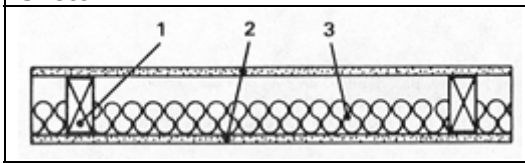
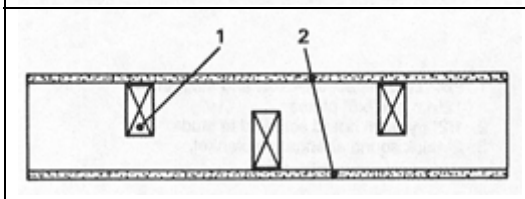
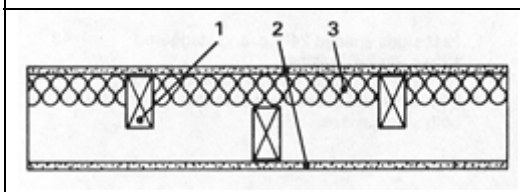
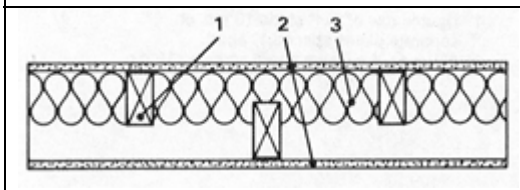
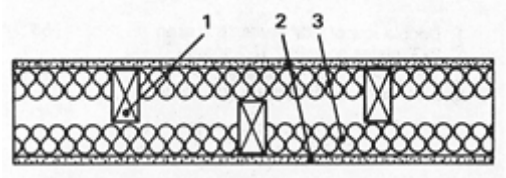
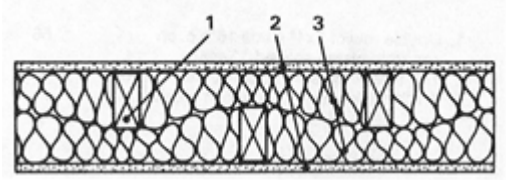
Sketch	Brief Description	STC
	1. Face brick (9x14’ wall). 2. ½” air space, with metal ties. 3. ¾” insulation board sheathing. 4. 2x4” studs 16”o.c. 5. Fiberglas building insulation (3 ½”). 6. Resilient channel. 7. ½” gypsum board. 8. Wall penetrated by 6x5' picture window 1” glazed insulating glass.	39
	1. 7/8” stucco. 2. No.15 felt building paper and 1” wire mesh. 3. 2x4” studs 16”o.c. 4. Resilient channel. 5. ½” gypsum board screwed to channel.	49
	1. 7/8” stucco. 2. No.15 felt building paper and 1” wire mesh. 3. 2x4” studs 16”o.c. 4. Fiberglas building insulation (3 ½”). 5. Resilient channel. 6. ½” gypsum board screwed to channel.	57
	1. 5/8 x 10” redwood siding. 2. ½” insulation board sheathing. 3. 2x4” wood studs 16”o.c. 4. Resilient channel. 5. ½” gypsum board screwed to channel.	43

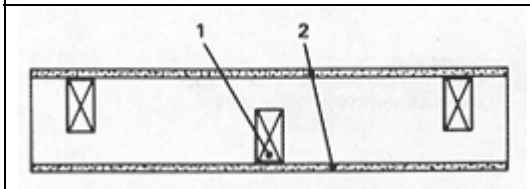
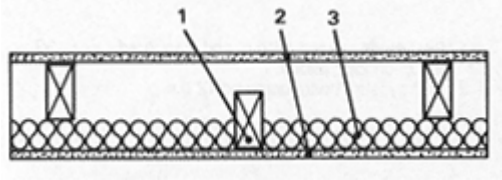
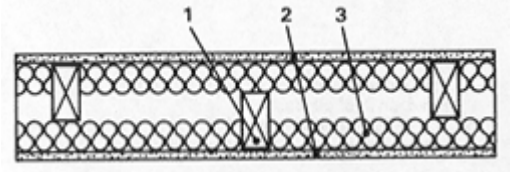
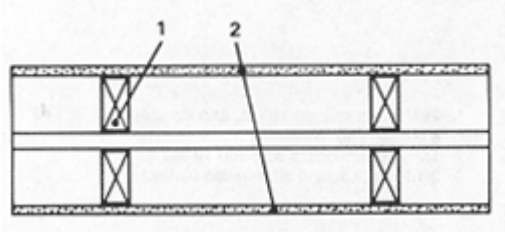
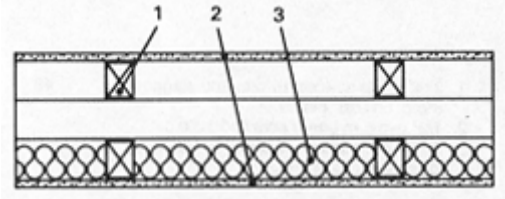
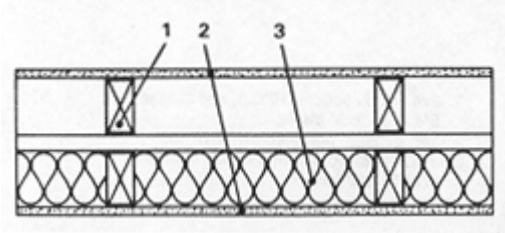
Sketch	Brief Description	STC
	1. 5/8x10” redwood siding. 2. ½” insulation board sheathing. 3. 2x4” wood studs 16”o.c. 4. Fiberglas building insulation (3 ½”). 5. Resilient channel. 6. ½” gypsum board screwed to channel.	47
	1. 5/8x10” redwood siding (9x14' wall). 2. ½” insulation board sheathing. 3. 2x4” wood studs 16.o.c. 4. Fiberglas building insulation (3 ½”). 5. Resilient channel. 6. ½” gypsum board screwed to channel. 7. a. Wall penetrated by a 6x5' picture window, 1” glazed insulating glass. b. Wall penetrated by a 6x5' 16 panel window, glazed single strength.	(a.38) (b.35)

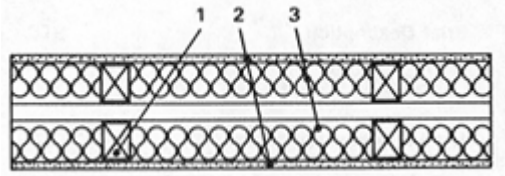
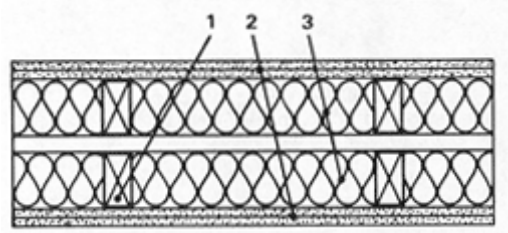
WALLS: Interior: Wooden Studs

Sketch	Brief Description	STC
	1. ½″ gypsum board. 2. 3/16″ plywood laminated with contact cement.	28
	1. ½″ gypsum board. 2. ½″ wood-fiber board laminated with gypsum joint compound.	30
	1. 2x4″ studs, 16″o.c. 2. 5/8″ gypsum board screwed to studs.	28
	1. ½″ gypsum board, no studs. 2. 2 ½″ air space.	30
	1. ½″ gypsum board, no studs. 2. 2 ½″ air space. 3. 2″ thick sound attenuation blanket.	44
	1. ½″ gypsum board, no studs. 2. 3 5/8″ air space. 3. 2″ thick sound attenuation blanket.	45
	1. 1 3/8″ thick wood-fiber board nailed to 2x4″ plates top and bottom and painted both sides. 2. 3 ½″ air cavity.	44

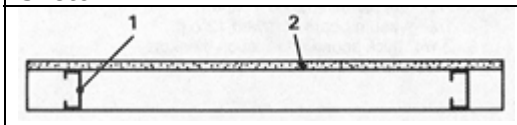
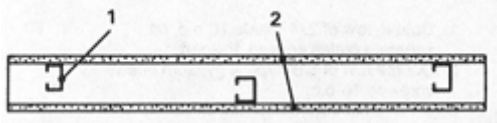
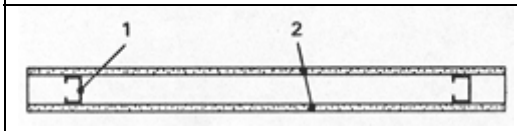
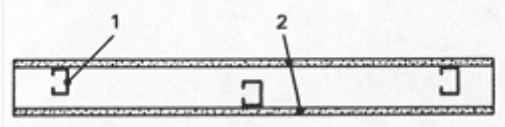
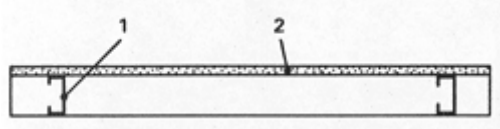
Sketch	Brief Description	STC
	1. ½” gypsum board, no studs. 2. ½” gypsum board laminated to base layer with gypsum joint compound. 3. 3 5/8” air cavity. 4. 2” thick sound attenuation blanket.	48
	1. 2x4” studs, 16”o.c. 2. 3/8” gypsum board nailed to studs.	35
	1. 2x4” studs, 16”o.c. 2. 3/8” gypsum board nailed to studs. 3. 3” thick sound attenuation blanket.	41
	1. 2x4” studs, 16”o.c. 2. ½” gypsum board screwed to studs.	34
	1. 2x4” studs, 16”o.c. 2. ½” gypsum board screwed to studs. 3. 2” thick sound attenuation blanket.	37
	1. 2x4” studs, 24”o.c. 2. ½” gypsum board screwed to studs.	36

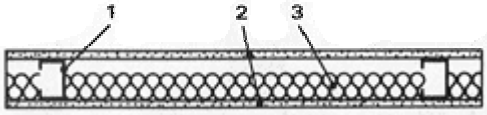
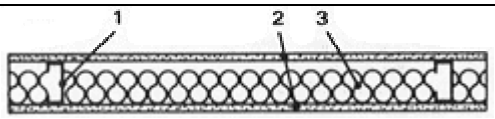
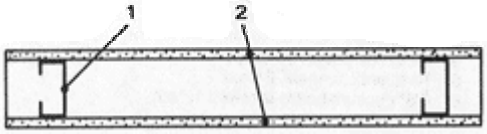
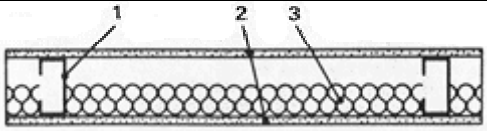
Sketch	Brief Description	STC
	1. 2x4”studs, 24”o.c. 2. ½” gypsum board screwed to studs. 3. 2” thick sound attenuation blanket.	40
	1. 2x4” studs spaced 16”o.c. and staggered 8”o.c. on 2x6” plates. 2. ½” gypsum board screwed 12”o.c.	39
	1. 2x4” studs spaced 16”o.c. and staggered 8”o.c. on 2x6” plates. 2. ½” gypsum board screwed 12”o.c. 3. 2 ¼” thick sound attenuation blanket.	48
	1. 2x4” studs spaced 16”o.c. and staggered 8”o.c. on 2x6” plates. 2. ½” gypsum board screwed 12”o.c. 3. 3 ½” thick sound attenuation blanket.	49
	1. 2x4” studs spaced 16”o.c. and staggered 8”o.c. on 2x6” plates. 2. ½” gypsum board screwed 12”o.c. 3. 2 ¼” thick sound attenuation blankets in both stud cavities.	49
	1. 2x4” studs spaced 16”o.c. and staggered 8”o.c. on 2x6” plates. 2. ½” gypsum board screwed 12”o.c. 3. 3 ½” thick sound attenuation blankets in both stud cavities.	51

Sketch	Brief Description	STC
	1. 2x4″ studs spaced 24″o.c. and staggered 12″o.c. on 2x6″ plates. 2. ½″ type X gypsum board screwed 12″o.c.	42
	1. 2x4″ studs spaced 24″o.c. and staggered 12″o.c. on 2x6″ plates. 2. ½″ gypsum board screwed to studs. 3. 2″ thick sound attenuation blanket.	46
	1. 2x4″ studs spaced 24″o.c. and staggered 12″o.c. on 2x6″ plates. 2. ½″ type X gypsum board screwed 12″o.c. 3. 2″ thick sound attenuation blankets in both stud cavities.	48
	1. Double row of 2x4″ studs 16″o.c. on separate plates spaced 1″ apart. 2. ½″ type X gypsum board screwed 12″o.c.	47
	1. Double row of 2x3″ studs 16″o.c. on 2x3″ plates spaced 2 ½″ apart. 2. ½″ gypsum board screwed 16″o.c. 3. 2 ¼″ thick sound attenuation blanket.	55
	1. Double row of 2x4″ studs 16″o.c. on separate plates spaced 1″ apart. 2. ½″ type X gypsum board screwed 12″o.c. 3. 3 ½″ thick sound attenuation blanket.	56

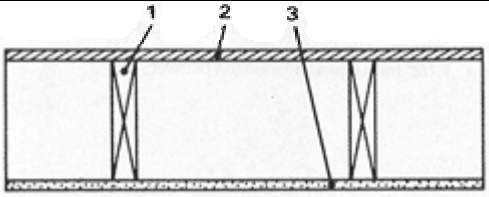
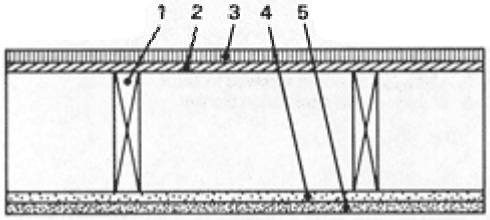
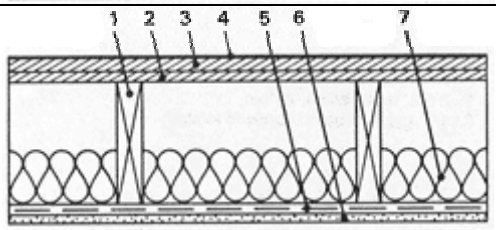
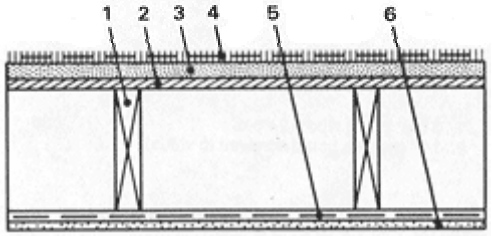
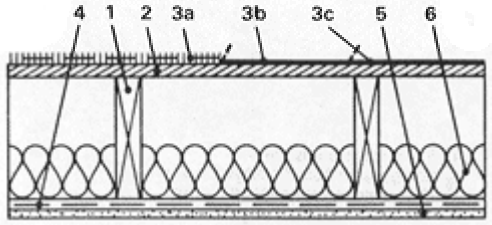
Sketch	Brief Description	STC
	1. Double row of 2x4” studs 16”o.c. on separate plates spaced 1” apart. 2. ½” gypsum board screwed 12”o.c. 3. 2 ¼” thick sound attenuation blankets in both stud cavities.	56
	1. Double row of 2x4” studs 16.o.c. on separate plates spaced 1” apart. 2. Double row of 5/8” type X gypsum board screwed 16.o.c. 3. 3 ½” thick sound attenuation blankets in both stud cavities.	63

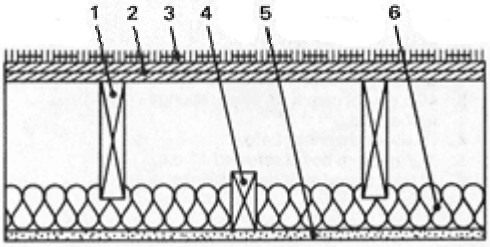
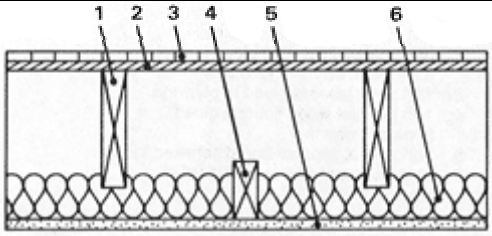
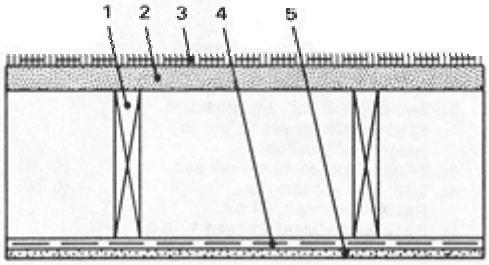
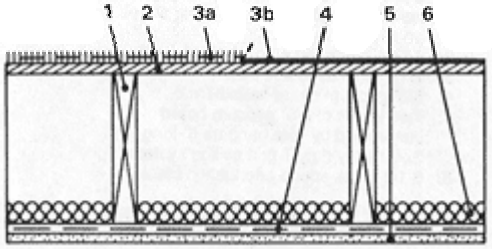
WALLS: Interior: Metal Studs

