

New Moxey Rigby Apartments, Freeport, NY
Environmental Assessment



Prepared by Tetra Tech Inc.
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New York Homes and Community Renewal
Governor's Office of Storm Recovery
38-40 State Street
Albany, NY 12207

October 21, 2016

New Moxey Rigby Apartments, Freeport, NY Environmental Assessment

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Project Name: New Moxey Rigby Apartments

Project Location: 195 East Merrick Avenue and 33 Buffalo Avenue, Village of Freeport, Town of Hempstead, NY

Federal Agency: US Department of Housing and Urban Development

Responsible Entity: New York State Homes and Community Renewal

**Responsible Agency's
Certifying Officer:** Lori A. Shirley, GOSR Certifying Officer

Project Sponsor: **Freeport Housing Authority and GG Acquisitions, LLC**

Primary Contact: **David Gallo**
President, Georgia Green Ventures LLC
50 Jericho Quadrangle, Suite 200
Jericho, NY 11753

Project NEPA Classification: 24 CFR 58.36 (Environmental Assessment)

Environmental Finding:	<input checked="" type="checkbox"/> Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.
	<input type="checkbox"/> Finding of Significant Impact - The project may significantly affect the quality of the human environment.
Certification	The undersigned hereby certifies that New York State Homes and Community Renewal conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended (42 USC Sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.
Signature	 Lori A. Shirley

**Environmental
Assessment Prepared By:** Consultant: Tetra Tech, Inc.
Address: 1999 Harrison Street, Suite 500
Address: Oakland, CA 94612

CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, the New Moxey Rigby Apartments Project are:

Check the applicable classification.

- Exempt as defined in 24 CFR 58.34 (a).
- Categorically Excluded as defined in 24 CFR 58.35(b).
- Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statues and executive orders [i.e., exempt under 58.34(a)(12)].
- Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statues and executive orders.
- "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).
- Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other", attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.



Signature of Certifying Officer

October 21, 2016

Date

Lori A. Shirley
GOSR Certifying Officer

CERTIFICATION OF SEQRA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015NYS CDBG-DR project, New Moxey Rigby Apartments Project constitute a:

Check the applicable classification:

- Type I Action (6NYCRR Section 617.4)
- Type II Action (6NYCRR Section 617.5)
- Unlisted Action (not Type I or Type II Action)

Check if applicable:

- Environmental Impact Statement (EIS) Prepared
 - Draft EIS
 - Final EIS



Signature of Certifying Officer

October 21, 2016

Date

Lori A. Shirley
GOSR Certifying Officer

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Freeport Housing Authority and GG Acquisitions, LLC, (a joint venture) proposes to replace the existing Moxey Rigby Apartment complex at 33 Buffalo Avenue in the Village of Freeport, Town of Hempstead, Nassau County, New York, with a new apartment complex located across the street (**Figures 1 and 2**). The proposed site for the new apartment building includes 195 East Merrick Avenue and several small parcels on the west side of Buffalo Avenue. The Project includes demolition of the existing office/warehouse building at 195 East Merrick Avenue, construction of a new apartment complex at that site, and demolition of the old apartment complex at 33 Buffalo Avenue. The eventual use of the old apartment complex site is unknown and would undergo environmental review when appropriate.

The following describes the land uses in proximity to the two sites. On the east side of Albany Avenue and across the street from the existing Moxey Rigby Apartments complex is the Hassel BMW Mini Freeport service center complex. A C-store gas station adjoins the BMW Mini complex along Merrick Road. The Freeport School ground department is located at the end of Albany Avenue. Adjoining and immediately north of the complex is a recycling center. Recreational fields are also located north of the existing Moxey Rigby Apartments complex. To the east of these land uses is the right-of-way that contains the Meadow Brook Parkway and Interchange M9 W and E, which connects the parkway with Merrick Road.

Along the south side of Merrick Avenue Road are various smaller properties and a diversity of uses, which include but are not limited to a tire sales store, a kitchen cabinet retailer, a 7-11 and Shell automotive station, which are across from the existing Moxey Rigby Apartments complex. A BJ's wholesale club is south of these uses, south of Mill Road.

The site of the new apartment building is adjacent to a single-family dwelling, automotive repair shop (Pit Bull Motors), and a small two-story apartment complex to the east. To the west of the site is a vacant light industrial building which appears to have been operated at one time in conjunction with the existing office/warehouse building at 195 East Merrick Avenue, given the breezeway connection at the rear of the property between the two buildings. To the south of the new apartment building site is Freeport Collision, North Shore Recycling (scrap recycler), and Presti Stone Masonry storage and sales. To the north of the existing and new Moxey Rigby sites is a newer shopping center, Meadowbrook Commons.

Existing Apartment Complex

The existing Moxey Rigby Apartment complex, owned by the Freeport Housing Authority, consists of six aboveground buildings located on approximately 2.2 acres (referenced as Buildings 17, 20, 25, 30, 33 and 36) (**Figure 1**). Of the 100 rental dwelling units, ten are one-bedroom units, 60 are two-bedroom units, 24 are three-bedroom units, and six are four-bedroom units. The Freeport Housing Authority office building is located at 3 Buffalo Avenue on the north end of the existing Moxey Rigby complex.

The existing Moxey Rigby Apartment complex was constructed in 1957 and is located in the 100-year floodplain. The complex was not designed to modern building code requirements including modern floodplain development standards. As a result, it has been subjected to recurring flooding and most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with more than 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems, which rendered them inoperable. The sub-basement was submerged from the floor to the ceiling. A community center on the first floor of Building 30 was flooded with up to a foot of water. None of the apartments in any of the buildings sustained water damage.

The Moxey Rigby Apartment complex site does not have any on-site stormwater management structures. All stormwater runoff that flows off the on-site impervious surfaces is directed to the Village's stormwater drainage network. The existing Moxey Rigby site was zoned "Manufacturing" after construction of the Moxey Rigby Apartment Complex.

Site of Proposed New Apartment Complex

The proposed site for the new apartment building is a 2.44-acre site made up of several parcels located across Buffalo Avenue east of the existing apartment complex. The largest parcel, 195 East Merrick Avenue, is occupied by a one-story storage, warehouse, and distribution facility. The other parcels, along the west side of Buffalo Avenue, are unoccupied vacant lots, except for the northernmost, which is paved to provide rear access to the 195 East Merrick Avenue parcel.

The new apartment building site abuts a shopping center to the north, a small business to the south, a mattress warehouse, autobody shop and existing Moxey Rigby Apartment Complex property to the east, and a car dealership to the west. The new apartment building site was rezoned from "Manufacturing" to "Business AA" on April 18, 2016. The new zoning allows for multi-family residential use.

At present, the new apartment building site does not have on-site stormwater management structures. All stormwater runoff that flows off the on-site impervious surfaces is directed to the Village's stormwater drainage network.

The existing Moxey Rigby Apartment site and the proposed new apartment building site are both located in a Special Flood Hazard Area.

Project Actions

The Freeport Housing Authority proposes to replace the existing Moxey Rigby Apartments with a new apartment building. The new apartment building would meet modern and sustainable building design standards. The location of the new apartment building, across Buffalo Avenue from the existing Moxey Rigby Apartment complex, is intended to be the least disruptive in relocating the existing tenants. The Project would proceed in the following three phases:

- Phase A: Demolition of the structures currently occupying the new site
- Phase B: Construction of a new 5-story multifamily apartment building on the new site
- Phase C: Demolition of the old Moxey Rigby Apartment complex

Each phase of the Project is detailed below. These activities would occur within a period of approximately two years and is anticipated to extend from October 2016 to August 2018.