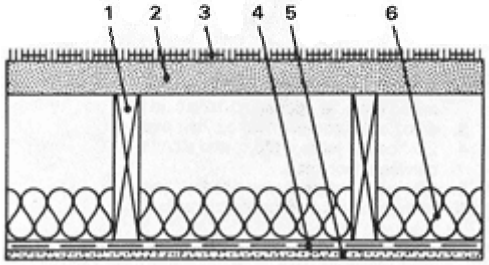
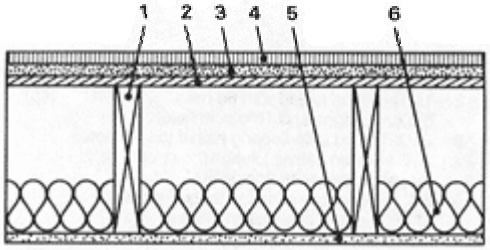
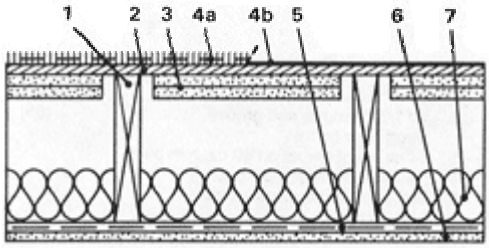
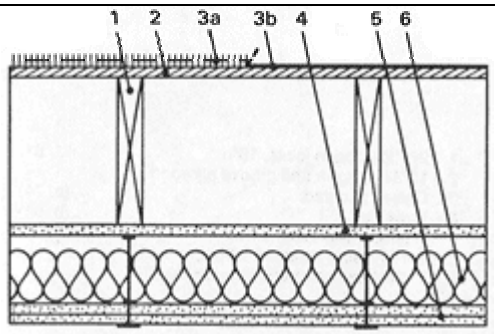
Sketch	Brief Description	STC
	1. 1 5/8″ metal studs, 24″o.c. 2. 1/2. vinyl-faced gypsum board screwed to studs.	27
	1. 1 5/8″ metal studs spaced 24″o.c. and staggered 12″o.c. on 2 ½″ metal tracks. 2. 1/2″ gypsum board screwed to studs.	34
	1. 1 5/8″ metal studs, 24″o.c. 2. 5/8″ gypsum board screwed 12″o.c. at edges and 24″o.c. in field.	37
	1. 1 5/8″ metal studs spaced 24″o.c. and staggered 12″o.c. on 21/2″ metal channels. 2. 5/8″ gypsum board screwed to studs.	38
	1. 2 ½″ metal studs, 24″o.c. 2. 1/2″ vinyl-faced gypsum board screwed to studs.	27
	1. 2 1/2″ metal studs, 24″o.c. 2. 5/8″ gypsum board screwed to studs.	37

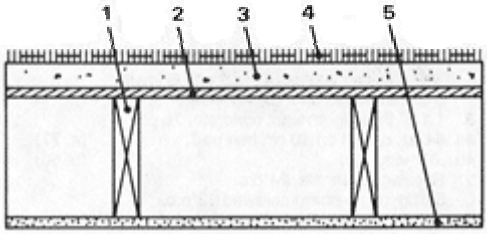
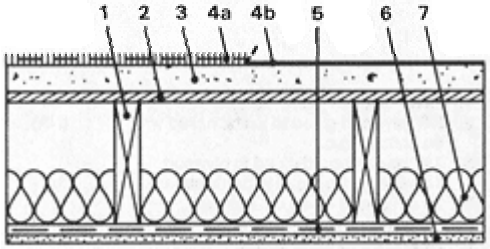
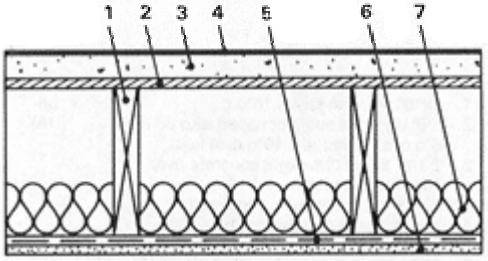
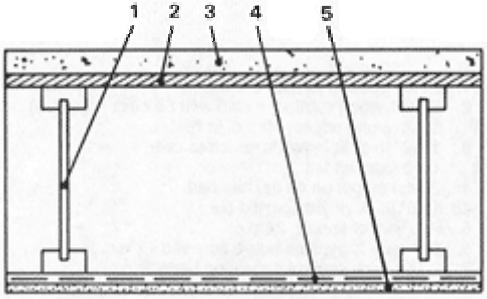
Sketch	Brief Description	STC
	1. 2 ½” metal studs, 24”o.c. 2. 5/8” gypsum board screwed 12”o.c. at edges and 24”o.c. in field. 3. 1 ½” thick sound attenuation blanket.	42
	1. 2 ½” metal studs, 24”o.c. 2. ½” gypsum board screwed to studs. 3. 2” thick sound attenuation blanket.	44
	1. 3 5/8” metal studs, 24”o.c. 2. 1/2. gypsum board screwed to studs.	27
	1. 3 5/8” metal studs, 24”o.c. 2. ½” gypsum board screwed to studs.	36
	1. 3 5/8” metal studs, 24”o.c. 2. ½” gypsum board screwed to studs. 3. 2” thick sound attenuation blanket.	44

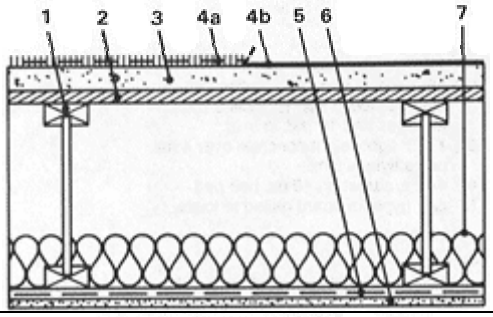
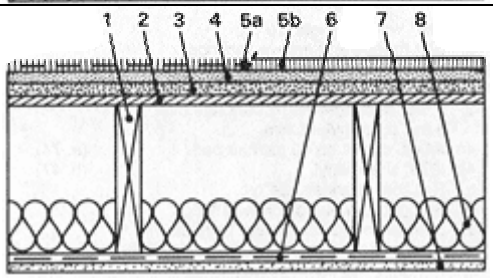
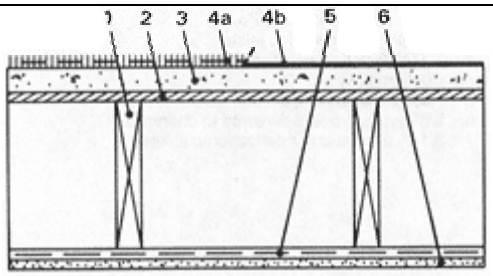
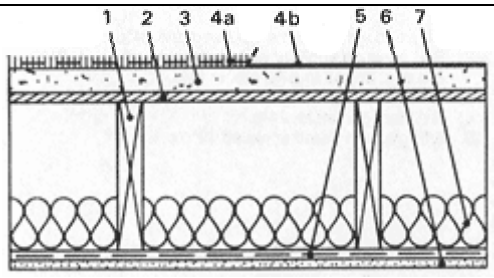
Floors: Wood

Sketch	Brief Description	STC (IIC)
	1. 2x8″ wooden joists, 16″o.c. 2. 7/8″ tongue and groove nailed to joints. 3. 3/8″ gypsum nailed to joints.	NA (32)
	1. 2x8″ wooden joists, 16″o.c. 2. ½″ plywood nailed. 3. 25/32″ hardwood flooring. 4. 1/2″ gypsum nailed to joists. 5. Ceiling tire.	NA (37)
	1. 2x8″ wooden joists, 16″o.c. 2. 5/8″ tongue and groove plywood nailed with 8d nails 6″o.c. 3. 3/8″ plywood stapled 3″o.c. at edges and 6″o.c. in field. 4. .075″ sheet vinyl. 5. Resilient channels, 24″o.c. 6. 5/8″ gypsum board screwed 12″o.c. 7. 3″ thick sound attenuation blanket.	46 (44)
	1. 2x8″ wooden joists, 16″o.c. 2. 5/8″ plywood nailed with 8d nails. 3. ½″ nominal wood-fiber board glued to plywood. 4. 44 oz. carpet on 50 oz. pad. 5. Resilient channels, 24″o.c. 6. 5/8″ gypsum board screwed 12″o.c.	48 (65)
	1. 2x8″ wooden joists, 16″o.c. 2. 19/32″ tongue and groove plywood nailed with 8d nails 6″o.c. at edges and 10″o.c. in field. 3. a. 44 oz. carpet on 40 oz. hair pad. b. .075″ sheet vinyl. c. 1/16″ sheet vinyl. 4. Resilient channels, 24″o.c. 5. 5/8″ gypsum board screwed 12″o.c. 6. 3″ thick sound attenuation blanket.	48 (a. 69) (b. 45) (c.43)

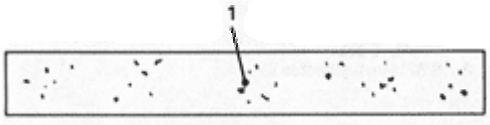
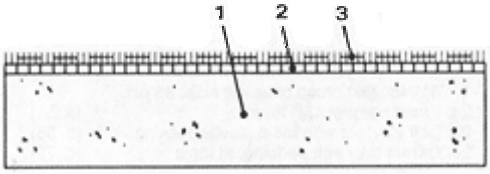
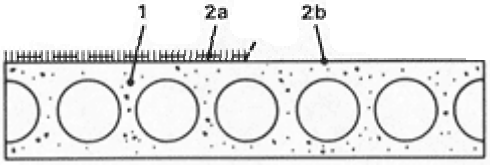
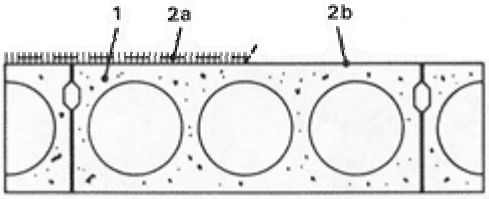
Sketch	Brief Description	STC (IIC)
	1. 2x8″ wooden joists, 16″o.c. 2. 1 1/8″ tongue and groove plywood nailed 6″o.c. at edges and 16″o.c. in field. 3. 44 oz. wool carpet on 40 oz. hair pad. 4. 2x4″ ceiling joists, 16″o.c. and staggered between floor joists. 5. 5/8″ gypsum board nailed to 2x4″ joists. 6. 3″ thick sound attenuation blanket.	53 (80)
	1. 2x8″ wooden joists, 16″o.c. 2. 1/2″ plywood nailed with 8d nails 6″o.c. at edges and 16″o.c. in field. 3. 25/32″ wood strip flooring nailed to sub floor. 4. 2x4″ wooden ceiling joists, 16″o.c. and staggered between floor joists. 5. 5/8″ gypsum board nailed to 2x4″ joists. 6. 3″ thick sound attenuation blanket.	54 (45)
	1. 2x10″ wooden joists, 16″o.c. 2. 1 11/32″ tongue and groove wood-fiber board. 3. 44 oz. wool carpet on 40 oz. hair pad. 4. Resilient channels, 24″o.c. 5. 5/8″ gypsum screwed 12″o.c.	49 (68)
	1. 2x10″ wooden joists, 16″o.c. 2. 19/32″ tongue and groove plywood. 3. a. Carpet and pad. b. Vinyl tile. 4. Resilient channels, 24″o.c. 5. 5/8″ gypsum screwed 12″o.c. 6. 1″ thick sound attenuation blanket.	51 (a. 74) (b.51)

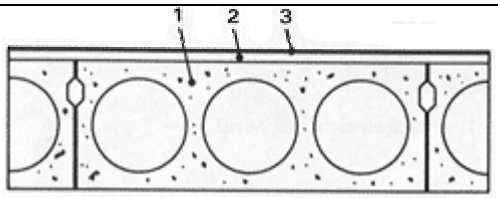
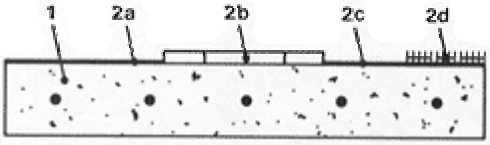
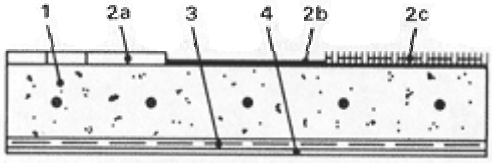
Sketch	Brief Description	STC (IIC)
	1. 2x10″ wooden joists, 16″o.c. 2. 1 11/32″ tongue and groove wood-fiber board. 3. 40 oz. wool carpet on 80 oz. sponge rubber pad. 4. Resilient channels, 24″o.c. 5. 1/2″ gypsum board screwed 12″o.c. 6. 3″ thick sound attenuation blanket.	50 (72)
	1. 2x10″ wooden joists, 16″o.c. 2. 5/8″ plywood sub floor glued to joists, nailed with 8d nails 12″o.c. 3. ¼″ particleboard glued to plywood. 4. ½″ parquet wood flooring glued to particleboard. 5. ½″ type-X gypsum board screwed 12″o.c. 6. 3″ thick sound attenuation blanket.	43 (NA)
	1. 2x10″ wooden joists, 16″o.c. 2. 5/8″ tongue and groove plywood nailed with 8d nails 6″o.c. along edges and 10″o.c. in field. 3. Two layers of 5/8″ gypsum board attached with screws 12″o.c. to underside of sub floor. 4. a. 44 oz. carpet on 40 oz. hair pad. b. 1/16″ vinyl asbestos tile. 5. Resilient channels, 24″o.c. 6. 5/8″ gypsum board screwed 12″o.c. 7. 3 ½″ thick sound attenuation blanket.	56 (a. 74) (b.50)
	1. 2x10″ wooden joists, 16″o.c. 2. 5/8″ tongue and groove plywood nailed with 8d nails 6″o.c. along edges and 10″o.c. in field. 3. a. 44 oz. carpet on 40 oz. hair pad. b. 1/16″ vinyl asbestos tile. 4. 5/8″ gypsum board nailed 7″o.c. 5. Two layers of 5/8″ gypsum board suspended by wire hangers 5″ long in a 2x4' heavy-duty T grid ceiling system. 6. 3 ½″ thick sound attenuation blanket.	49 (a. 68) (b.47)

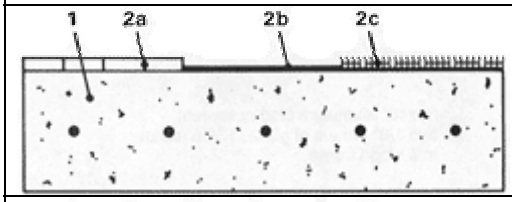
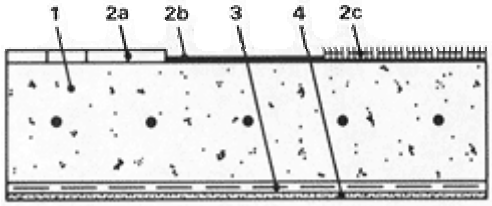
Sketch	Brief Description	STC (IIC)
	1. 2x8″ wooden joists, 16″o.c. 2. 5/8″ tongue and groove plywood nailed to joists with 8d nails 6″o.c. at edges and 10″o.c. in field. 3. 1 5/8″ lightweight concrete over 4 mil. polyethylene film. 4. 44 oz. carpet on 40 oz. hair pad. 5. 5/8″ gypsum board nailed to joists.	47 (66)
	1. 2x8″ wooden joists, 16″o.c. 2. 5/8″ tongue and groove plywood nailed to joists with 8d nails 6″o.c. at edges and 10″o.c. in field. 3. 1 5/8″ thick lightweight concrete over 4 mil. polyethylene film. 4. a. 44 oz. carpet on 40 oz. hair pad. b. .075″ sheet vinyl. 5. Resilient channels, 24″o.c. 6. 5/8″ gypsum board screwed 12″o.c. 7. 3″ thick sound attenuation blanket.	53 (a. 74) (b. 47)
	1. 2x10″ wooden joists. 16″o.c. 2. 5/8″ plywood nailed to joists. 3. 3. 1 ½″ thick lightweight concrete, 13 psf. 4. Cushioned vinyl. 5. Resilient channels, 24″o.c. 6. 5/8″ gypsum board screwed to channels. 7. 3 ½″ thick sound attenuation blanket.	NA (51)
	1. Plywood web I-beams 12″ deep and 24″o.c. 2. 3/4″ plywood sub floor nailed with 6d nails 6″o.c. at edges and 10″o.c. in field. 3. 1 ½″ thick lightweight concrete, 15 psf. 4. Resilient channels, 24″o.c. 5. 5/8″ gypsum board screwed 12″o.c.	57 (NA)