Phase A: Demolition of Structures at New Site

The existing buildings at the new apartment building site at 195 East Merrick Avenue would be demolished and existing footings and other subsurface structures removed. Several areas with soils with elevated concentrations of lead, hexavalent chromium and acetone would be remediated. Remediation would involve removal of soils by a qualified company, transport and disposal at a properly licensed facility, and documented proper completion of remedial activities. No mold issues have been identified in connection with the existing buildings at the new site. There are no aboveground or underground storage tanks on the property.

Phase B: Construction of New Apartment Complex

Subsequent to demolition, fill would be added to the new apartment building site to bring it to an appropriate grade of approximately four feet above the base flood elevation. In addition, the site is being elevated to be able to install stormwater control measures.

It is anticipated that the new apartment building site would be four to five feet above the current elevation to provide the space necessary to install drainage facilities. Therefore, limited dewatering would be required in the transition areas from existing grade to the new grade, primarily for installation of water, sewer and drainage facilities. The foundation is to be supported by steel piles, with concrete pile caps, grade beams and a structural slab for parking. This operation would be constructed on the filled soil with no dewatering needed. All 2.44 acres of the new site would be disturbed by the Project.

A new 5-story multifamily residential apartment building would be constructed consisting of 101 rental dwelling units. The new apartment building would maintain the same bedroom mix as the old Moxey Rigby Apartment complex, except for one additional two-bedroom unit to be used as a superintendent's apartment. The new apartments would be larger, and the site would include on-site recreational uses, including a basketball court and playground; on-site parking; and a community room (**Figure 3**).

The first floor would be a parking structure. The development design includes roughly one parking space per dwelling unit for a total of 102 parking spaces, of which five are handicapped accessible spaces. The zoning would require 197 spaces for the 102 residential units. A variance from the Village of Freeport has been granted for the fewer parking spaces. In comparing this number to the existing development, which has 14 to 18 parking spaces on-site, the new

apartment complex would dramatically improve the number of available on-site parking spaces and reduce the current demand for on street parking.

The Project site would continue to be served by public sidewalks. Sidewalks are present along East Merrick Road, Buffalo Avenue, and Albany Avenue adjoining the sites, and would continue to allow pedestrian access to local facilities, services, and shopping areas.

The stormwater retention system design is still in the conceptual stage. The stormwater would be designed to increase recharge on-site and minimize stormwater flow to offsite facilities. Drainage facilities would be installed in the 4 to 5 feet of fill that would be introduced to the new apartment building site. The drainage facilities would be designed to store stormwater runoff from a three-inch storm event and would recharge the underlying soils and water table. Considering percolation and porosity, the system may accommodate more stormwater than a three-inch storm event. The drainage facilities can be accommodated on-site, and require an approximately 100-foot by 100-foot area with approximately two vertical feet of storage capacity. Rain tanks, leaching pools, or other measures would be installed to store and recharge stormwater on-site. The Village's drainage system would receive only emergency overflow from stormwater generated by larger storm events.

Phase C: Demolition of Existing Apartment Complex

Upon receipt of a certificate of occupancy, existing residents would be relocated from the Moxey Rigby Apartment complex to the new apartment building. After all residents have been relocated, the residential buildings of Moxey Rigby Apartment complex would be decommissioned and demolished. The former administrative area on the north end of the Moxey Rigby Apartments site may be retained and may be utilized for storage.

The Moxey Rigby Apartments site would require evaluation prior to demolition. Should any conditions that warrant further evaluation or response be identified, they would be addressed at the time of demolition by the demolition contractor.

The Moxey Rigby Apartments complex would be decommissioned and demolished and would be converted to vacant land. Future use of the site is unknown at this time. At such time that a project is advanced for this site, the project would be evaluated in accordance with all land use regulations in effect at that time and would be subject to its own environmental review process.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in impacted areas of New York State. Nassau County was impacted by Superstorm Sandy that was the catalyst for the allocation of disaster relief funds under the Community Development Block Grant – Disaster Recovery (CDBG-DR) award. The Governor's Office of Storm Recovery (GOSR) was established to administer the award funds, address communities' most urgent needs, and encourage the identification of innovative and enduring solutions to strengthen the state's

infrastructure and critical systems. Operating under the umbrella of New York State Homes and Community Renewal (HCR), GOSR uses approximately \$3.8 billion in flexible funding made available by the U.S. Department of Housing and Urban Development's (HUD) CDBG-DR program to concentrate aid to four main areas: housing recovery, small business, community reconstruction, and infrastructure. Paired with additional federal funding that was awarded to other state agencies, the CDBG-DR program is enabling homeowners, small businesses and entire communities to build back and better prepare for future extreme weather events. (Source: 1, 2)

Hurricane Irene and Superstorm Sandy brought significant damage to public infrastructure, homes, businesses, and the South Shore Estuary's environment. Both storms had different impacts on Freeport in terms of the type and intensity of damages. In August 2011, Hurricane Irene brought 13 inches of torrential rain, a storm surge that exceeded seven feet, and wind gusts up to 90 miles per hour, which caused flooding and downed trees that resulted in impassable roads and power outages. Flooding was primarily concentrated south of Merrick Road, while heavy winds and power outages affected the entire area. (Source: 3)

In October 2012, Superstorm Sandy, made landfall on a high astronomical tide that brought with it a storm surge height of 7.85 feet above the normal astronomical tide level. Located directly across from Jones Inlet, the shoreline of the Village of Freeport, and specifically the Nautical Mile, suffered a direct hit from the surge, which inundated large swaths of low-lying lands. With only one inch of rainfall, the majority of the storm's damage came from the high winds and the powerful surge, which flooded roads, compromised power lines, and caused boats and other debris to damage structures. First responders and residents could not access evacuation routes and local roads. Freeport Electric contained the breadth and duration of power outages to three days or less, while surrounding areas that depended on Long Island Power Authority (LIPA) suffered outages for up to three weeks. Power outages also disrupted communication networks, hampering rescue and recovery efforts. (Source: 3)

The Moxey Rigby Apartments complex, is located in the high flood risk zone. It experienced significant damage in Superstorm Sandy and Hurricane Irene. During Superstorm Sandy, the storm surge coming in from the bay and the water from stormwater outfalls converged near Moxey Rigby Apartments and added to an already severe flood. The Freeport Building Department determined that more than 4,000 of Freeport's housing units and 130 homes were unsafe for habitation. Some businesses sustained flooding and storm damage, while others suffered power outages and reduced economic activity. Fortunately, Freeport's gas stations had power restored more quickly than those in surrounding communities, but increased demand and limited production and distribution left many people unable to obtain gas for their vehicles. Tourist destinations such as the Nautical Mile and waterfront parks were badly damaged by floodwaters and electrical fires. (Source: 3)

The Freeport New York Rising Community Reconstruction Program (NYRCR) Plan primarily discusses improving, restoring, repairing, or replacing what was damaged or destroyed by the

storms and increasing the resiliency of critical assets. The Plan includes senior and affordable housing as critical assets and improving their ability to withstand and rebound quickly from similar challenges in the future. The relocation of the Moxey Rigby Apartments satisfies the Plan's goal to mitigate existing housing in flood risk areas with an emphasis on multifamily and affordable developments. The socially vulnerable populations living at the Moxey Rigby Apartments would benefit from reduced occurrence and severity of flooding impacts. (Source: 3)

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed project is located in the Village of Freeport, Nassau County, New York. The Village of Freeport is an incorporated village located within the Town of Hempstead and situated in the southerly area of Nassau County, along Long Island's southern shore and the bays between Long Island and its coastal barrier islands.