Sketch	Brief Description	STC (IIC)
	1. Plywood web I-beams 12” deep and 24”o.c. 2. 3/4” plywood sub floor nailed with 6d nails 6”o.c. at edges and 10”o.c. in field. 3. 1 1/2” thick lightweight concrete, 15 psf. 4. a. 44 oz. carpet on 40 oz. hair pad. b. .07” vinyl tile. 5. Resilient channels, 24.o.c. 6. 5/8” gypsum board screwed 12”o.c. 7. 3” thick sound attenuation blanket.	58 (a. 77) (b. 50)
	1. 2x10” wooden joists, 16”o.c. 2. 5/8” plywood glued to joists, nailed with 8d nails 12”o.c. 3. ¼” particleboard glued to plywood. 4. ½” fiberboard glued to particleboard. 5. a. 76 oz. carpet on 50 oz. hair pad. b. 1/2” parquet wood flooring. 6. Resilient channels, 24”o.c. 7. ½” type-X gypsum board screwed 12”o.c. 8. 3” thick sound attenuation blanket.	51 (NA)
	1. 2x10” wooden joists, 16”o.c. 2. 5/8” plywood sub floor nailed with 8d nails 6”o.c. along edges, 10”o.c. in field. 3. 1 1/2” thick lightweight concrete over 15 lb. asphalt felt. 4. a. 20 oz. carpet on 40 oz. hair pad. b. 1/16” thick vinyl-asbestos tile. 5. Resilient channels, 24”o.c. 6. ½” type-X gypsum board screwed 12”o.c.	56 (NA)
	1. 2x10” wooden joists, 16”o.c. 2. 5/8” plywood sub floor nailed with 8d nails 6”o.c. along edges, 10”o.c. in field. 3. 1 ½” thick lightweight concrete over 15 lb. asphalt felt. 4. a. 20 oz. carpet on 40 oz. hair pad. b. 1/16” thick vinyl-asbestos tile. 5. Resilient channels, 24”o.c. 6. 5/8” type-X gypsum board screwed 12”o.c. 7. 3 ½” thick sound attenuation blanket.	61 (NA)

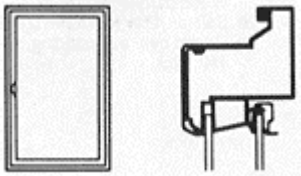
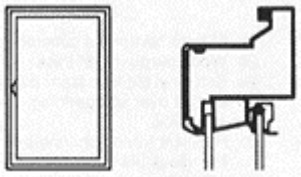
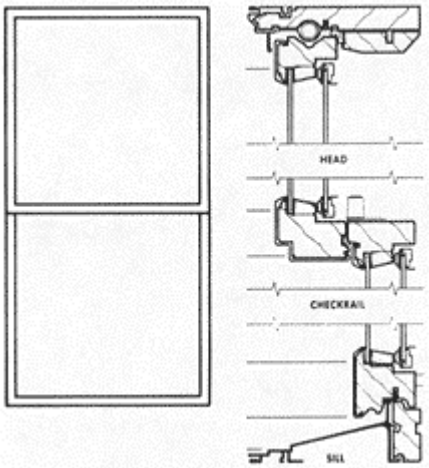
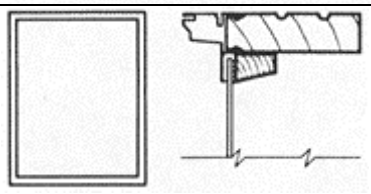
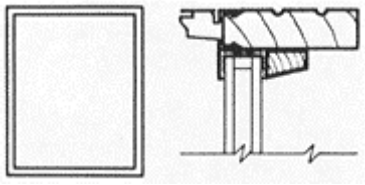
FLOORS: Concrete

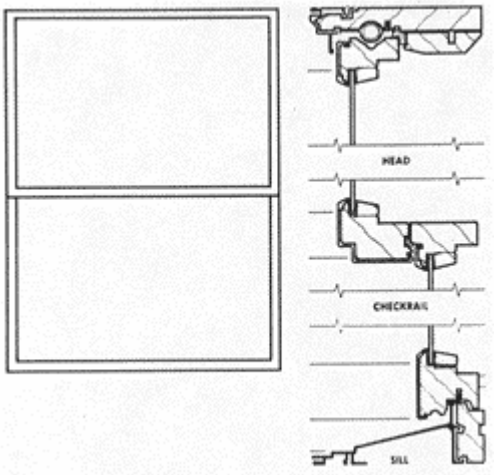
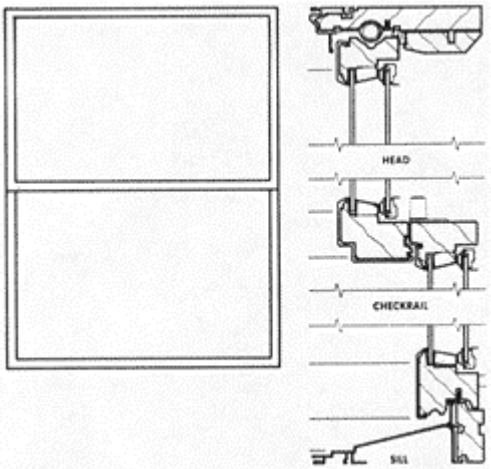
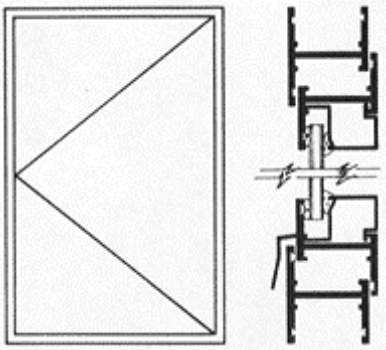
Sketch	Brief Description	STC (IIC)
	1. 4” thick concrete slab, 54 psf.	44 (25)
	1. 6” thick concrete slab, 75 psf.	55 (34)
	1. 6” thick concrete slab. 2. ½” wood-fiber board glued to concrete. 3. 44 oz. carpet on 40 oz. hair pad.	NA (81)
	1. 6” thick hollow-core concrete panel, 45 psf. 2. a. Carpet and pad. b. No floor covering.	48 (a. 69) (b. 23)
	1. 8” thick hollow-core concrete panel, 57 psf. 2. a. 66 oz. carpet on 50 oz. hair pad. b. No floor covering.	50 (a. 74) (b. 28)

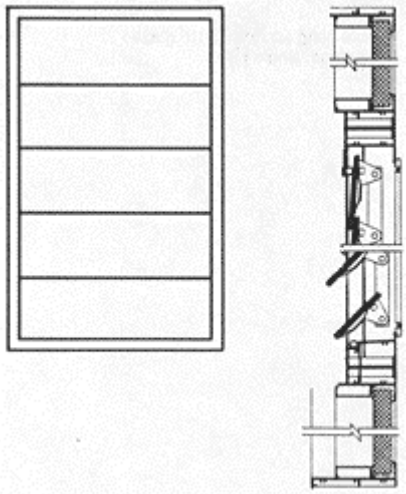
Sketch	Brief Description	STC (IIC)
	1. 8″ thick hollow-core concrete panels, 57 psf. 2. 1/4″ inorganic felt-supported underlayment board, .6 psf. 3. 3/32″ vinyl-asbestos tile.	50 (51)
	1. 3″ thick reinforced concrete slab, 35 psf, ceiling bare. 2. a. Vinyl asbestos, 0.08″ thick. b. Wood parquet 1/2″ thick. c. Soft vinyl tile with foam plastic backing. d. Carpet over soft padding, at least ¼″ thick.	45 (a. 42) (b.45) (c. 49) (d. 70)
	1. 3″ thick reinforced concrete slab, 35 psf. 2. a. Wood parquet ½″ thick. b. Soft vinyl tile with foam plastic backing. c. Carpet over soft padding, at least ¼″ thick. 3. Resilient furring channels on ½″ fiberglass blanket. 4. ½″ gypsum board.	56 (a.51) (b. 55) (c. 70)

Sketch	Brief Description	STC (IIC)
	1. 5″ thick reinforced concrete slab, 55 psf. ceiling bare. 2. a. Wood parquet ½″ thick. b. Soft vinyl tile with foam plastic backing. c. Carpet over soft padding, at least ¼″ thick.	51 (a. 46) (b. 50) (c. 70)
	1. 5″ thick reinforced concrete slab, 55 psf. 2. a. Wood parquet ½″ thick. b. Soft vinyl tile with foam plastic backing c. Carpet over soft padding, at least ¼″ thick. 3. Resilient furring channels on ½″ fiberglass blankets. 4. ½″ gypsum board.	56 (a. 51) (b. 55) (c. 75)

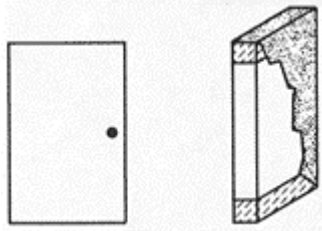
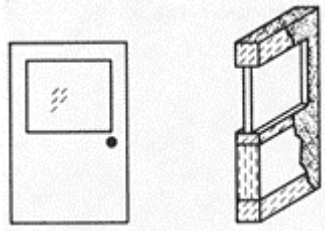
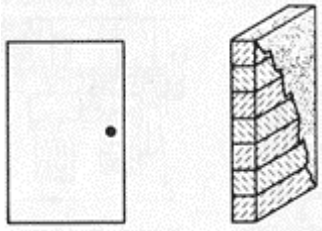
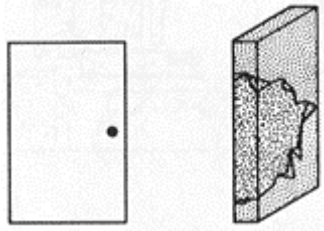
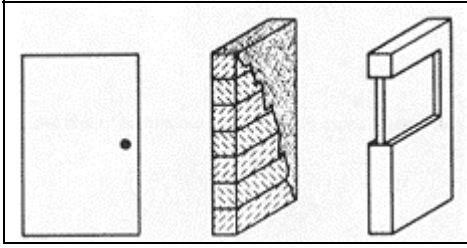
WINDOWS

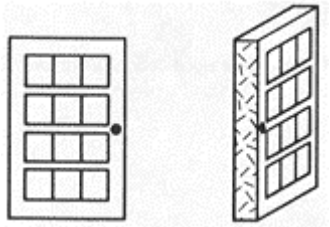
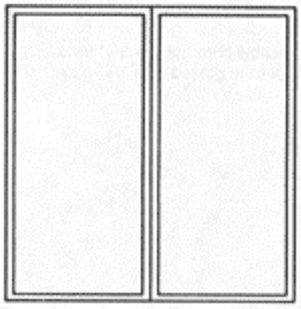
Sketch Front / Cross Section	Brief Description	STC
	30x48” aluminum clad casement, two 1/8” panels of glass, 13/16” apart in a wood frame.	29
	30x48” aluminum clad casement, one 3/32” panel and one 1/8” panel, 13/16” apart in a wood frame.	31
	32x24x24” aluminum double-hung windows (32” wide with 24” high upper sash and a 24” high lower sash), each sash has one 3/32” panel and one 1/8” panel, 13/16” apart in a wood frame.	29
	6x5' picture window glazed double strength, single panel.	29
	6x5' picture window plus storm sash, glazed double strength single panel, 3 ¾” separation between panels.	38

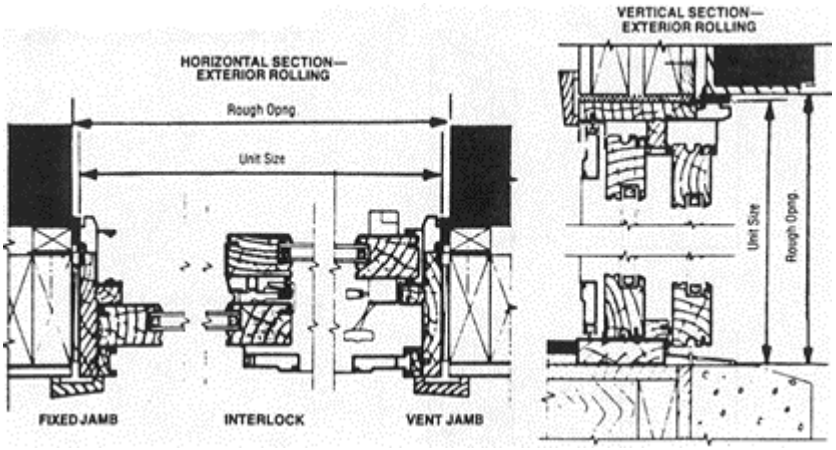
Sketch Front / Cross Section	Brief Description	STC
	3x5' double hung window, 7/16” glazed insulating glass, single panel.	26
	3x5' double hung window, 7/16” glazed insulating glass, single panel plus storm sash, glazed single strength, single sealed separation between panels: upper 1 ½”, lower 2 13/16”.	35
	3x4' awning window, glazed double strength, cranked shut.	24

Sketch Front / Cross Section	Brief Description	STC
	3x4' jalousie window, glazed ¼” glass, 4 ½” wide louvers with ½” in overlap, cranked tight shut.	20

DOORS: Exterior

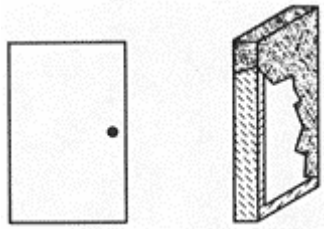
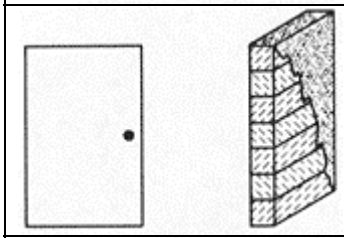
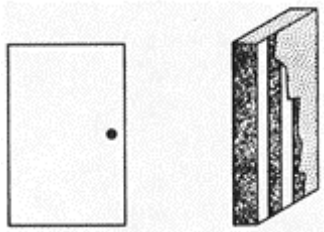
Sketch Front / Cross Section	Brief Description	STC
	3x7' hollow-core wood door, 1 ¾" thick.	20
	3x7' hollow-core door, 1 3/4" thick, 30% of area glazed with 1/8" glass.	19
	3x7' solid-core wood door, 1 ¾" thick.	27
	3x7' steel-faced door, 1 ¾" thick, rigid polyurethane core.	26
	3x7' solid-core wood door, 1 ¾" thick plus an aluminum storm door, glazed single strength.	34

Sketch Front / Cross Section	Brief Description	STC
	3x7' wood French door, 12 lights glazed single strength, mounted in frame, brass weather strip.	26
	6x6' sliding glass doors, ¾" insulating glass (2 pieces 1/8" tempered glass), one door opens, other is permanent in place.	28



*All exterior doors are sealed with a weathering strip around the frame. Interior doors do not have a weather strip and are not flush to the floor to permit the installation of a carpet.

DOORS: Interior

Sketch Front / Cross Section	Brief Description	STC
	3x7' solid-core wood door, 1 ¾" thick, weight 1.5 lb/ft².	17
	3x7' solid-core wood door, 1 ¾" thick, weight 4.0 lb/ft².	20
	3x7' hollow-core steel door, 1 ¾" thick, weight 5.0 lb/ft².	17

Appendix B References

Appendix B
General References

Books:

Acoustical and Thermal Performance of Exterior Residential Walls. Doors and Windows; NBS Building Science Series 77, U.S. Department of Commerce/National Bureau of Standards, 1975.

Acoustics Noise and Buildings; Parkin, Humphreys and Cowell; Faber and Faber; London; 1979.

Airborne Sound Transmission Loss, Characteristics of Wood Frame Construction; Fred F. Rudder, Jr.; USDA, Forest Service; General Technical Report FPL-43.

Handbook of Architectural Acoustics and Noise Control; Michael Retting; Tab Book; Blue Ridge Summit, Pa.; 1979.

Quieting: A Practical Guide to Noise Controls; U.S. Department of Commerce/National Bureau of Standards; NBS Handbook 119; 1976.

Institutions and Organizations:

Amerada Architectural Glass.
DeSco Windows.
Georgia-Pacific.
Industrial Acoustics Company.
National Concrete Masonry Association.
Office of Noise Control; California Department of Health Services.
Overly Manufacturing Company.
Paella Products.
Portland Cement Association.
U.S. Gypsum Company.

Testing Laboratories:

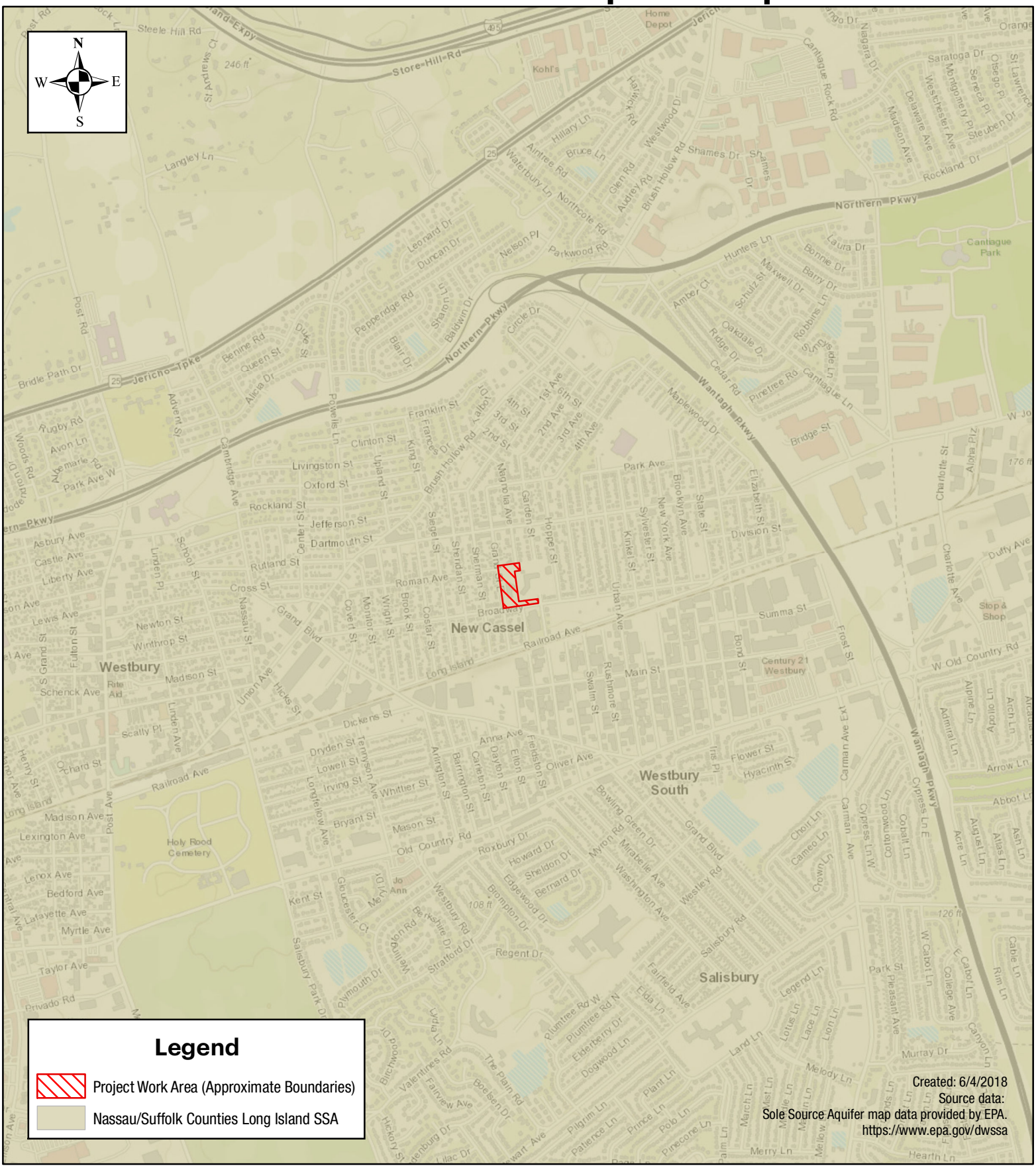
Cedar Knolls Acoustical Laboratories.
Geiger and Hamme.
Kaiser Gypsum.
Kodaras Acoustical.
National Institute of Standards and Technology.
National Research Council of Canada.
Riberbank Acoustical Laboratories.

Attachment 11

EPA Sole Source Aquifer Documents

EPA Sole Source Aquifer Map
Revised Non-Housing / Project Activity Initial Screen (06/06/2018)
Non-Housing / Project Activity Initial Screen (04/10/2018)
EPA Determination Response (05/04/2018)

EPA Sole Source Aquifer Map



Tectonic

1:20,000

0 1,000 2,000 4,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

June 6, 2018

Ms. Grace Musumeci
U.S. Environmental Protection Agency
Region II Main Regional Office
290 Broadway, 25th Floor
New York, NY 10007

RE: Sole Source Aquifer Analysis - CDBG-DR Program *(Revised Submission)*
Grand Street Apartments Project – 252 Grand Street and 899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590

Dear Ms. Musumeci:

The Governor's Office of Storm Recovery (GOSR), operating under the auspices of the New York State Homes and Community Renewal's (NYSHCR) Housing Trust Fund Corporation, was established to aid the statewide recovery of disaster-affected communities in New York State. GOSR is administering a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant for Disaster Recovery (CDBG-DR). 24 C.F.R. Part 58 requires GOSR to review projects for conformance with the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C. 349) as amended, and Environmental Protection Agency ("EPA") regulations pertaining to Sole Source Aquifers found at 40 C.F.R. Part 149. On behalf of GOSR, please find enclosed the sole source aquifer review information for one such project.

A sole source aquifer analysis for the proposed project was previously submitted to the EPA on April 10, 2018. Upon further review of project files, the project disturbance area is larger than indicated in the previous record request and now includes some of the same site's adjoining parcels. The purpose of this letter is to request an *updated* Initial Screen/Preliminary Review for this project.

Project Description

The Grand Street Apartments Project (project) will involve the new construction of 77 affordable independent living units for senior citizens aged 62 and older. The Grand Street Apartments will be located at 252 Grand Street, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590 (Section 11, Block 503, Lot 52). The project will also involve the installation of a community/common patio, fence, maintenance building, and maintenance area, including dumpster enclosure, and vehicular access immediately northeast of the project site on the adjoining Magnolia Gardens parcel (899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590) (see project location maps in **Attachment A**). A parking lot, related landscaping, lighting, removal of a former police booth, and other improvements are also being constructed for shared use by the adjacent "Yes We Can" Community Center, this project's

development, and Magnolia Gardens. The parking lot and improvements are situated on the newly subdivided lot located southwest of the project site (Section 11, Block 503, Lot 53) and southeast of the project site on the Magnolia Gardens parcel (Section 11, Block 503, part of Lot 42) (see project location maps in **Attachment A**).

This project will provide an opportunity to both create much needed affordable housing and redevelop a hazardous, blighted property in the middle of an otherwise pleasant residential neighborhood. The project will include six (6) two-story residential buildings with 77 townhouse-style apartments and a building for a large community space with an adjacent patio (see project design plans in **Attachment C**). Of the 77 units, 26 units will be set aside for residents earning 30% of the AMI and below, 3 units will be set aside for residents earning 40% of the AMI and below, 31 units will be set aside for residents earning 50% of the AMI and below, 16 units will be set aside for residents earning 60% of the AMI and below, and 1 one-bedroom apartment will be set aside for a live-in superintendent. The unit mix consists of 61 one-bedroom units and 16 two-bedroom units with a total residential square footage of 53,473 square feet. Each unit is outfitted with a washer, dryer, and additional linen and storage closets. The project will include 76 onsite parking spaces for the exclusive use of the residents, 12 of which are designated as handicap-only spaces (see project design plans in **Attachment C**). In addition, the grounds will feature several seating and activity areas, to be determined later, but might include a croquet/bocce court, shuffleboard and a community garden. This project's development will also benefit from its position adjacent to Magnolia Gardens, the North Hempstead Housing Authority's (NHHA) other senior housing property, which features almost two acres of grounds open to the residents.

The project will include re-development of the former Grand Street School site which is currently vacant. Utility connections will be made via the public street to existing infrastructure for electric, natural gas, and municipal water and sewer. Ground disturbance is anticipated across the existing parcels, adjacent sidewalks, and part of the roadways. The project will include installation of: paved and marked parking areas, concrete walkways and curbs, driveways, crosswalks, fencing, natural gas generators, sliding/roller gate, service driveway, bollards, patio, gates, light poles, mail kiosk, ADA compliant ramps, signs, underground electric transformers, sewer line relocation, drywells, bicycle rack, concrete pads, RPZ enclosures, and benches (see project design plans in **Attachment C**). Erosion and drainage control best management practices (BMPs) will be required to be implemented by the contractor during construction.

In accordance with the Memorandum of Understanding ("MOU") between EPA and HUD dated August 24, 1990, GOSR hereby requests an Initial Screen/Preliminary Review for the project. Please review the attached documentation, including Attachment 2.A and 3 to the MOU. Responses can be sent to me via email at Lori.Shirley@nyshcr.org. In accordance with the MOU, please respond within fifteen days. If you have any questions, please call me at (518) 474-0755.

Sincerely,

Lori A. Shirley
Director, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery

(see list of enclosures and attachments on the following page)

Enclosures:

2.A Non-housing/Project Activity Initial Screen Criteria
3 SSA Preliminary Review Information Requirements

Attachments:

A. Street Map, Topographic Map, and Aerial Map (showing revised project locations)
B. Sole Source Aquifer Map; Half-mile Buffer SSA and SWAP Analysis Map
C. Site Plans (February 2018)
D. Westbury Water District water availability letter and Nassau County Department of Public Works sanitary sewer availability letter

ATTACHMENT 2.B

HOUSING/PROJECT INITIAL SCREEN CRITERIA

The following list of criteria questions are to be used as an initial screen to determine which **housing** projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. (For non-housing projects see Attachment 2.A). If any of the questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements, should also be completed. The application/final statement, this Attachment, Attachment 3, and applicable project information than be forwarded to EPA at the address below.

Any project not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded. Contact EPA if you have any questions.

Chief, Environmental Impacts Branch
USEPA Region II
26 Federal Plaza, Room 500
New York, New York 10278
(212) 264-1840

CRITERIA QUESTIONS:

	YES	NO	N/A
1. Is the project located within a currently designated or proposed ground water sensitive area such as a Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area etc.? [This information can be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]	___	x	___
2. Is the project located within a one half mile radius (2640 feet) of a current or proposed public water supply well or wellfield? [This information can be obtained from the local health department, the State health department or the State environmental agency.]			
Map enclosed.	x	___	___
3. Is the total impervious surfaces greater than 75 percent?	___	x	___
4. Is the project site greater than 30 acres?	___	x	___

5.Will the project include or directly cause:
(check appropriate items)

- construction or expansion of water supply facilities greater than 1320 feet	___	x	___
- construction or expansion of on-site wastewater treatment plants	___	x	___
- construction or expansion of sewage trunk lines greater than 1320 feet	___	x	___
- construction or expansion of gas or petroleum trunk lines greater than 1320 feet	___	x	___

6. Will the project include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents? (Assurances on construction sites) ___ x ___

5. Will the project include bulk storage of petroleum in underground or above ground tanks in excess of 10,000 gallons or permit verification? ___ x ___

8.Will the project require a federal or state pollutant discharge elimination permit or modification of an existing permit?

DEC SPDES General Permit (SWPPP) x ___ ___

This attachment was completed by:

Name:	Alexandra Giorgos
Title:	Project Manager
Address:	50 Jericho Quadrangle, Suite 200
	Jericho, NY 11753
Telephone number:	(516) 390-9387
Date:	April 10, 2018

ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Where currently available, the information in this Attachment should be provided to the Environmental Protection Agency (see address below) along with the application/final statement; Attachment 2.A, Non-Housing Initial Screen Criteria or Attachment 2.B, Housing Initial Screen Criteria; and any other information which may be pertinent to a Sole Source Aquifer review. Where applicable, indicate the source of your information.

I. Project/Activity Location	**Enclosed?**	
	Yes	No
1. Provide the geographic location and total acreage of the project/activity site. Include a site map which identifies the site in relation to the surrounding area. See project location maps in **Attachment A.** The total acreage of the project area is approximately 4.5 acres with ground disturbance area to be determined.	☒	☐
2. If applicable, identify which groundwater sensitive areas (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.) the project/activity is located within or adjacent to. See Half-mile Buffer SSA and SWAP Analysis Map in **Attachment B.**	☒	☐

II. Nature of Project/Activity	**Enclosed?**	
	Yes	No
3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents, etc. Provide the general layout of the project/activity site and site-plan if available. **Original Submission** - The Grand Street Apartments Project will involve the new construction of 77 affordable independent living units for seniors aged 55 and over. The project will include seven two-story residential buildings with 77 townhouse-style apartments and a community space. There will be 61 one-bedroom units and 16 two-bedroom units.	☒	☐

Revised Submission includes: The project will also involve the installation of a community/common patio, fence, maintenance building, and maintenance area, including dumpster enclosure, and vehicular access immediately northeast of the project site on the adjoining Magnolia Gardens parcel (899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590) (see project location maps in **Appendix A**). A parking lot, related landscaping, lighting, removal of a former police booth, and other improvements are also being constructed for shared use by the adjacent "Yes We Can" Community Center, this project's development, and Magnolia Gardens. The parking lot and improvements are situated on the newly subdivided lot located southwest of the project site (Section 11, Block 503, Lot 53) and southeast of the project site on the Magnolia Gardens parcel (Section 11, Block 503, part of Lot 42) (see project location maps in **Appendix A**). See attached site plans in **Attachment C.**		

III. Public Water Supply	**Enclosed?**	
	Yes	No
4. Provide a description of plans to provide water supply. The site is located within the Westbury Water District and the water availability letter is included in **Attachment D.**	☒	☐
5. Provide the location of nearby existing or proposed public water supply wells or wellfields within one half mile radius (2640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency. See Half-mile Buffer SSA and SWAP Analysis Map in **Attachment B.**	☒	☐

IV. Wastewater and Sewage Disposal	**Enclosed?**	
	Yes	No
6. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by existing public sanitary sewers provide the name of the sewer district. The Nassau County Department of Public Works sanitary sewer availability letter is included in **Attachment D.** There is an existing	☒	☐

main in Grand Street and the Cedar Creek Water Pollution Control Plant can also be used.		
7. Provide a description of plans to handle storm water runoff. Stormwater will be directed to a site infiltration system. The grading and drainage plan is enclosed in **Attachment C.**	☒	☐
8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc. The grading and drainage plan is included in **Attachment C.**	☒	☐

V. Use, Storage, Transport of Hazardous or Toxic Materials *(Applies only to non-housing projects/activities)*	**Enclosed?**	
	Yes	No
9. Identify any products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported, or released as a result of the project not related to construction.	☐	☒
10. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.	☐	☒
11. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.	☐	☒