The Village of Freeport has a broad range of housing types, from single-family to multifamily homes and from stand-alone to mixed use, multi-story developments – a diversity that separates Freeport's housing stock from much of the rest of Nassau County. Much of the building stock in Freeport is over 50 years old. Before Superstorm Sandy, unstable home prices and a reduction in lending due to the Great Recession, as well as increasing property tax levels, limited the stock of housing available for the young and aging population, low-income residents, and those displaced by previous storms. Several plans have recommended an increase in smaller, affordable housing and rental unit developments. These plans can complement efforts to increase resilient housing by creating housing opportunities outside of coastal flood risk areas. However, following the impacts of Superstorm Sandy, it is uncertain whether home prices will remain at their current level due to increasing insurance costs that reflect the risk associated with living on the coast and in blighted areas where there are a number of abandoned or dilapidated houses. (Source: 3)

Freeport contains both private and public multifamily housing, with a total of 4,590 rental units comprising 33.2 percent of the community's total housing stock. Of Freeport's renting population, 58 percent are low-income households. Nearly 556 rental units are located in high and extreme risk zones, where inundation during Superstorm Sandy was highest. The 669 rental units that received Federal Emergency Management Agency (FEMA) aid for Superstorm Sandy recovery represented only 20 percent of Freeport's FEMA assisted housing stock. (Source: 3)

In 2015, the Village of Freeport had a population of 43,334, which was a 1.1 percent increase over its 2010 population of 42,860. During that same time period, the County's population increased by 1.6 percent. The State's population increased by 2.2 percent.

The Village of Freeport had 15,134 housing units in 2010, and 94.0 percent of them were occupied. Approximately 68.6 percent of the occupied units were owner occupied. The occupancy rate in the Village of Freeport was lower than that of the County and higher than that for the State. Between 2010 and 2014, the number of housing units in the Village of

Freeport decreased increased by 5.7 percent (864 units) while the population increased by 1.1 percent (466 persons).

In 2014, the median value of a home in the Village of Freeport was \$323,900, lower than in the County. The Village's rental vacancy rate is 3.0 percent.

In 2014, the Village had a labor force of 23,172, which represented 67.9 percent of its residents that were 16 years or older. Approximately 6.6 percent of its residents in the labor force were unemployed. In 2014, the Village of Freeport had a per capita income of \$28,120 and a median household income of \$67,056, substantially lower than that for the County but higher than that for the State. The Village of Freeport had a 14.9 percent poverty rate in 2014, which is significantly higher than that for the County, but slightly lower than that for the State. (Source: 6, 12, 13)

Standard Conditions for All Projects

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with the National Environmental Policy Act (NEPA) and other laws and Executive Orders.

This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

Funding Information

Funding for the Project would be derived from: FEMA Disaster Relief Funds, Community Development Block Grant - Disaster Recovery Funds, Homes for Working Families (NYSHCR), Tax-exempt bonds and 4 percent Low-Income Housing Tax Credits provided by NYS Housing Finance Agency, Enterprise NDRC, and Section 8 Project Based Vouchers.

Estimated Total HUD Funded Amount:

\$5,500,000 from the CDBG-DR program and \$9,000,000 from the CDBG-NDR program.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$52,000,000

Figure 1 – Project Location

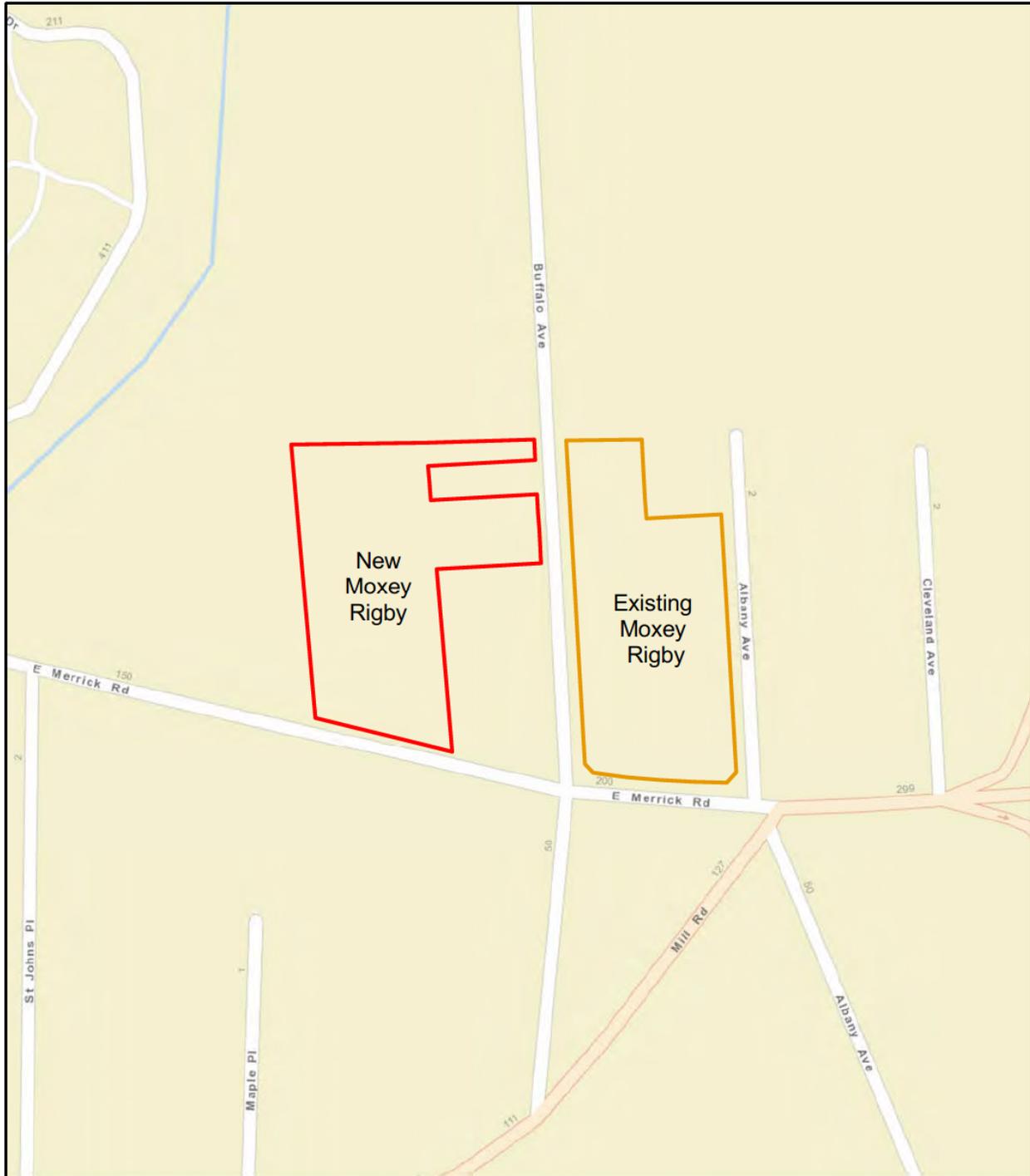


Figure 2 –



Figure 3 - Aerial View of Project Site.