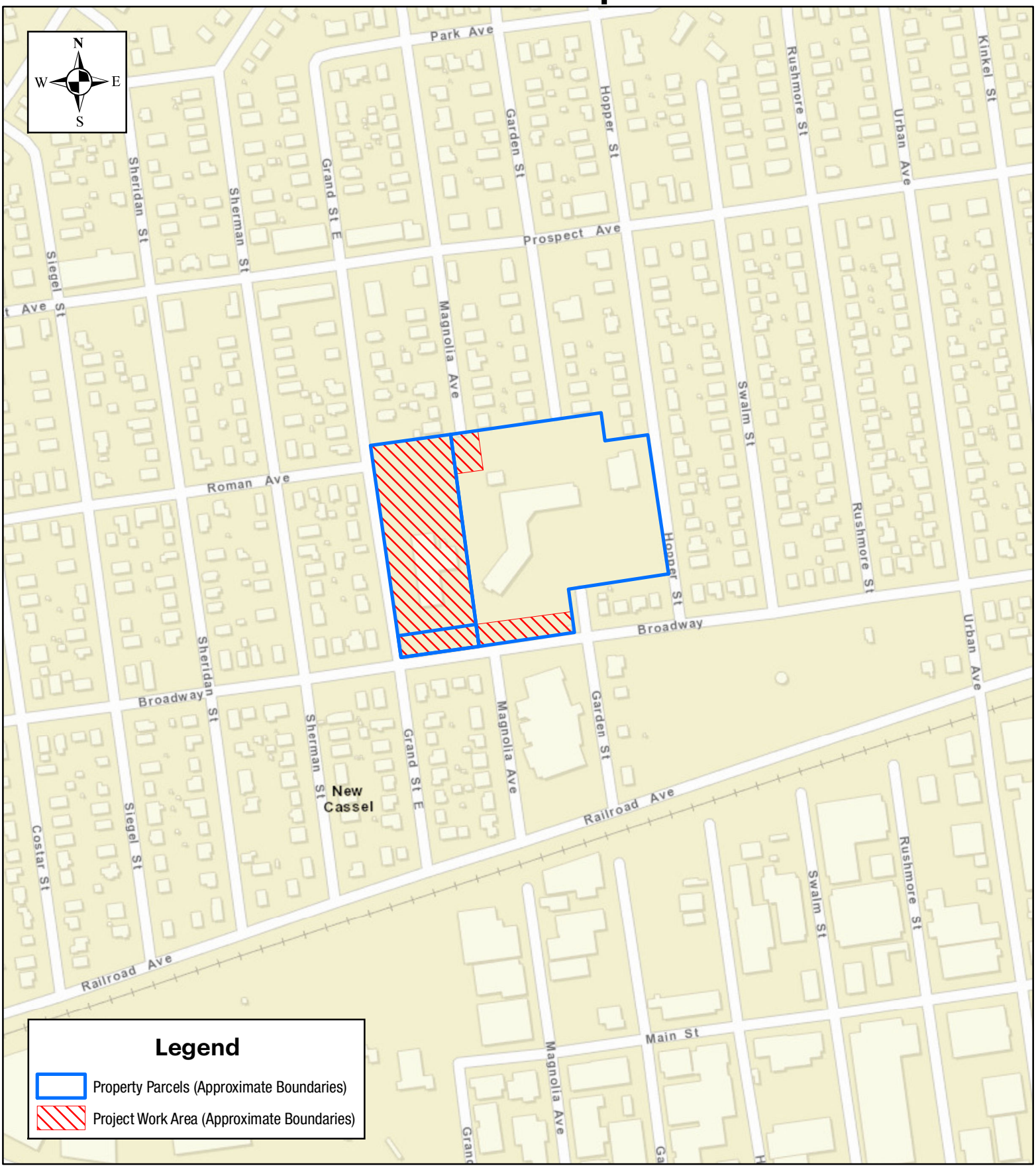
This form was completed by:

Name: Chris Camacho
Title: Environmental Scientist
Address: 70 Pleasant Hill Road
Mountainville, NY 10953
Telephone number: (845) 534-5959 ext. 2141

Date: June 5, 2018

Attachment A

Street Map



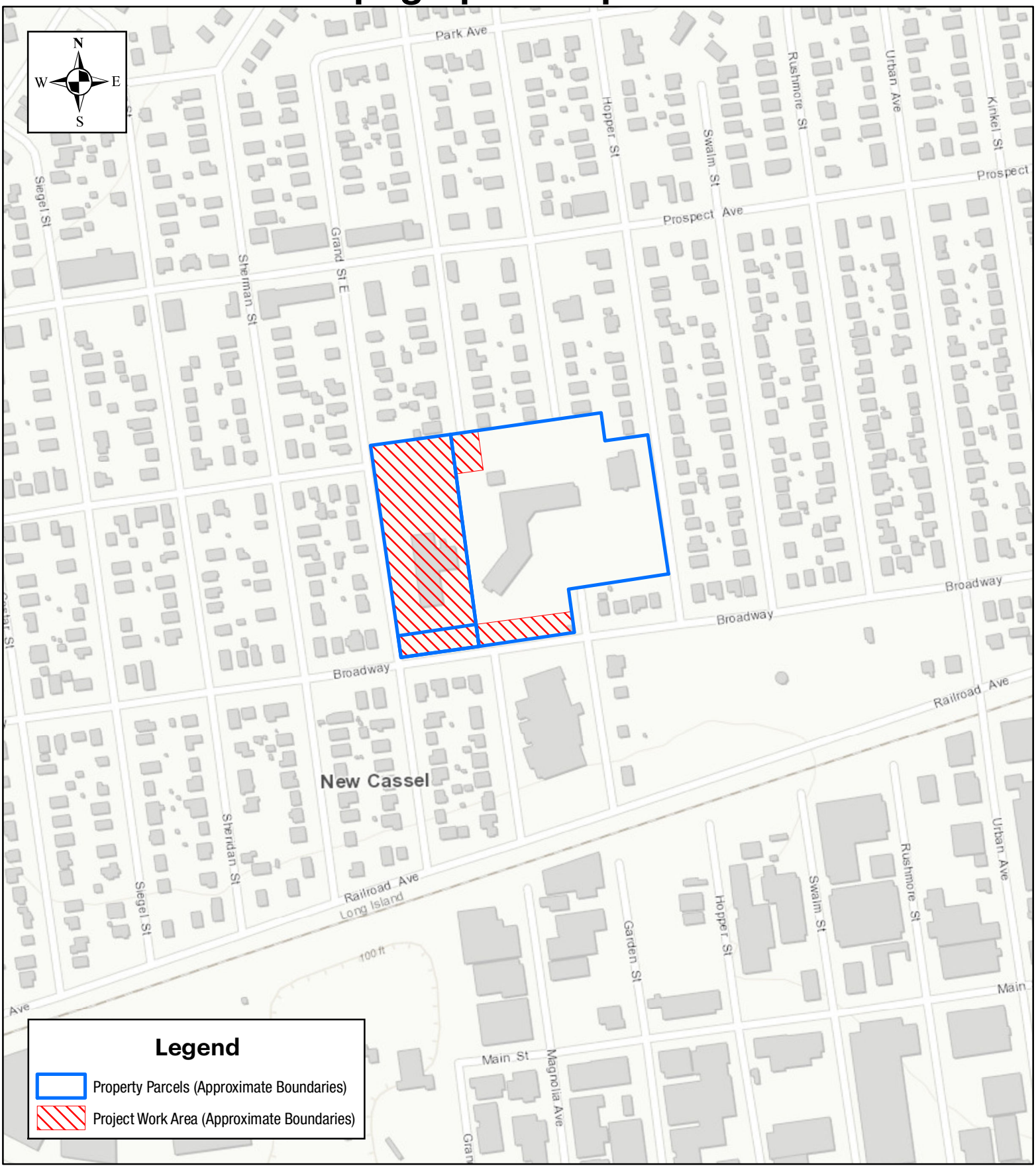
Tectonic

1:4,000

0 205 410 820 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Topographic Map



Tectonic

1:4,000

0 205 410 820 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Aerial Map

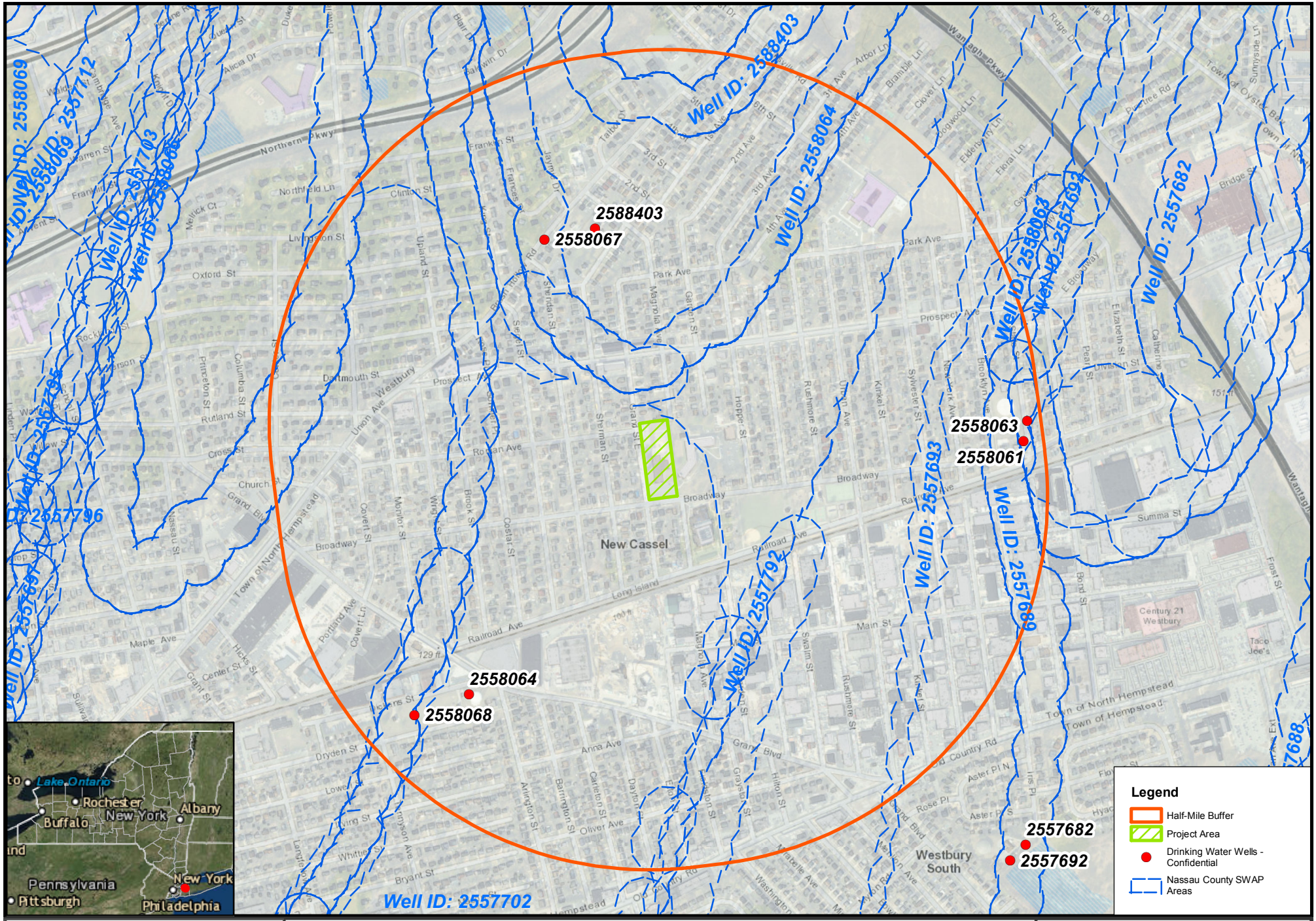
Tectonic

1:4,000

0 205 410 820 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

Attachment B



0 700 1,400 Feet

Grand Street Apartments

252 Grand Street, New Cassel, Nassau County, NY, 11590

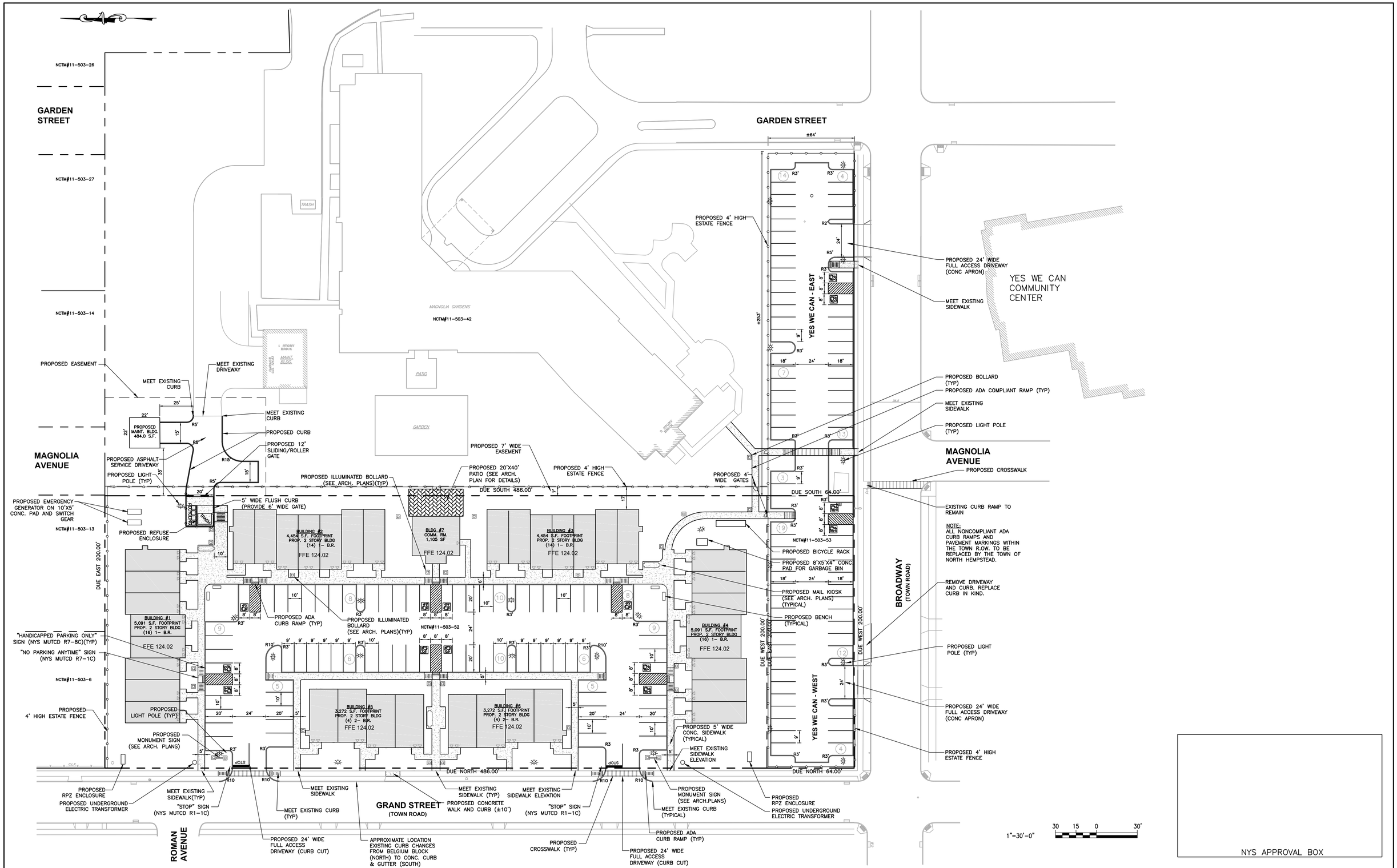
Half-Mile Buffer SSA and SWAP Analysis

Governor's Office of Storm Recovery

Drawn By: ASL | Version: 1.0 | Date:4/10/2018

The information contained may be incorrect, incomplete or outdated,and New York State disclaims any responsibility for the accuracy or correctnesof the information. New York State, its officers, employees, or agents shall not be liable for damages or losses of any kind, consequentialor otherwise, incurred as a result of the use of this information, directly or indirectly.
In using this information, users further agree to indemnify,defend, and hold harmless New York State for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the information, or the use of the information. New York State reserves the right to make changes and updates to the information at any time and without notice.

Attachment C



NO.	DATE	REVISION	INT.

STATE OF NEW YORK · JOHN T. MORAN · 092541 · LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT ENGINEER:	DRAWN BY:
AC	DS
DESIGNED BY:	CHECKED BY:
AC/DS	STM

D&B ENGINEERS AND ARCHITECTS, P.C.

NORTH HEMPSTEAD HOUSING AUTHORITY

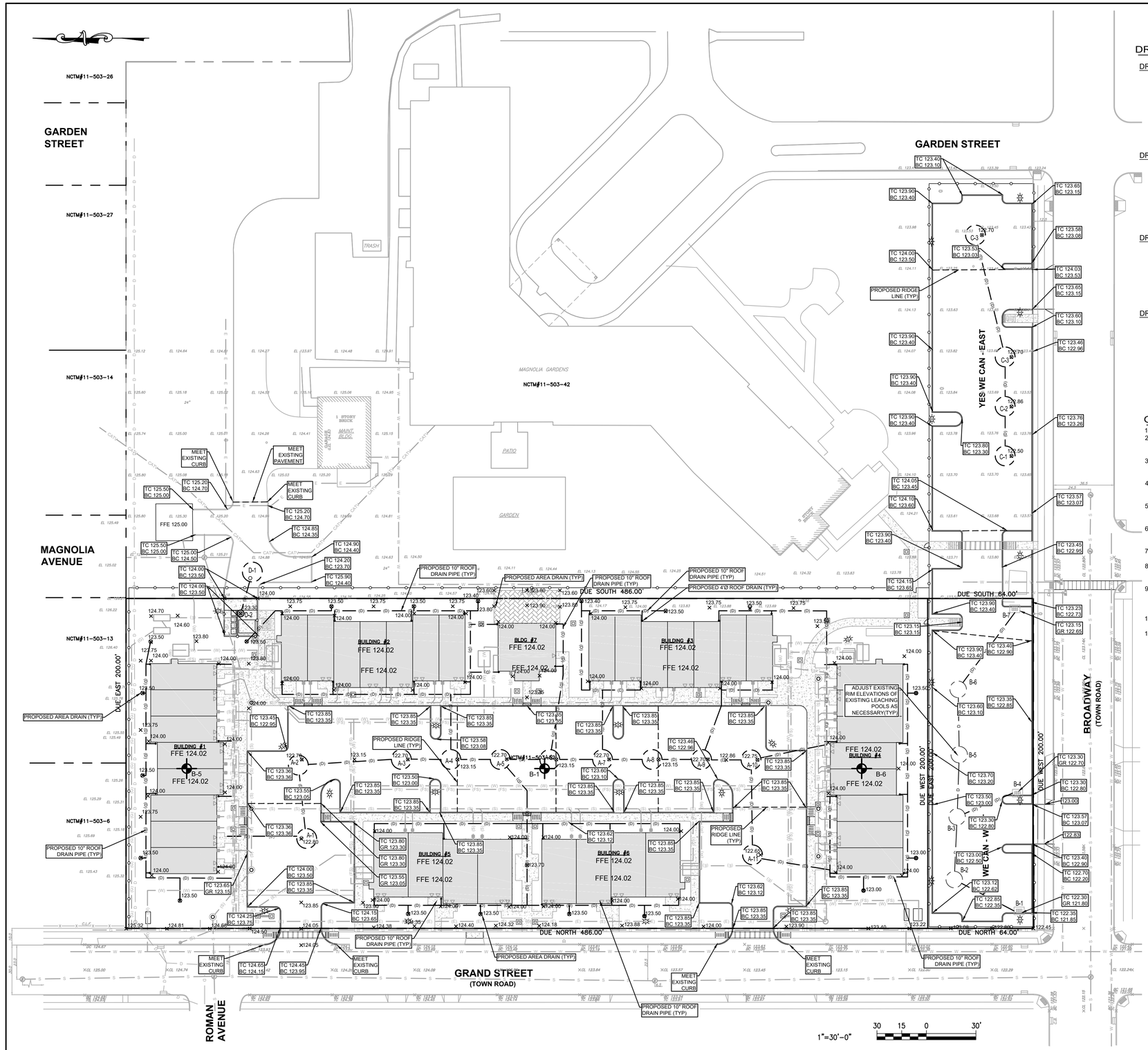
NASSAU COUNTY — NEW YORK

GRAND STREET HOMES

CONTRACT NO.

ALIGNMENT PLAN

PROJECT NO.	DRAWING NO.
5081	C2
DATE: FEBRUARY 2018	
SCALE: 1"=30'	



DRAINAGE CALCULATIONS:

DRAINAGE AREA "A" (97,200 SF)

- REQUIRED STORAGE:
  PAVEMENT = 36,625 SF X 2.5/12 FT X 1.0 = 7,630.2 CF
  BUILDING = 26,736 SF X 2.5/12 FT X 1.0 = 5,570.0 CF
  LANDSCAPE = 33,839 SF X 2.5/12 FT X 0.3 = 2,114.9 CF
  REQUIRED STORAGE DRAINAGE AREA =15,315.1 CF (15,316 CF)
- PROVIDED STORAGE:

  (11) 12'Ø X 14' EFFECTIVE DEPTH DRY WELLS = 15,538.6 CF

DRAINAGE AREA "B" (12,801 SF)

- REQUIRED STORAGE:
  PAVEMENT = 11,276 SF X 2.5/12 FT X 1.0 = 2,349.2 CF
  LANDSCAPE = 1,525 SF X 2.5/12 FT X 0.3 = 95.3 CF
  REQUIRED STORAGE DRAINAGE AREA = 2,444.5 CF (2,445 CF)
- PROVIDED STORAGE:

  (4) EXISTING 10'Ø X 10' EFFECTIVE DEPTH DRY WELLS = 2,736.0 CF

DRAINAGE AREA "C" (18,570 SF)

- REQUIRED STORAGE:
  PAVEMENT = 16,570 SF X 2.5/12 FT X 1.0 = 3,452.1 CF
  LANDSCAPE = 2,000 SF X 2.5/12 FT X 0.3 = 125.0 CF
  REQUIRED STORAGE DRAINAGE AREA = 3,577.1 CF (3,578 CF)
- PROVIDED STORAGE:

  (4) 12'Ø X 9' EFFECTIVE DEPTH DRY WELLS = 3,632.4 CF

DRAINAGE AREA "D" (6,603 SF)

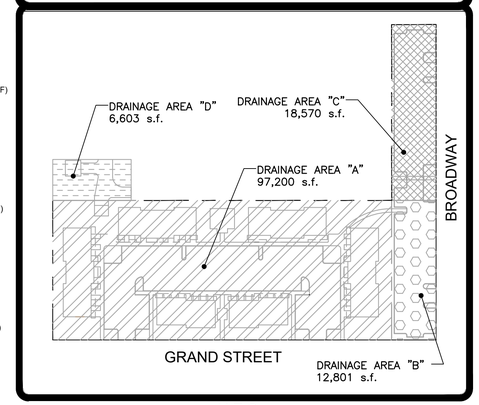
- REQUIRED STORAGE:
  PAVEMENT = 2,135 SF X 2.5/12 FT X 1.0 = 449.8 CF
  BUILDING = 484 SF X 2.5/12 FT X 1.0 = 100.8 CF
  LANDSCAPE = 3,984 SF X 2.5/12 FT X 0.3 = 249.0 CF
  REQUIRED STORAGE DRAINAGE AREA = 799.6 CF (800 CF)
- PROVIDED STORAGE:

  (1) 10'Ø X 12' EFFECTIVE DEPTH DRY WELLS = 820.8 CF

GRADING AND DRAINAGE NOTES:

1. STORAGE VOLUME DESIGN STORM = 2.5 INCHES.
2. DRY WELL 8'Ø STORAGE VOLUME = 42.25 C.F./FT
   DRY WELL 10'Ø STORAGE VOLUME = 68.42 C.F./FT
   DRY WELL 12'Ø STORAGE VOLUME = 100.90 C.F./FT.
3. ALL DRAINAGE PIPING BETWEEN DRAINAGE STRUCTURES TO BE 15"Ø HDPE SMOOTH INTERIOR WITH MINIMUM OF 0.50% SLOPE UNLESS OTHERWISE NOTED.
4. ALL DRAINAGE PIPING ROOF DRAINS LATERALS TO BE 10"Ø HDPE SMOOTH INTERIOR WITH MINIMUM OF 0.50% SLOPE UNLESS OTHERWISE NOTED.
5. MINIMUM SEPARATION DISTANCE FOR 8'Ø DRY WELLS IS 12 FEET. MINIMUM SEPARATION DISTANCE FOR 10'Ø DRY WELLS IS 15 FEET. MINIMUM SEPARATION DISTANCE FOR 12'Ø DRY WELLS IS 18 FEET.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS SHOWN OTHERWISE.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
9. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
11. FRENCH DRAIN SHALL BE INSTALLED IF DIRECTED BY THE GEOTECHNICAL ENGINEER.

DRAINAGE AREA MAP



N.T.S.

DRAINAGE STRUCTURE SCHEDULE

STR. #	STR. DESCRIPTION	RIM/INLET ELEVATION	TOP OF RING *	BOTTOM OF RING	EFFECTIVE DEPTH (FT)	INVERT
A-1	12' DIA. DRY WELL (INLET)	122.80	120.00	106.00	14	118.15
A-2	12' DIA. DRY WELL (INLET)	122.70	120.00	106.00	14	117.75
A-3	12' DIA. DRY WELL (INLET)	122.70	120.00	106.00	14	117.23
A-4	12' DIA. DRY WELL (SOLID COVER)	123.15	120.00	106.00	14	117.00
A-5	12' DIA. DRY WELL (INLET)	122.70	120.00	106.00	14	117.20
A-6	12' DIA. DRY WELL (SOLID COVER)	123.15	120.00	106.00	14	117.00
A-7	12' DIA. DRY WELL (INLET)	122.70	120.00	106.00	14	117.20
A-8	12' DIA. DRY WELL (SOLID COVER)	123.15	120.00	106.00	14	117.00
A-9	12' DIA. DRY WELL (INLET)	122.70	120.00	106.00	14	117.20
A-10	12' DIA. DRY WELL (INLET)	122.75	120.00	106.00	14	117.40
A-11	12' DIA. DRY WELL (INLET)	122.65	120.00	106.00	14	117.90
B-1	CATCH BASIN (CURB INLET)	121.80	N/A	N/A	N/A	118.45
B-2	EXISTING 10' DIA. DRY WELL (INLET)	122.40	N/A	N/A	10	118.09**
B-3	EXISTING 10' DIA. DRY WELL (INLET)	122.50	N/A	N/A	10	119.00**
B-4	CATCH BASIN (CURB INLET)	122.70	N/A	N/A	N/A	119.35
B-5	EXISTING 10' DIA. DRY WELL (INLET)	122.91	N/A	N/A	10	N/A**
B-6	EXISTING 10' DIA. DRY WELL (INLET)	122.80	N/A	N/A	10	118.70**
B-7	CATCH BASIN (CURB INLET)	122.65	N/A	N/A	N/A	119.30
C-1	12' DIA. DRY WELL (INLET)	122.50	119.70	110.70	9	117.85
C-2	12' DIA. DRY WELL (SOLID COVER)	122.86	119.70	110.70	9	117.65
C-3	12' DIA. DRY WELL (INLET)	122.70	119.70	110.70	9	W 117.85 E 117.20
C-4	12' DIA. DRY WELL (INLET)	122.70	119.70	110.70	9	117.85
D-1	10' DIA. DRY WELL (SOLID COVER)	123.80	120.63	108.63	12	118.75
D-2	4' DIA. MANHOLE (INLET)	123.30	N/A	N/A	N/A	119.00

NOTES:
*TOP OF RING ELEVATIONS ASSUME LOW-DOMES.
**PROPOSED INVERT ELEVATIONS. EXISTING INVERTS TO REMAIN ARE NOT LISTED.

CAUTION NOTICE TO CONTRACTOR:
CONTRACTOR MUST NOTIFY LOCAL ONE CALL CENTER MINIMUM TWO (2) DAYS PRIOR TO THE PROJECT'S EXCAVATION DATE AS PER NYS CODE RULE 753.

NYS APPROVAL BOX

NO.	DATE	REVISION	INT.

STATE OF NEW YORK · DANIEL MURPHY · 092541 · LICENSED PROFESSIONAL ENGINEER

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PROJECT ENGINEER: AC	DRAWN BY: DS
DESIGNED BY: AC/DS	CHECKED BY: STM

D&B ENGINEERS AND ARCHITECTS, P.C.

NORTH HEMPSTEAD HOUSING AUTHORITY
NASSAU COUNTY — NEW YORK

GRAND STREET HOMES

CONTRACT NO.

GRADING AND DRAINAGE PLAN

PROJECT NO. 5081
DATE: FEBRUARY 2018
SCALE: 1"=30'
DRAWING NO. **C3**

Attachment D

'16 JAN 4 AM 11:30 REC-NHA

Westbury Water District

160 Drexel Avenue Westbury, N.Y. 11590
516-333-0427 FAX 516-333-0923

JOHN R. INGRAM, Superintendent

December 30, 2015

North Hempstead Housing Authority
899 Broadway Suite 121
Westbury, NY 11590

RE: NEW WATER SERVICE
SEC: 11 BLK: 503 LOT(S): 47

To whom it may concern:

Please be advised that there will be water available to service the above referenced property located at 252 Grand Street in Westbury. This approval is given to cover both the domestic water service and the fire service, if applicable.

Final approval will not be issued and the water tap will not be made until the application for a water service and the necessary plans are filed and approved by the Water District Office.

Sincerely,
WESTBURY WATER DISTRICT

Lisa Passariello
Office Manager

LAURA CURRAN
NASSAU COUNTY EXECUTIVE

KENNETH G. ARNOLD, P.E.
COMMISSIONER

COUNTY OF NASSAU
DEPARTMENT OF PUBLIC WORKS
1194 PROSPECT AVENUE
WESTBURY, NEW YORK 11590-2723

Received
MAR 2018
D & B
Engineers & Architects

February 23, 2018

Mr. Anthony Cucuzzo
D&B Engineers and Architects
330 Crossways Park Drive
Woodbury, New York 11797

Re: Sanitary Sewer Availability
Proposed Subdivision
Grand Street Homes
Grand Street, Westbury

Dear Mr. Cucuzzo:

We have received your request for sewer availability for a proposed subdivision on Grand Street in Westbury.

The proposed project consists of sixty-one (61) one (1) bedroom units, sixteen (16) two (2) bedroom units and a 2,030 SF community center. The anticipated daily sanitary discharge for the proposed subdivision is 17,600 GPD. We advise that the existing sewer located in Grand Street has sufficient capacity as does the Cedar Creek Water Pollution Control Plant.

Should you have any questions, please contact Mr. Peter Pyne at (516) 571-6843.

Very truly yours,

Kenneth G. Arnold, P.E.
Commissioner of Public Works

KGA:VF:rp
c: Vincent Falkowski, Deputy Commissioner of Public Works
Peter Pyne, Civil Engineer III

ATTACHMENT 2.B

HOUSING/PROJECT INITIAL SCREEN CRITERIA

The following list of criteria questions are to be used as an initial screen to determine which **housing** projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. (For non-housing projects see Attachment 2.A). If any of the questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements, should also be completed. The application/final statement, this Attachment, Attachment 3, and applicable project information than be forwarded to EPA at the address below.

Any project not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded. Contact EPA if you have any questions.

Chief, Environmental Impacts Branch
USEPA Region II
26 Federal Plaza, Room 500
New York, New York 10278
(212) 264-1840

CRITERIA QUESTIONS:

	YES	NO	N/A
1. Is the project located within a currently designated or proposed ground water sensitive area such as a Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area etc.? [This information can be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]	___	x	___
2. Is the project located within a one half mile radius (2640 feet) of a current or proposed public water supply well or wellfield? [This information can be obtained from the local health department, the State health department or the State environmental agency.]			
Map enclosed.	x	___	___
3. Is the total impervious surfaces greater than 75 percent?	___	x	___
4. Is the project site greater than 30 acres?	___	x	___

5.Will the project include or directly cause:
(check appropriate items)

- construction or expansion of water supply facilities greater than 1320 feet	___	x	___
- construction or expansion of on-site wastewater treatment plants	___	x	___
- construction or expansion of sewage trunk lines greater than 1320 feet	___	x	___
- construction or expansion of gas or petroleum trunk lines greater than 1320 feet	___	x	___

6. Will the project include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents? (Assurances on construction sites) ___ x ___

5. Will the project include bulk storage of petroleum in underground or above ground tanks in excess of 10,000 gallons or permit verification? ___ x ___

8.Will the project require a federal or state pollutant discharge elimination permit or modification of an existing permit?

DEC SPDES General Permit (SWPPP) x ___ ___

This attachment was completed by:

Name:	Alexandra Giorgos
Title:	Project Manager
Address:	50 Jericho Quadrangle, Suite 200
	Jericho, NY 11753
Telephone number:	(516) 390-9387
Date:	April 10, 2018

ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Where currently available, the information in this Attachment should be provided to the Environmental Protection Agency (see address below) along with the application/final statement; Attachment 2.A, Non-Housing Initial Screen Criteria or Attachment 2.B, Housing Initial Screen Criteria; and any other information which may be pertinent to a Sole Source Aquifer review. Where applicable, indicate the source of your information.

Chief, Environmental Impacts Branch
USEPA Region II
26 Federal Plaza, Room 500
New York, New York 10278
(212) 264-1840

ENCLOSED
YES NO

I. Project/Activity Location

1. Provide the geographic location and total acreage of the project/activity site. Include a site location map which identifies the site in relation to the surrounding area. [Examples of maps which can be used include: 1:24,000 or 1:25,000 U.S. Geological Survey quadrangle sheet, Hagstroms Street Map.]