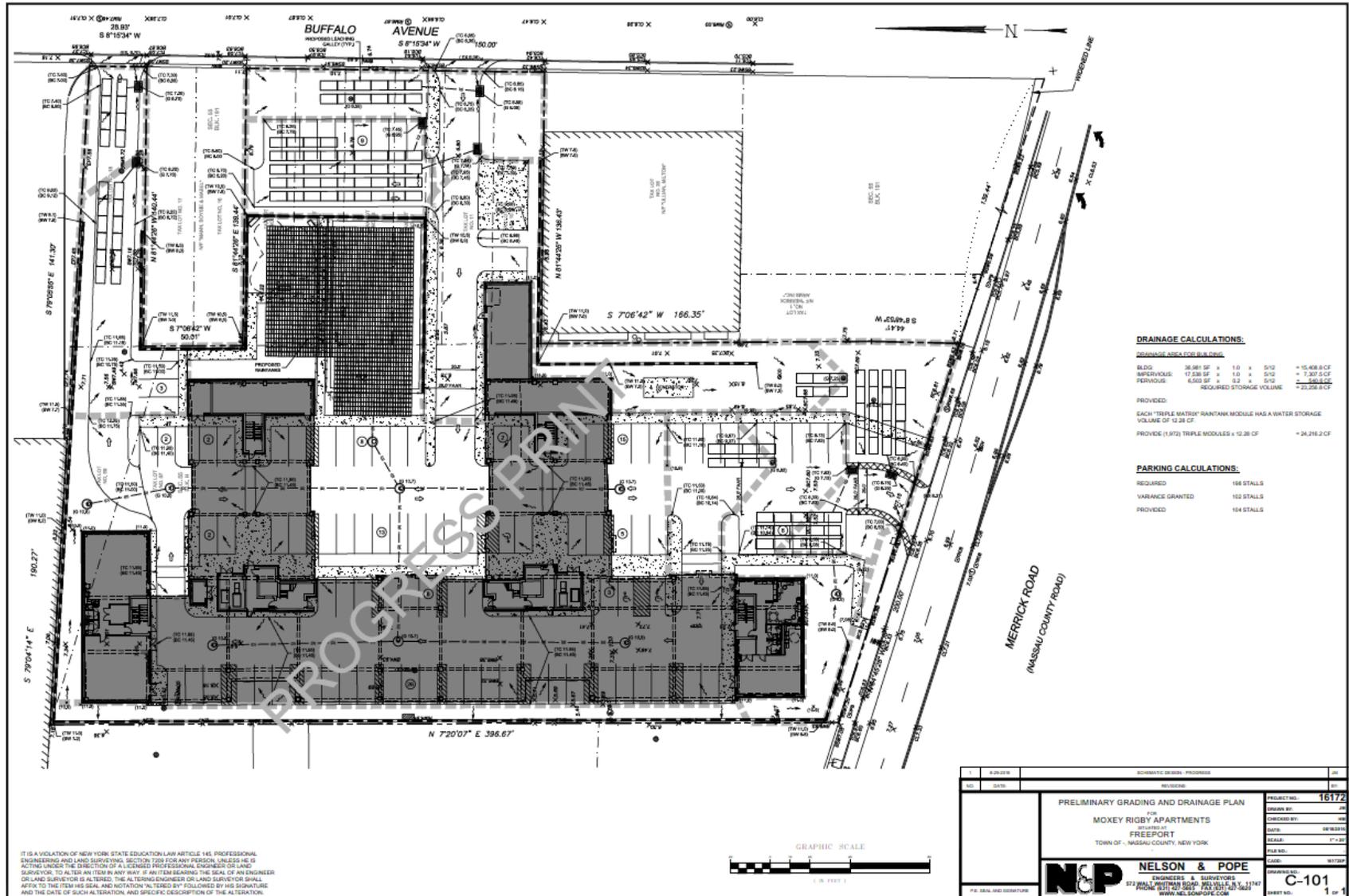


Figure 4 – Proposed Site Plan – Ground Floor

Compliance with 24 CFR 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on HUD guidance in Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports near the Project site, as projects within 2,500 feet of a civil airport require consultation with the appropriate civil airport operator. No known civil airports are located within 2,500 feet. The nearest airport to the Project site is the Republic Airport approximately 12 miles to the east-northeast in Farmingdale. There are no known military airports are located within 15,000 feet of the Project site. The Project sites are not in an Airport Runway Clear Zone. No further assessment is needed. (See Appendix A: Airports) Source: 4, 5
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project sites are not in a Coastal Barrier Resources Area as defined by the State’s Coastal Zone Management Program. Source: 7
Flood Insurance	Yes No	Based on the review of the FEMA Flood Insurance Rate Map (FIRM) (Panel

<p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>36095C0239G, dated September 11, 2009), the two sites are located within a Special Flood Hazard Area.</p> <p>The proposed action would include the construction of a new 5-story multifamily residential apartment complex at the 195 East Merrick Avenue site. The new building is designed with the ground floor as a parking structure to limit exposure of residents to flood hazards. Residential units would begin on the second floor above the base flood elevation (BFE).</p> <p>Because the project involves construction of a structure in the floodplain, proof of flood insurance will be required prior to grant closeout. (See Appendix B, Floodplains)</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project sites are not within the most recent nonattainment or maintenance area for inhalable particulate matter (PM_{2.5}), but Nassau County is classified as Moderate for 8-hour ozone, as defined by the U.S. Environmental Protection Agency's (EPA's) Green Book Nonattainment Areas for Criteria Pollutants.</p> <p>The Project involves the demolition of existing structures and the construction of a five-story residential structure. Project activities would be completed on existing developed sites and would not substantively affect the NY State Implementation Plan (SIP) due to the implementation of standard best management practices (BMP) that control dust and other emissions during construction. Therefore, air quality impacts would be short-term and localized. No significant impacts on air quality would result, and further assessment is not required.</p> <p>Source: 8</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The existing Moxey Rigby Apartment Complex is located within the New York State coastal zone boundary. Phase C, the demolition of the Moxey Rigby Apartment would take place within the coastal zone boundary. A draft Village of Freeport Local Waterfront Revitalization Program (LWRP) plan has been prepared, but not yet adopted. The new apartment building site is not within the state-defined LWRP boundary. Phase A, the demolition of existing buildings, and Phase B, the construction of the new apartment building would take place outside the coastal zone boundary.</p> <p>The portion of the Project that would take place within the coastal zone boundary would be the demolition of existing residential structure with no identified future redevelopment. The Project would result in less development within the coastal zone boundary.</p> <p>(See Appendix C, Coastal Resources.)</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>HUD policy requires that the proposed site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants of the property.</p> <p>A Phase I Environmental Assessment (ESA) was conducted for the new apartment building site in November 2015. Six recognized environmental conditions (RECs) were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review:</p> <p>1. A vapor encroachment condition (VEC) cannot be ruled out due the presence of the significant staining and the property being identified as a Resource Conservation and Recovery Act Generator.</p>

		<p>2. A stormwater leaching pool is located in the northwest corner of the property. This structure had not been previously investigated.</p> <p>3. The discharge point of the sump pump in the stormwater leaching pool located in the loading dock situated in the northeast corner of the property should be located. Specifically, the discharge point of the roof leader on the northwest corner of the property should be identified and sampled if possible and necessary.</p> <p>4. The concrete floor in the southern portion of the warehouse area has significant staining on it and the expansion joints appeared to have deteriorated leaving the joints open.</p> <p>5. The previous Phase II sampling did not collect subsurface soil samples in the western portion of the property, therefore, it is recommended that additional samples be collected along the western portion of the property.</p> <p>6. Two houses were located on the eastern portion of the property that fronts Buffalo Avenue. It is unknown if all of the subsurface structures have been properly removed. No controlled RECs were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.</p> <p>No de minimis conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review. There are no underground storage tanks.</p> <p>One historic environmental condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review. An earlier Phase II ESA report identified contaminated soil on the east</p>
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	<p>side of the building. This soil was remediated to the extent possible due to the presence of shallow groundwater, the building foundation and the adjacent property boundary.</p> <p>A Phase II ESA was conducted in November 2015 to address the issues raised in the November 2015 Phase I ESA.</p> <p>The sub-slab soil vapor and ambient indoor and outdoor air was sampled. Several of the analyzed constituents exhibited slightly elevated concentrations; however, none of the concentrations exceeded the NYS Department of Health (NYSDOH) standards or the EPA BASE guidance values for commercial uses, except for tetrachloroethylene. Tetrachloroethylene was detected in the sub-slab soil gas but, was not detected in the indoor ambient air sample. The standard is being revised by the NYSDOH 100 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 30 $\mu\text{g}/\text{m}^3$. If the new standard is applied, the recommendation would be to monitor the building to ensure that no vapors enter the building in the future.</p> <p>The laboratory analysis performed on the soil samples revealed that elevated concentrations of acetone were identified in several locations, and hexavalent chromium was detected in one location. Based on the laboratory results, either additional sampling would be required in the vicinity of the boring locations that exhibited elevated concentrations in order to better define the extent of the soil contamination present on the property or remediation of the soil beneath the concrete slab would be required.</p> <p>The laboratory analysis performed on the open grate stormwater leaching pool sample revealed that no elevated concentrations were detected.</p> <p>The Project would include the removal or remediation of the soils with elevated lead,</p>
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		<p>hexavalent chromium and acetone. With this proposed remediation and monitoring for tetrachloroethylene vapors entering the building, there would no impacts to residents or the public from the Project.</p> <p>The Project site is not listed on an EPA Superfund National Priorities or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List or equivalent State list and is not located within 2,000 feet of a toxic or solid waste landfill site.</p> <p>Mold</p> <p>Mold can also have an adverse effect on human health and is a common problem in houses that have been flooded. The Project would involve the demolition of the existing structures on the new apartment building site and the existing Moxey Rigby Apartments buildings. There would be no rehabilitation of existing residential structures. Therefore, no mold assessment was conducted at the Project sites. If the building materials or areas of the newly constructed building become contaminated with mold, all mold contamination would be properly removed. A certified industrial hygienist would provide verification of site clearance and submit a clearance report before occupation by residents.</p> <p>Radon</p> <p>According to the EPA, the Project site is in Radon Zone 3, where the predicted average indoor radon screening level is below 2 picoCuries per liter (pCi/L), a low potential for elevated indoor radon levels.</p> <p>PCBs</p> <p>The existing Moxey Rigby Apartments complex would go through a Phase I ESA and would be surveyed for lead, asbestos, and</p>
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		<p>polychlorinated biphenyls (PCBs) before demolition. The applicant has committed to the proper abatement and disposal of lead, asbestos, and PCB containing materials in accordance with applicable rules and regulations.</p> <p>The Project would not result in any significant adverse impacts related to toxic, hazardous, or radioactive materials.</p> <p>(See Appendix C: Contamination and Toxic Substances, and Appendix D: Commitment Letters).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The U.S. Fish and Wildlife Service (USFWS) on line review process, completed June 13, 2016, indicated the following threatened or endangered species could be in the Project area: the endangered roseate tern (<i>Sterna dougallii dougallii</i>), the endangered sandplain gerardia (<i>Agalinis acuta</i>), the threatened piping plover (<i>Charadrius melodus</i>), the threatened red knot (<i>Calidris canutus rufa</i>), the threatened Seabeach amaranth (<i>Amaranthus pumilus</i>), and the threatened northern long-eared bat (NLEB) (<i>Myotis septentrionalis</i>). In addition, there are several migratory birds of concern that could potentially be affected by the proposed project. No critical habitats were identified in the Project area.</p> <p>On May 04, 2016, the NY Natural Heritage Program (NYNHP) confirmed that there are no records of rare or state-listed species in the vicinity of the Project. The NYNHP did identify three significant natural communities in the nearby Hempstead Bay Wetlands; Salt Panne, Low Salt Marsh, and High Salt Marsh. These natural habitats are not found on or adjoining either site.</p> <p>Based on the developed condition of the both sites, and the lack of vegetated areas, GOSR</p>

		<p>determined on June 14, 2016, that there would be “no effect” on any of the sensitive species potentially in the area.</p> <p>The Project involves the demolition of existing structures. There are no anticipated impacts to migratory birds. GOSR has asked USFWS to notify them if USFWS becomes aware of a bald or golden eagle nest within 660 feet of the Project sites.</p> <p>(See Appendix F, USFWS and NHP Consultations)</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This criterion is applicable to HUD-assisted projects that involve new residential construction, conversion of non-residential buildings to residential use, rehabilitation of residential properties that increase the number of units, or restoration of abandoned properties to habitable condition. As the Project involves new residential construction, a Thermal Explosive Hazards Analysis was conducted.</p> <p>A detailed inventory of the surrounding area was conducted for potential thermal explosive hazards. The inventory consisted of initial use of aerial photography to identify uses within 1,000 feet of the new apartment building site. 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.</p> <p>All adjoining properties were assessed for potential presence of tanks and/or drums that could present a potential hazard and for the presence of building that would “block” any hazards if present. As a result of the analysis presented above, it was determined that there are no thermal explosive hazards in the vicinity of the new apartment building site, to a</p>

		<p>distance of 1,000 feet. (See Appendix G, Thermal/Explosive Hazards)</p> <p>Source: 6</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project is not located in any agricultural districts. It would not cause disturbance to Prime, Unique, or Statewide Important Farmland and would not involve the conversion of farmland to nonagricultural use. Therefore, the Project would not violate the Farmland Protection Policy Act.</p> <p>Source: 6</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the review of the FEMA FIRM (Panel 36095C0239G, dated September 11, 2009), the two sites are located within a Special Flood Hazard Area.</p> <p>An early public notice of proposed activity within the 100-year floodplain was published on June 16, 2016, in <i>The Freeport Leader</i>. No comments were received. An 8-step floodplain analysis was completed for the project and is presented in Appendix B, Floodplains.</p> <p>The proposed action would include demolition of the existing office/warehouse building at 195 East Merrick Avenue and construction of a new 5-story multifamily residential apartment complex at that site, as well as demolition of the existing apartment complex at 33 Buffalo Avenue.</p> <p>Under the proposed action, the entire 2.44-acre 195 East Merrick Avenue site would be disturbed, all of which is in the 100-year floodplain. The short-term direct impacts to the 100-year floodplain would consist of demolition of the existing structures, removal of the existing asphalt parking lots, remediation of several areas with contaminated soils, and regrading of the site. Fill would be added to the project site to bring it to an appropriate grade of approximately four feet above the BFE. This elevation would</p>