252 Grand Street, New Cassel, NY 11590
2.2 acres
Map enclosed.

x ___

2. If applicable, identify which groundwater sensitive areas (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area etc.) the project/activity is located within or adjacent to. [This information may be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.] ___ x

II. Nature of Project/Activity

3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents etc. Provide the general layout of the project/activity site and a site-plan if available.

Grand Street Apartments proposes the new construction of 77 affordable independent living units for seniors aged 55 and over. The proposal includes seven two-story residential buildings with 77 townhouse-style apartments and a community space. There will be 61 one-bedroom units and 16 two-bedroom units.

Site plan enclosed.

x ___

III. Public Water Supply

4. Provide a description of plans to provide water supply. x ___

The site is within the Westbury Water District and the availability letter is enclosed.

4. Provide the location of nearby existing or proposed public water supply wells or wellfields within a one half mile radius (2640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency. x ___

Map enclosed.

V. Wastewater and Sewage Disposal

5. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by existing public sanitary sewers provide the name of the sewer district.

Nassau County Department of Public Works availability letter enclosed. There is an existing main in Grand Street and the Cedar Creek Water Pollution Control Plant can also be used.
x ___

7. Provide a description of plans to handle storm water runoff. x ___

Stormwater will be directed to a site infiltration system. Grading and drainage plan enclosed.

6. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds etc. x ___

Grading and drainage plan enclosed.

VI. Use, Storage, Transport of Hazardous or Toxic Materials
(Applies only to non-housing projects/activities)

7. Identify any products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported, or released as a result of the project not related to construction. ___ ___

8. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site. ___ ___

9. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site. ___ ___

This form was completed by:

Name:	Alexandra Giorgos
Title:	Project Manager
Address:	50 Jericho Quadrangle, Suite 200
	Jericho, NY 11753
Telephone number:	(516) 390-9387
Date:	April 10, 2018

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

recvd
May 7, 2018
HCR

MAY - 4 2018

Lori A. Shirley
Director, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street, Albany, NY 12207

Dear Ms. Shirley:

This is in response to your March 29, 2018 request for a review under the Sole Source Aquifer Program, of the proposed construction of residential housing in the Hamlet of New Cassel, NY (Nassau County). The project will be funded by the Housing and Urban Development (HUD) Community Development Block Grant– Disaster Recovery (CDBG DR) Program. The project site is located above the Long Island Nassau/Suffolk Aquifer System, designated by EPA as a Sole Source Aquifer on June 21, 1978 (citation 43 FR 26611), and our review has therefore been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The proposed project would consist of seven two-story buildings, spread over a 2.23-acre lot along Grand Street, having a total of 77 dwelling units and a large community area. The residential complex, known as the Grand Street Apartments, would be served by municipal water provided by the Westbury Water District and flowing along Grand Street through a 6"-diameter main. There is also an 8"-diameter public sewer main flowing under gravity along Grand Street and conveying sewage to the Cedar Creek Wastewater Treatment Plant. All stormwater runoff will be captured and infiltrated on site through approximately 20 dry wells. No detention basins will be employed. Since soil borings went as deep as 25 ft without encountering ground water, the separation distance between the water table and the bottom of the dry wells should well exceed the required 4 ft. Beneath the residences will be a crawl space. The foundation walls are 10" thick at the perimeter and 12" thick at the shared walls between two modular units. The walls will be reinforced with rebar and extend approximately 48" below grade.

Based on the information provided, the project satisfies the requirements of Section 1424(e) of the SDWA and poses no threat to either human health or the environment. Please be advised that meeting the requirements of 1424(e) does not preclude the need to meet National Environmental Policy Act (NEPA) requirements to address direct, indirect, and cumulative impacts. This review does not constitute a review under Section 309 of the Clean Air Act; EPA therefore reserves the right to review additional environmental documents on this project.

We would also like to take this opportunity to recommend the use of alternative/green building methods, material, and energy and water efficient products. We have thus enclosed ***"U.S. EPA Region 2 Green Recommendations."*** Some of these recommendations may be applicable to this project.

If you have any questions concerning this matter or would like additional information, please feel free to contact Michael Poetzsch of my staff at (212) 637-4147.

Sincerely yours,

Grace Musumeci, Chief For G. M.
Environmental Review Section

Enclosure

EPA Region 2 Green Recommendations

To the maximum extent possible, project managers are encouraged to utilize local and recycled materials; to recycle materials generated onsite; and to utilize technologies and fuels that minimize greenhouse gas emissions.

Further, to the extent feasible, renewable energy (including, but not limited to solar, wind, geothermal, biogas, and biomass) and energy-efficient technologies should be incorporated into the design, construction, and operation of all types of projects.

To that end, the following information and internet hyperlinks are provided for your consideration and use:

- **Multi-media green building and land design practices**
  Utilize green building practices which have multi-media benefits, including energy efficiency, water conservation (see WaterSense below), and healthy indoor air quality. Apply building rating systems and no-cost online tools and guides, such as ENERGY STAR, Portfolio Manager, Target Finder, Indoor Air Quality Package, and WaterSense for building construction. The ENERGY STAR website (see below) includes, among other things, information on new single-family homes, multi-family homes, commercial and other buildings, and schools. The website also provides an ENERGY STAR "Training Center" free of charge.

  U.S. Green Building Council (USGBC) LEED Programs and Guides: http://www.usgbc.org/

  ENERGY STAR home page: http://www.energystar.gov

  ENERGY STAR Target Finder (no-cost online tool to set energy performance targets): http://www.energystar.gov/targetfinder

  Indoor Air Quality: http://www.epa.gov/iaq

- **Water conservation and efficiency in building construction**
  Promote water conservation and efficiency through the use of water efficient products (e.g., toilets, faucets, showerheads) and practices. For new building construction and restoration projects, we recommend considering the use of products with the WaterSense label where appropriate. Devices receiving the EPA WaterSense label must be at least 20% more water efficient than (and must meet or exceed the performance standards of) non-labeled devices of the same type. Additionally, when possible, consider the use of WaterSense Certified Professional Irrigation Partners and WaterSense Builder Partners. These professionals use WaterSense labeled devices where appropriate, are trained in the latest water conservation practices, and use the latest water efficiency tools and technologies, including irrigation equipment and xeriscaping for landscaping and best management practices for construction in the WaterSense New Home Specifications. Visit the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, access to the Water Budget Tool at: http://www.epa.gov/watersense/

  In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction and/or restoration. Here are some useful links to water conservation information:

- Whole Building Design Guide:
  http://www.wbdg.org/resources/water_conservation.php

- Alliance for Water Efficiency:
  http://www.allianceforwaterefficiency.org/

- Water Use It Wisely – 100 Ways to Conserve:
  http://www.wateruseitwisely.com/100-ways-to-conserve/index.php

- Determining Energy Usage
  http://water.epa.gov/infrastructure/sustain/energy_use.cfm

- **Green Building in Federal Agency Projects**
  The *Federal Green Construction Guide for Specifiers* includes helpful information for procuring green building products and construction/renovation services within the Federal government:
  http://www.wbdg.org/design/greenspec.php

- **Use Environmentally Preferable Purchasing**
  Promote markets for environmentally preferable products by referencing EPA's multi-attribute Environmentally Preferable Purchasing guidance. Products and services include: Building and Construction, Carpets, Cleaning, Electronics, Fleets, Food Services, Landscaping, Meetings and Conferences, Office Supplies, and Paper.
  http://www.epa.gov/epp

- **Purchase 'green' electronics, and measure their benefits**
  Require the purchase of desktop computers, monitors, and laptops that are registered as Silver or Gold products with EPEAT, the Electronics Product Environmental Assessment Tool at www.epeat.net. Products registered with EPEAT use less energy, are easier to recycle, and can be more easily upgraded than non-registered products.
  http://www.energystar.gov/index.cfm?c=products.pr_find_es_products

- **Consider Low Impact Development to help manage storm water**
  Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product.

  Implement site planning, design, construction, and maintenance strategies to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the building site with regard to the temperature, rate, volume, and duration of flow.

  http://water.epa.gov/infrastructure/greeninfrastructure/
  https://www.epa.gov/water-research/national-stormwater-calculator

- **Evaluate sustainable storm water management at brownfield sites**
  Consider designs for storm water management on compacted, contaminated soils in dense urban areas:

  Additional information: http://www.epa.gov/brownfields/tools/swdp0408.pdf

- **Clean Diesel**
  For new equipment utilize contract specifications requiring advanced pollution controls and clean fuels: http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf and http://www.epa.gov/cleandiesel/technologies/index.htm

  Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
  - Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
  - Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

  For more information on diesel emission controls in construction projects, please see: http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf

- **Utilizing recycled materials in construction projects**
  Many industrial and construction byproducts are available for use in road, building or infrastructure construction. Use of these materials can save money and reduce environmental impacts. The Recycled Materials Resource Center has developed user guidelines for many recycled materials and compiled existing national specifications.

  Additional information: http://rmrc.wisc.edu
  http://www.fhwa.dot.gov/pavement/recycling/rectools.cfm

- **Incorporate on-site energy generation and energy efficient equipment upgrades into projects at drinking water and wastewater treatment facilities**
  Consider using captured biogases in combined heat and power systems, and renewable energy (wind, solar, etc.) to generate energy for use on-site. Evaluate the potential energy savings associated with upgrading to more energy efficient equipment (pumps, motors, lighting, etc.).

  Additional information: http://water.epa.gov/infrastructure/sustain/goinggreen.cfm
  http://www.epa.gov/region9/waterinfrastructure/howto.html

- **Incorporate green practices into remediation of contaminated sites**
  Encourage or incentivize the use of green remediation practices, including designing treatment systems with optimum energy efficiency; use of passive energy technologies such as bio-remediation and phyto-remediation; use of renewable energy to meet power demands of energy-intensive treatment systems or auxiliary equipment; use of cleaner fuels, machinery, and vehicles; use of native plant species; and minimizing waste and water use.

  Additional information: http://cluin.org/greenremediation/index.cfm

- **Encourage development in brownfield sites**
  Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. These sites are often "infrastructure-ready," eliminating the need to build new roads and utility lines which are necessary in undeveloped land.

  Additional information: http://www.epa.gov/brownfields/

- **Encourage use of Smart Growth and transit-oriented development principles**
  Smart Growth and transit oriented development (TOD) principles help preserve natural lands and critical environmental areas, and protect water and air quality by encouraging developments that are mixed-use, walkable and located near public transit. Encourage use of bicycling with bike commuter parking, storage, and changing facilities. Facilitate increased carpooling or alternative vehicles with preferable parking spaces and/or electric vehicle plug in spots.

  Additional information: http://www.epa.gov/smartgrowth

- **Integrated Design Process**
  The Integrated Design Process calls for the active and continuing engagement of all stakeholders throughout the building design, development, construction, and post-construction phases including the owners, architects, engineers, building department officials, and others. This process creates a higher-performing building at lower cost, allows various building systems to work together to eliminate redundant and unnecessary capacity, and minimizes change order costs.

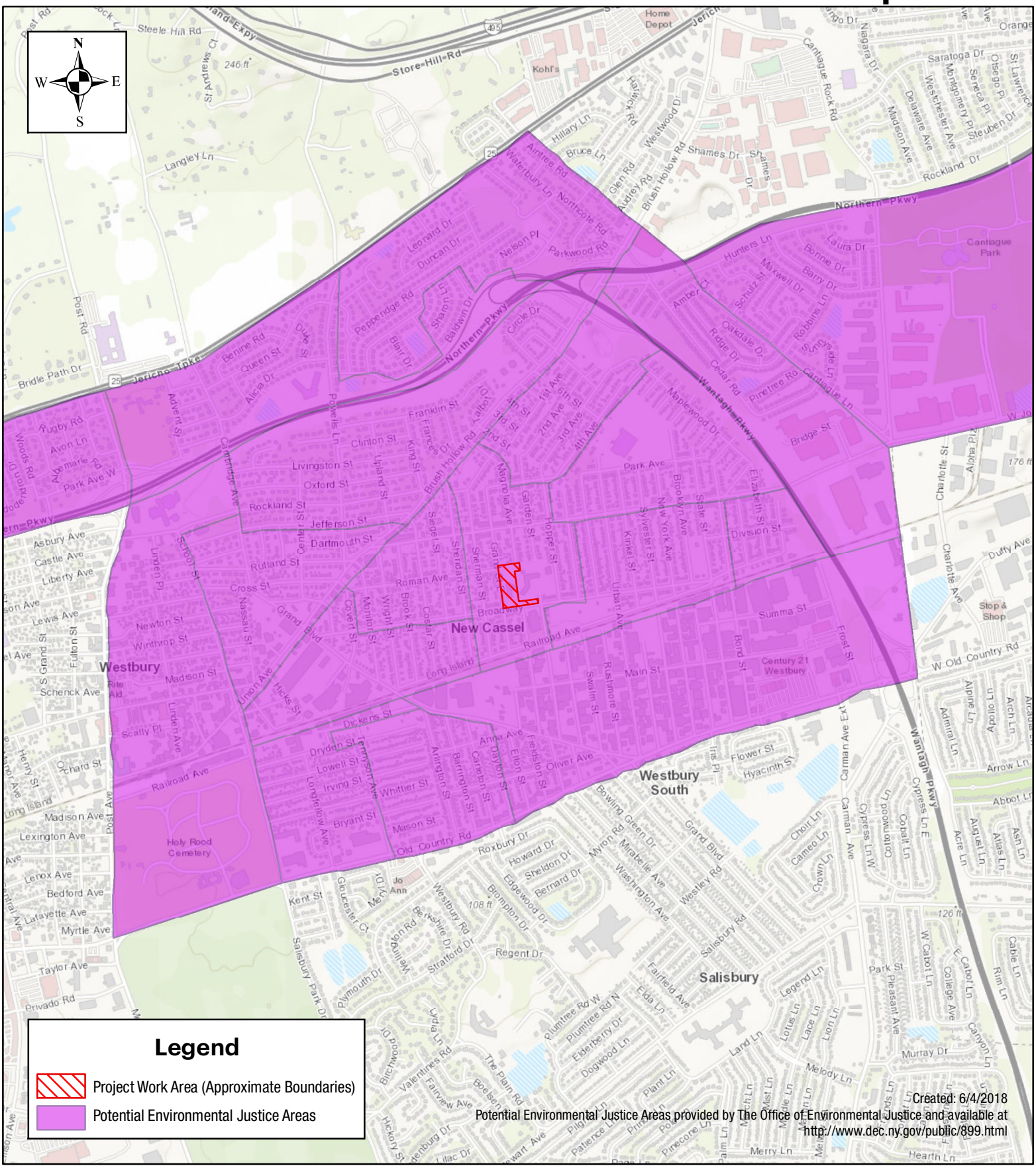
  Additional information: http://www.wbdg.org/design/engage_process.php

Attachment 12

Environmental Justice Documents

NYSDEC Potential Environmental Justice Areas Map
U.S. EPA EJScreen Report (Version 2017)

Potential Environmental Justice Areas Map



Tectonic

1:20,000

0 1,000 2,000 4,000 Feet

Grand Street Apartments Project
252 Grand Street & 899 Broadway
Hamlet of New Cassel
Town of North Hempstead
Nassau County, New York 11590