	<p>allow space necessary to install drainage facilities. The new building is designed with the ground floor as a parking structure to limit exposure of residents to flood hazards. Residential units would begin on the second floor above the BFE.</p> <p>Currently, the property has virtually no on-site stormwater storage, so most runoff flows into the Village's stormwater system. Retaining and recharging project runoff on-site, would allow for handling of a large storm event with no overflow to the Village's stormwater drainage network, which would represent a long-term beneficial change to the condition of the 100-year floodplain. Long-term direct impacts would include replacement of impervious surface with new impervious surface, with integral drainage systems. As a result, the proposed action represents short-term impacts to previously disturbed areas. The design for the proposed redevelopment of the 195 East Merrick Avenue has been approved by the Village of Freeport Floodplain Manager/Mitigation Coordinator. There would be no relative change in the level of development within the 100-year floodplain at the 195 East Merrick Avenue site.</p> <p>The existing 2.2-acre Moxey Rigby Apartment complex at 33 Buffalo Avenue would be decommissioned and demolished. The former administrative area on the north end of the existing Moxey Rigby site may be retained and utilized for storage. The level of development at the 33 Buffalo Avenue site would be reduced through demolition of the existing structures. Direct impacts include demolition of most of the existing impervious surface. The proposed action represents short-term impacts to previously disturbed areas and may result in a beneficial change to the condition of the 100-year floodplain. As the final use of the existing</p>
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		<p>site is unknown at this time, the long-term impacts to the 33 Buffalo Avenue site are unknown at this time. Additional environmental review may be required when final use is determined. (See Appendix B, Floodplains)</p> <p>Source:</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance.</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>In a March 28, 2016, letter, the New York State Office of Parks, Recreation, and Historic Preservation (SHPO) stated it had reviewed the March 11, 2016, submittal describing the Project in accordance with Title 54, Section 306108 of the National Historic Preservation Act of 1966 and determined that there would be “No Historic Properties Affected” by the Project. (See Appendix H, SHPO Correspondence).</p> <p>On June 17, 2016, letters were sent to the Tribal Historic Preservation Office (THPO) for the Delaware Tribe of Indians, Delaware Nation, the Shinnecock Nation, the Stockbridge-Munsee Community Band of Mohicans, and the Unkechaug Nation asking if they were interested in consulting on the Project. The Stockbridge-Munsee Community Band of Mohicans (June 22, 2016), and the Delaware Tribe (August 3, 2016) responded that they do not have significant cultural resource concerns associated with the Project. (See Appendix I, Tribal Correspondence)</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The new apartment building site is within 3,000 feet of an active railroad right-of-way, and two large streets, East Merrick Road to the south and Buffalo Avenue to the east. Noise mitigation would be required if the noise at the site is greater than 65 decibel daytime noise level (DNL).</p> <p>The nearest airport to the Project sites is the Republic Airport approximately 12 miles to the east-northeast in Farmingdale. The noise</p>

		<p>contour map for the Republic Airport shows the Project sites are well outside of the 60-decibel contour.</p> <p>HUD's electronic assessment tool, the DNL Calculator, was applied to assess the DNL for the combination of the rail and road sources. Based on data provided by representatives of the Metropolitan Authority (MTA) Long Island Railroad (LIRR) Government and Community Affairs Division and data for motor vehicles and trucks obtained from the NYS Department of Transportation Traffic Viewer, the combined DNL for all sources is estimated to be 53.4 decibel DNL.</p> <p>(See Appendix J, Noise)</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Both sites are located over the Nassau-Suffolk Sole Source Aquifer.</p> <p>The construction of the new apartment building would result in an overall decrease of 0.19 acres (7.8 percent) in the current amount of impervious surface, 1.65 acres (67.6 percent). Landscaped areas would increase from 0.60 acres to 0.79 acres.</p> <p>The existing Moxey Rigby Apartment complex would be decommissioned and demolished, and the current impervious surface would be converted to vacant land. The future use of the site is unknown at this time and so the improvement in the amount of pervious surface could be only short-term.</p> <p>The EPA, in its July 13, 2016, response to the June 14, 2016, request for review of the Project, expressed its concern that the wooden pilings that were planned to be used as part of the foundation of the new building would likely extend below the water table. The EPA was concerned that the pilings, treated with creosote, would pose a threat to the aquifer. Subsequently, the applicant has changed the design so that the pilings would</p>

		be made of steel with concrete endpoint plugs. (See Appendix K , Sole Source Aquifer).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project site is not on or adjacent to wetlands, as identified by the New York State Department of Environmental Conservation (NYSDEC) and the National Wetlands Inventory. (See Appendix L , Wetlands)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no Wild and Scenic Rivers within the vicinity of either site, as designated by the U.S. Department of the Interior. The project is not located along a Wild, Scenic, or Recreational River as determined by the NYSDEC. Therefore, the Project would not violate the Wild and Scenic Rivers Act. Source: 10, 11
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project sites are a potential Environmental Justice (EJ) area as defined by NYSDEC based on data from the 2010 U.S. Census. The Project involves replacement of an existing apartment complex with a new one across the street. The current residents would be moved into the new apartments. There would be no change in population or demographics. The impact on the current resident would be beneficial as the new apartments would be in compliance with modern building codes and would have reduced risk from flooding. The Project would have no significant adverse environmental justice impacts on the surrounding community. (See Appendix M , Potential Environmental Justice Areas)

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation is provided and described in support of each determination. Credible, traceable and supportive source documentation for each authority has been provided. The necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached. **All conditions and attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>Both the existing Moxey Rigby Apartments site and the new apartment building site were zoned “Manufacturing”. The Freeport Village Board of Trustees changed the new apartment building site zoning to “Business-AA,” which allows residential uses, on April 18, 2016. The new apartment building would be between 52 to 56 feet in height; the building height depends on how building elevation is measured, and whether it takes into consideration the fill necessary to elevate the first floor above the BFE. A variance for the maximum building height was approved on July 28, 2016.</p> <p>The new apartment building would have 102 on-site parking spaces (five of which are handicap accessible), 95 fewer spaces than required by the zoning. A variance for the parking was approved on July 28, 2016. This amount of parking would represent a great increase over the existing 18 onsite parking spaces at the Moxey Rigby Apartments site and would reduce the current demand for on-street parking.</p> <p>Adjacent properties include commercial, light industrial, recreational, and mixed residential land uses. To the east of the two sites is an automotive service center, a store/gas station, and</p>

		<p>the Freeport School ground department. To the north of the complex is a shopping center, a recycling center, and recreational fields. Along the south side a tire sales store, a kitchen cabinet retailer, a convenience store, a gas station, a scrap recycler, and a masonry storage and sales center. To the west of the sites is a vacant light industrial building. Between the two sites is a single-family dwelling, an automotive repair shop, and a small two-story apartment complex.</p> <p>A comprehensive plan for the entire Village of the study area has not been done in at least the past 20 years. The study area for a report titled “Building a Better Freeport – The Master Plan for the North Main Street Corridor and Station Area of the Village of Freeport, NY” does not include the two Moxey Rigby sites or lands in the immediate vicinity; however, the report’s vision proposes intense mixed use transit-oriented development, among other recommendations. The Project is consistent with the applicable zoning and plans.</p> <p>(See Appendix D, Approval Letters)</p> <p>Source: 6</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>1</p>	<p>The Project site region is characterized by a flat plain with a gently southward tilt. The Project site is in an urbanized area just north of the tidal areas, marshes, and barrier beach and dunes south of the plain. The new apartment building site is located entirely within one soil mapping unit identified as Ug, Urban Land that is related to urbanized areas and has been already subjected to alteration and fill.</p> <p>It is anticipated that the site would be filled four to five feet above the current elevation to provide the space necessary to install drainage facilities. Site design would rely on site-specific structural soil borings required to ensure soils demonstrate suitable load bearing capacity to support above new building and drainage facilities in the fill.</p> <p>At present, the new apartment building site does not have on-site stormwater management structures. All stormwater runoff that flows off the on-site impervious surfaces is directed to the Village’s stormwater drainage network. Under the conceptual design, drainage facilities would be installed in the four to five feet of fill to store stormwater runoff from a three-inch storm event and recharge the underlying soils and water table. The Village’s drainage system would only receive emergency overflow from</p>