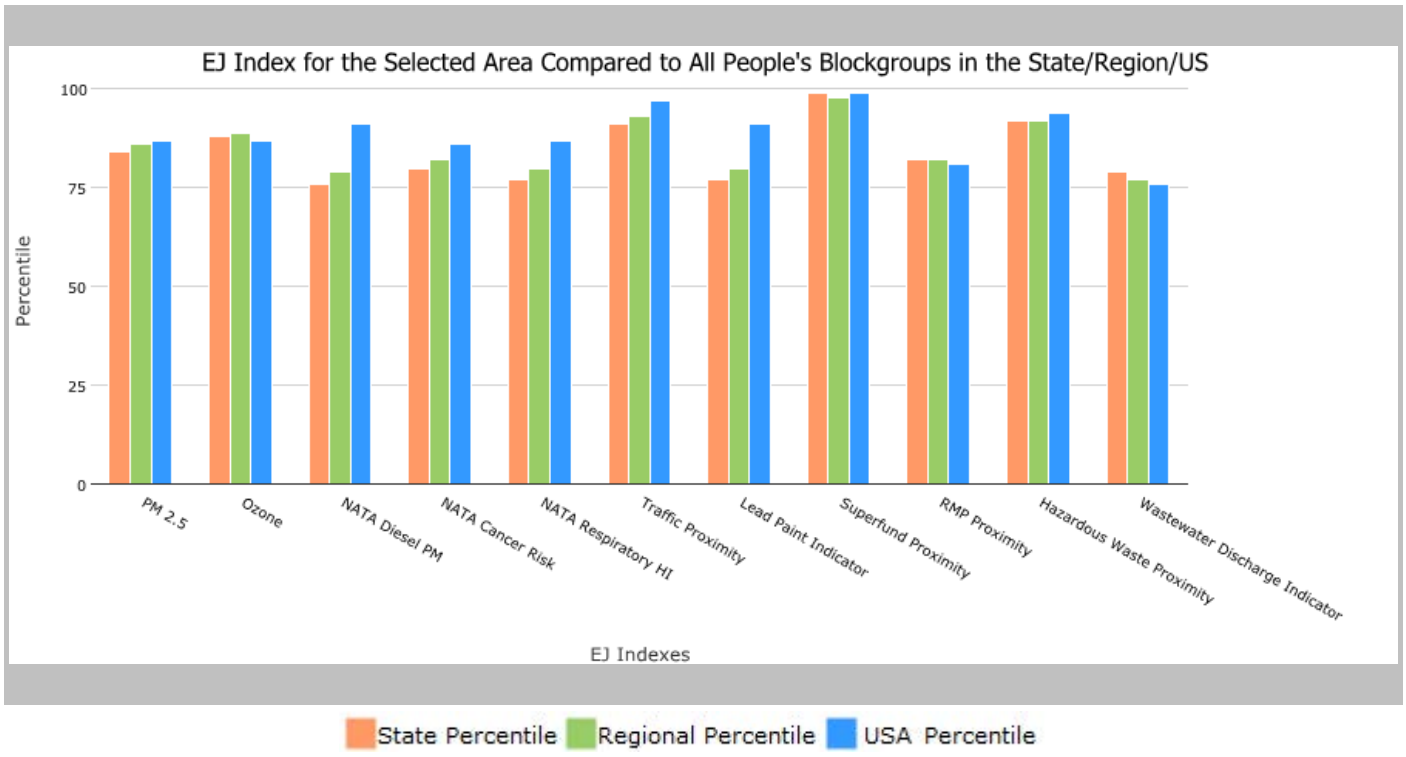
EJSCREEN Report (Version 2017)

.5 mile Ring around the Area, NEW YORK, EPA Region 2

Approximate Population: 12,007

Input Area (sq. miles): 1.00

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	84	86	87
EJ Index for Ozone	88	89	87
EJ Index for NATA* Diesel PM	76	79	91
EJ Index for NATA* Air Toxics Cancer Risk	80	82	86
EJ Index for NATA* Respiratory Hazard Index	77	80	87
EJ Index for Traffic Proximity and Volume	91	93	97
EJ Index for Lead Paint Indicator	77	80	91
EJ Index for Superfund Proximity	99	98	99
EJ Index for RMP Proximity	82	82	81
EJ Index for Hazardous Waste Proximity	92	92	94
EJ Index for Wastewater Discharge Indicator	79	77	76



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJSCREEN Report (Version 2017)

.5 mile Ring around the Area, NEW YORK, EPA Region 2

Approximate Population: 12,007

Input Area (sq. miles): 1.00

June 28, 2018

Buffer Area

Digitized Polygon

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sites reporting to EPA	
Superfund NPL	1
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJSCREEN Report (Version 2017)

.5 mile Ring around the Area, NEW YORK, EPA Region 2

Approximate Population: 12,007

Input Area (sq. miles): 1.00

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m^3)	8.95	8.97	45	9.08	39	9.14	40
Ozone (ppb)	38	36.3	85	36.3	82	38.4	51
NATA* Diesel PM (µg/m^3)	1.5	2.14	51	1.88	50-60th	0.938	80-90th
NATA* Cancer Risk (lifetime risk per million)	41	45	48	44	<50th	40	50-60th
NATA* Respiratory Hazard Index	2	2.5	46	2.4	<50th	1.8	60-70th
Traffic Proximity and Volume (daily traffic count/distance to road)	3900	2300	85	1800	88	590	96
Lead Paint Indicator (% Pre-1960 Housing)	0.5	0.56	39	0.52	44	0.29	75
Superfund Proximity (site count/km distance)	1.4	0.22	98	0.29	97	0.13	99
RMP Proximity (facility count/km distance)	0.38	0.5	61	0.57	61	0.73	55
Hazardous Waste Proximity (facility count/km distance)	0.2	0.12	88	0.13	88	0.093	91
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	2.5E-09	1.3	47	1.1	49	30	40
Demographic Indicators							
Demographic Index	69%	38%	83	37%	84	36%	87
Minority Population	96%	43%	86	43%	88	38%	94
Low Income Population	42%	32%	69	30%	73	34%	66
Linguistically Isolated Population	17%	8%	81	8%	82	5%	91
Population With Less Than High School Education	32%	14%	87	13%	89	13%	90
Population Under 5 years of age	8%	6%	72	6%	72	6%	69
Population over 64 years of age	9%	14%	28	14%	29	14%	32

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

Attachment 13

Community Facilities and Services

Nassau County Department of Public Works Consultation
Westbury Water District Water Service Letter
Association for Energy Affordability, Inc. Water Conservation Letter
Town of North Hempstead Board Meeting: Resolution No. 221-2018
Town of North Hempstead Board Meeting: Resolution No. 273-2018
Town of North Hempstead Board Meeting: Resolution No. 298-2018

LAURA CURRAN
NASSAU COUNTY EXECUTIVE

KENNETH G. ARNOLD, P.E.
COMMISSIONER

COUNTY OF NASSAU
DEPARTMENT OF PUBLIC WORKS
1194 PROSPECT AVENUE
WESTBURY, NEW YORK 11590-2723

Received
MAR 2018
D & B
Engineers & Architects

February 23, 2018

Mr. Anthony Cucuzzo
D&B Engineers and Architects
330 Crossways Park Drive
Woodbury, New York 11797

Re: Sanitary Sewer Availability
Proposed Subdivision
Grand Street Homes
Grand Street, Westbury

Dear Mr. Cucuzzo:

We have received your request for sewer availability for a proposed subdivision on Grand Street in Westbury.

The proposed project consists of sixty-one (61) one (1) bedroom units, sixteen (16) two (2) bedroom units and a 2,030 SF community center. The anticipated daily sanitary discharge for the proposed subdivision is 17,600 GPD. We advise that the existing sewer located in Grand Street has sufficient capacity as does the Cedar Creek Water Pollution Control Plant.

Should you have any questions, please contact Mr. Peter Pyne at (516) 571-6843.

Very truly yours,

Kenneth G. Arnold, P.E.
Commissioner of Public Works

KGA:VF:rp
c: Vincent Falkowski, Deputy Commissioner of Public Works
Peter Pyne, Civil Engineer III

'16 JAN 4 PM 1:30 REC-NHA

Westbury Water District

160 Drexel Avenue Westbury, N.Y. 11590
516-333-0427 FAX 516-333-0923

JOHN R. INGRAM, Superintendent

December 30, 2015

North Hempstead Housing Authority
899 Broadway Suite 121
Westbury, NY 11590

RE: NEW WATER SERVICE
SEC: 11 BLK: 503 LOT(S): 47

To whom it may concern:

Please be advised that there will be water available to service the above referenced property located at 252 Grand Street in Westbury. This approval is given to cover both the domestic water service and the fire service, if applicable.

Final approval will not be issued and the water tap will not be made until the application for a water service and the necessary plans are filed and approved by the Water District Office.

Sincerely,
WESTBURY WATER DISTRICT

Lisa Passariello
Office Manager

ASSOCIATION FOR
ENERGY AFFORDABILITY INC.
105 Bruckner Boulevard New York, NY 10454 • Phone: 718.292.6733 • Fax: 718.292.1914

April 10, 2018

RE: Grand Street Homes, Westbury, NY 11590

To Whom It May Concern:

As the Enterprise Green Communities Technical Assistance Provider for the above referenced project, this letter is to attest that the following low-flow plumbing fixtures are intended for installation in the project, in compliance with 4.1 of the Green Communities Criteria:

- 1.28 gpf max WaterSense-labeled toilets
- 2.0 gpm max WaterSence-labeled showerheads
- 2.0 gpm max kitchen faucets
- 1.5 gpm max WaterSence-labeled lavatory faucets

Sincerely,

Gina Buffone, LEED AP, MFBA, CPHT
Director
New Construction Unit
ASSOCIATION FOR ENERGY AFFORDABILITY, INC.
105 Bruckner Blvd
Bronx, NY 10454
Phone: 718.292.6733 x8210
Fax: 718.292.1914
www.aea.us.org

Councilperson Russell offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:

RESOLUTION NO. 221 - 2018

A RESOLUTION REDUCING PERMIT FEES FOR THE NORTH HEMPSTEAD HOUSING AUTHORITY DEVELOPMENT PROJECT LOCATED AT THE SITE OF THE FORMER GRAND STREET SCHOOL, NEW CASSEL AND AUTHORIZING THE AUTHORITY TO MAKE APPLICATIONS ON BEHALF OF THE TOWN TO THE TOWN DEPARTMENT OF BUILDING SAFETY, INSPECTION AND ENFORCEMENT IN CONNECTION WITH THE PROJECT.

WHEREAS, the North Hempstead Housing Authority (the "Authority") is in the process of redeveloping the former Grand Street School in New Cassel (the "Property"); and

WHEREAS, the redevelopment of the Property will provide affordable housing to low and moderate income individuals within the Town of North Hempstead; and

WHEREAS, the Authority has requested that the Town reduce the cost of construction by reducing the building permit fees charged or to be charged for the development to an amount equal to 35% of the amount required by the Town Code (the "Reduced Permitting Fees"); and

WHEREAS, the Authority has also requested that it be permitted to defer the payment of the Reduced Permitting Fees until the closing of a tax credit financing transaction involving the State of New York (the "State"); and

WHEREAS, the Authority has also requested that it be permitted to execute on the Town's behalf any applications for Permits; and

WHEREAS, to pursue its policy goals of creating affordable residential units for low and moderate income families, the Board wishes to direct the Department of Building Safety, Inspection and Enforcement (the "Building Department") to charge Reduced Permitting Fees for the redevelopment of the Property and to allow the payment of such fees to be deferred until the closing of the tax credit financing transaction with the State.

NOW, THEREFORE, BE IT

RESOLVED that the Town Board hereby authorizes the Building Department to charge the Reduced Permitting Fees for the redevelopment of the Property; and be it further

RESOLVED the payment of the Reduced Permitting Fees be deferred until the closing of the tax credit financing transaction with the State of New York; and be it further

RESOLVED that the Authority be and hereby is authorized to execute, on the Town's behalf, any applications necessary to obtain permits and other approvals for the development from the Building Department; and be it further

RESOLVED that the Commissioner of the Building Department is hereby authorized to take such other action as may be necessary to effectuate the foregoing.

Dated: Manhasset, New York

April 17, 2018

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson De Giorgio, Councilperson Ferrara, Councilperson Kaplan, Councilperson Russell, Councilperson Seeman, Councilperson Zuckerman, Supervisor Bosworth

Nays: None

Councilperson Russell offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:

RESOLUTION NO. 273 - 2018

A RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER THE APPLICATION OF THE NORTH HEMPSTEAD HOUSING AUTHORITY FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT THE NORTHEAST CORNER OF GRAND STREET AND BROADWAY, NEW CASSEL AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 11, BLOCK 503, LOTS 47 AND 53.

WHEREAS, the North Hempstead Housing Authority, (the “Applicant”) has applied (the “Application”) to the Town to construct a two-story, seventy-seven (77) unit affordable senior housing facility on a 2.2 acre site at the premises located at the northeast corner of Grand Street and Broadway, Westbury and designated on the Nassau County Land and tax Map as Section 11, Block 503, Lots 47 & 53 (the "Premises"); and

WHEREAS, it has been determined that the Application requires site plan review pursuant to Town Code §70-219 (“Site Plan Review”); and

WHEREAS, this Board wishes to set a date for a public hearing for the Site Plan Review.

NOW, THEREFORE, BE IT

RESOLVED that a public hearing shall be held on July 17, 2018 at 7:00 P.M. in the Administration Building Community Room at Clinton G. Martin Park, 1601 Marcus Avenue, New Hyde Park, New York to consider the Application for Site Plan Review; and be it further

RESOLVED that the Commissioner shall immediately notify the Applicant of the date and time of the hearing so that the Applicant may provide notice of the hearing for Site Plan Review to certain property owners pursuant to Sections 70-219(F)(2) and 70-240 of the Town Code; and be it further

RESOLVED that the Applicant shall also comply with the sign notice requirements pursuant to Town Code §70-219(F)(3); and be it further

RESOLVED that the Town Clerk be and hereby is authorized and directed to publish a notice of hearing as required by §70-219(F)(1) of the Town Code, which notice shall be in substantially the following form:

NOTICE OF HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of North Hempstead on July 17, 2018, at 7:00 P.M. at Administration Building Community Room at Clinton G. Martin Park, 1601 Marcus Avenue, New Hyde Park, New York, on the application for site plan review submitted by the North Hempstead Housing Authority to construct a two-story, seventy-seven (77) unit affordable senior housing facility on a 2.2 acre site.

PLEASE TAKE FURTHER NOTICE that the property which is the subject of this application is located at the northeast corner of Grand Street and Broadway, Westbury and designated on the Nassau County Land and tax Map as Section 11, Block 503, Lots 47 & 53.

Dated: New Hyde Park, New York

June 5, 2018

BY ORDER OF THE TOWN BOARD OF
THE TOWN OF NORTH HEMPSTEAD
WAYNE H. WINK, JR.
Town Clerk

Dated: New Hyde Park, New York

June 5, 2018

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson De Giorgio, Councilperson Ferrara, Councilperson Kaplan, Councilperson Russell, Supervisor Bosworth

Nays: None

Absent: Councilperson Seeman, Councilperson Zuckerman

cc: Town Attorney Building Department Planning & Environ Protection

Councilperson Russell offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:

RESOLUTION NO. 298 - 2018

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN AGREEMENT WITH THE NORTH HEMPSTEAD HOUSING AUTHORITY WITH REGARD TO THE TRANSFER OF THE FORMER GRAND STREET SCHOOL, NEW CASSEL.

WHEREAS, pursuant to a resolution, duly adopted by this Board, the Town entered into an agreement (the "Original Agreement") with the North Hempstead Housing Authority, 899 Broadway, Westbury, NY 11590 (the "Authority") to transfer a parcel of vacant land known as the former Grand Street School property to the Authority for the development of senior housing; and

WHEREAS, in consideration for the transfer, the Town would receive $500,000.00 and an easement on neighboring property, known as Magnolia Gardens, for the development of and additional parking lot (the "Magnolia Lot") for the North Hempstead "Yes We Can" Community Center; and

WHEREAS, as a result of the senior housing development, there will be a reduction in the existing "Yes We Can" Community Center parking lot (the "Corner Lot"), requiring the redevelopment of the Corner Lot; and

WHEREAS, the Town Attorney and the Executive Director of the Authority have recommended that the Town Board authorize the execution of an Amendment to the Original Agreement (the "Amendment") to require that the Authority redevelop the Corner Lot at the same time as it develops the Magnolia Lot; and

WHEREAS, in consideration of developing the Corner Lot, $300,000.00 of the $500,000.00 purchase price (the "Escrow Funds") will be paid into escrow at closing, which will be used by the Authority to redevelop the Corner Lot; and

WHEREAS, if the costs of developing the Corner Lot are in excess of the Escrow Funds, the Authority will absorb the excess costs; and

WHEREAS, conversely, if the costs of developing of the Corner Lot is less than the Escrow Funds, the excess funds will be paid to the Town; and

WHEREAS, the Town Board finds it in the best interests of the Town to authorize the Amendment.

NOW, THEREFORE, BE IT

RESOLVED that the Amendment be and hereby is authorized; and be it further

RESOLVED the Supervisor is authorized and directed to execute, on behalf of the Town, the Amendment, all as more particularly set forth in a copy of the Amendment, which shall be on file in the Office of the Town Clerk; and be it further

RESOLVED that the Office of the Town Attorney be and hereby is authorized and directed to negotiate and supervise the execution of the Amendment; and be it further

RESOLVED that the Comptroller be and hereby is authorized and directed to pay the costs of the Amendment upon receipt of duly executed Amendment and certified claims therefor.

Dated: New Hyde Park, New York

June 5, 2018

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson De Giorgio, Councilperson Ferrara, Councilperson Kaplan, Councilperson Russell, Supervisor Bosworth

Nays: None

Absent: Councilperson Seeman, Councilperson Zuckerman

cc: Town Attorney Comptroller