		<p>stormwater generated by larger storm events. This would be a beneficial impact.</p> <p>Source: 6</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>The new apartment building is within the 100-year floodplain. However, the design of the new building would have parking on the first floor, with the residents on the second through fifth floors, above the level of the BFE. No other known natural hazards, including earthquake fault zones, landslide zones, or hazardous terrain, are at or near the Project site.</p> <p>There were no underground storage tanks identified during the November 2015 Phase I ESA. The Project involves the demolition of existing buildings, so there would be hazards associated with materials containing or contaminated by polychlorinated byphenyls, asbestos, or lead-based paint. The applicant has committed to abatement and disposal of these materials in accordance with applicable regulations. The proposed new residential building would not use or store any toxic chemicals or radioactive materials.</p> <p>The Project site is in Radon Zone 3, where there is low potential for elevated indoor radon levels.</p> <p>Impacts to the adjacent buildings, such as sidewalk closures and fugitive dust, would be addressed under existing regulations governing construction activity in New York State, Nassau County, and local municipalities.</p> <p>The Project would only temporarily increase noise levels at nearby residences during construction. These increases would be mitigated by implementing the construction noise impacts mitigation measures, including outfitting of equipment with mufflers and compliance with local noise ordinances including time-of-day work limitations. These temporary renovations and rebuilding activities would not result in any significant increase in ambient noise levels.</p> <p>A Thermal Explosive Hazards Analysis identified no hazards to the new apartment building. The Project does not involve explosive or flammable operations. The study concluded there were no on- or off-site explosive hazards. (See Appendix G, Thermal/Explosive Hazards)</p>
Energy Consumption	1	<p>The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility</p>

		would then be demolished. The number of residents would not change. The Project site utilities are provided by Freeport Electric and National Grid, for natural gas). There would be no increase in the demand on local utilities created by the Project. As a result of the use of energy efficient design and appliances, the utility usage should decrease slightly from current demand. (See Appendix N, Services). Source: 6
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project would include beneficial temporary construction employment. This marginal increase in employment would not significantly increase employment opportunities or impact income patterns. As the Project involves replacement of an existing apartment complex with a new one across the street. The current residents would be moved into the new apartments. There would be no change in population or demographics. There would be no impact on the current levels of long-term employment. Source:6
Demographic Character Changes, Displacement	2	In 2014, approximately 36.5 percent identified as Caucasian, 31.7 percent as black or African-American, 2.0 percent as Asian, 11.9 percent as two or more races, 1.9 percent as American Indian or Alaskan Native, 0.0 percent as Native Hawaiian and Other Pacific Islander, and 42.5 percent identified as Hispanic or Latino. The Project involves replacement of an existing apartment complex with a new one across the street. The current residents would be moved into the new apartments. No residents or businesses would be displaced Source: 12, 13

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility

Facilities		would then be demolished. The number of residents would not change. The Project site is served by the Freeport Union Free School District. There would be no increase in the demand on local schools due or cultural facilities in the neighborhood of the Project. (See Appendix N , Services).
Commercial Facilities	2	The Project involves replacement of an existing apartment complex with a new one across the street. Because the current residents would be moved into the new apartments, there would be no increase in population and no increase in the demand for commercial facilities. Source: 6
Health Care and Social Services	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The number of residents would not change. There would be no change in demand on area healthcare or social services. Source: 6
Solid Waste Disposal / Recycling	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The number of residents would not change. There would be no increase in solid waste or recycling from the operation of the new apartment building. Construction of the Project would result in the generation of construction waste. All waste would be hauled off-site by the selected contractor and would be handled in accordance with the State's solid and hazardous waste rules. The construction and demolition solid waste would be handled by Gershow Recycling. (See Appendix D , Commitment Letters)
Waste Water / Sanitary Sewers	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The number of residents would not change. The sites are served by Freeport sewer service and wastewater flows to the Cedar Creek wastewater treatment plant. Because the new apartment development replaces the existing Moxey Rigby Apartment complex, there would be no net increase in the demand for wastewater services. (See Appendix N , Services)
Water Supply	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The number of residents would not change. The potable water for the Project site is are provided by the Freeport Water Department. There would be no increase in the

		demand on local utilities as a result of the Project. As a result of the use of new efficient design and appliances, the water usage should decrease slightly from current demand. (See Appendix N , Services).
Public Safety - Police, Fire and Emergency Medical	2	The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The Project would not result in an increase in the demand for services. The current services provided by the Freeport Police Department, Freeport Fire Department, and hospitals in the area would continue to be provided to the residents. (See Appendix N , Services).
Parks, Open Space and Recreation	2	Local recreation facilities include the Buffalo Avenue Field, Liberty Park Drive neighborhood park, and Freeport Recreation Center (Senior Day Center). The Project is a replacement of an existing residential facility with a new residential facility in the same neighborhood. The old facility would then be demolished. The number of residents would not change. The Project would not result in an increase in the demand on these facilities. Source: 6
Transportation and Accessibility	2	All construction activities would be conducted in accordance with the Village of Freeport Code. It is anticipated that construction activities would occur between the hours of 8 a.m. and 6 p.m., Monday through Saturday. Construction would not occur on Sundays and legal holidays. Construction traffic would be directed to major travel routes; the route would depend on the type of construction vehicles traveling to and from the site. Passenger vehicles of construction employees would likely travel to and from Meadowbrook State Parkway and Sunrise Highway. Most construction vehicles and trucks would be routed from the major highways to Sunrise Highway and directed to Buffalo Avenue. It is expected that all material storage during construction would occur on site.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features,	2	The Project area is highly urbanized and there are no natural or geologic features in the vicinity. No other unique natural features

Water Resources		were found in a review of the Project site vicinity using the NYDEC ERM Mapper. Source: 6
Vegetation, Wildlife	2	This Project site consists of a topographically level area that has been developed for decades. It currently contains no significant vegetation or wildlife resources. The USFWS on line review process, completed June 13, 2016, indicated the following threatened or endangered species could be in the Project area: the endangered roseate tern (<i>Sterna dougallii dougallii</i>), the endangered sandplain gerardia (<i>Agalinis acuta</i>), the threatened piping plover (<i>Charadrius melodus</i>), the threatened red knot (<i>Calidris canutus rufa</i>), the threatened Seabeach amaranth (<i>Amaranthus pumilus</i>), and the threatened NLEB (<i>Myotis septentrionalis</i>). In addition, there are several migratory birds of concern that could potentially be affected by the proposed project. No critical habitats were identified in the Project area. On May 4, 2016, the NYNHP confirmed that there are no records of rare or state-listed species in the vicinity of Project. The NYNHP did identify three significant natural communities within the nearby Hempstead Bay Wetlands: Salt Panne, Low Salt Marsh, and High Salt Marsh. These natural habitats are not found on or adjoining either site. (See Appendix F , USFWS and NHP Consultations)
Other Factors	NA	Beyond those already addressed, no other factors were identified or evaluated for the Project.

Additional Studies Performed:

- November 2015 Phase I ESA report.
- November 2015 Phase I ESA report.

Field Inspection

- November 2015 Phase I ESA site inspection
- November 2015 Phase I ESA vapor, soil, and water sampling

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. New York State. 2013. State of New York Action Plan for Community Development Block Grant Program Disaster Recovery (Action Plan, issued April 25, 2013, amended July 3, 2012) New York State. 2013.
2. New York State. 2013. NY Rising Housing Recovery Program Homeowner Guidebook (Guidebook) (revised December 12, 2013).
3. New York State. 2014, Freeport NY Rising Community Reconstruction Plan. March 2014
4. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website:
http://www.faa.gov/airports/planning_capacity/npias/reports/media/npias-2015-2019-report-appendix-b-part-4.pdf.
5. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website:
http://www.faa.gov/airports/planning_capacity/npias/reports/media/npias-2015-2019-report-narrative.pdf.
6. Freeport Housing Authority. New Moxey Rigby SEQRA Expanded Environmental Assessment Form.
7. US Fish and Wildlife Service. 2014. Coastal Barrier Resources Mapper – Beta. Internet Website: <http://www.fws.gov/cbra/Maps/Mapper.html>.
8. United States Environmental Protection Agency. Green Book Nonattainment Areas. Internet Website: <http://www.epa.gov/oaqps001/greenbk/ancl.html>.
9. New York State Department of State, Office of Communities and Waterfronts – Coastal Boundary Map. Internet Website: http://appext20.dos.ny.gov/coastal_map_public/map.aspx.
10. NYSDEC, Wild, Scenic and Recreational Rivers. <http://www.dec.ny.gov/permits/32739.html>
11. <http://www.rivers.gov/wildriverslist.html>
12. US Census Bureau, 2016. Internet Website: US Census Bureau, 2013. Internet Website: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml
13. US Census Bureau, 2016. Internet Website:
<http://www.census.gov/quickfacts/table/HSG010215/36,36087,3608715968>

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List of Permits and Approvals Obtained or Required:

On May 18, 2016, the Village of Freeport Board of Trustees approved a zone amendment to reclassify the project site from the Manufacturing zoning district to the Business-AA zoning district, pursuant to Section 210-7 of the Building and Zoning Code of the Village of Freeport. The Village of Freeport issued a Negative Declaration and approved a change of zone on April 18, 2016, to facilitate the project

REVIEWS, PERMITS AND APPROVALS REQUIRED

Agency/Entity	Review, Permit/Approval Required
Village of Freeport Board of Trustees	Approval of Zone Petition to rezone project site from Manufacturing to the Business-AA zoning district; April 18, 2016
Freeport Site Plan Review Board	Site Plan Review
Freeport Zoning Board of Appeals	Area Variances – Maximum Building Height and Minimum Parking Space Requirements
Freeport Floodplain Administrator	Floodplain Development Permit
Nassau County Health Department	Approval of sewer and water connections
Nassau County DPW	239-f General Municipal Law Review
Nassau County Planning	GML Review
NYS Department of Environmental Conservation	SPDES Permit GP-0-15-002 (Construction Activity)

Public Outreach [24 CFR 50.23 & 58.43]:

On October 21 2016, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds would be published in *The Freeport Leader*. Any individual, group or agency may submit written comments on the Environmental Review Record to:

Lori A. Shirley, GOSR, HCR
38-40 State Street
Albany, NY 12207
(518) 474-0755
NYSCDBG_DR_ER@nyshcr.org

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is not expected to trigger cumulative impacts, including the degradation of important natural resources, socioeconomic resources, human health, recreation, quality of life issues, and cultural and historic resources. The Project involves the replacement of an existing aging apartment complex with an equivalent new apartment complex across the street to the west. Subsequently, the old complex would be demolished. There would be not net increase in population or demand for services. No residents or businesses would be displaced. There would be no significant contribution to cumulative impacts.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Proposed Project.

Furthermore, and importantly, the 195 East Merrick Road site is located across the street (Buffalo Avenue) from the existing site, so that any adverse socioeconomic impacts associated with relocation are minimized. The proposed site is located in close proximity to the same shopping, school, recreation, transit and other facilities which have been serving the existing residents at the current site.

Alternate Housing Sites Alternative.

The Freeport Housing Authority considered the alternatives to the Project discussed below.

Location outside the Floodplain: The Village of Freeport is an established, wholly developed village that does not have large, vacant properties available for development. The Village reviewed all publicly owned parcels within the Village that can be converted to residential use, and/or are of sufficient size to accommodate a 101-unit residential apartment building. A review of publicly available properties found that parcels that met the requirements are also within the 100-year floodplain. Some of these parcels are already committed to and occupied by uses that cannot be converted to residential use, or are of insufficient size. These parcels included:

- Larger parking lots adjacent to the Long Island Railroad Freeport Train Station which are committed to regional transit use.
- The Village Recreation Center and a large recreational field, are committed to those uses.

The Village could not acquire an available site outside the floodplain that met the parameters necessary to accommodate this replacement housing project. The ability to construct this new

replacement housing development depends on the availability of “for sale,” private, developed sites with adequate acreage that can be redeveloped for the intended purposes. Private sites of sufficient size are limited to parcels that are already developed with large warehouse or manufacturing buildings, and that are no longer being used for said purposes.

The majority of parcels within the Village are small lot residential properties that are developed, and cannot accommodate the size of building necessary to replace the 102 dwelling units at the existing Moxey Rigby complex.

For the Project Site, the Applicant, was still required to assemble multiple properties to ensure that the development site was of sufficient size to accommodate ancillary uses, including on-site parking and recreational space.

Repair in Place: The Freeport Housing Authority considered the remediation and replacement of the damaged infrastructure at the existing Moxey Rigby Apartments. The existing building is also located within the floodplain, and all remediation and repair work would still occur within the floodplain. Even with the remediation and repairs that can be implemented within the old structures, the age and design of the structures would not allow for them to be made compliant with modern safety and floodplain development standards. The existing complex could not be elevated above the BFE, as required by Village local ordinance, to meet the standards necessary to secure a floodplain development permit. Under this alternative, the building and tenants would still be at risk from flooding during storm events.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative the Freeport Housing Authority could implement remediation and replacement of the damaged infrastructure at the existing Moxey Rigby Apartments as described above. However, even with the repairs, the existing the building and tenants would still be at risk flooding from storm events.

Summary of Findings and Conclusions:

The Village of Freeport approved the variance and the floodplain management plan for the new apartment building across the street from the existing facility to allow the existing resident to move out of the facility that is subject to flooding into the new facility that is more secure from flood risk. The site is already completely disturbed from previous development, There would be no impact to demand on local utilities and services as the resident population would not change. The Project would not result in a significant impact on the quality of the human environment or result in other direct, indirect, or cumulative impacts. The Project would comply with all relevant regulations listed in 24 CFR Part 58.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

GOSR has summarized below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures or conditions

must be incorporated into Project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Clean Air Act	All Project activities would comply with applicable federal, state, and local laws and regulations regarding construction emissions, including but not limited to NYCRR, NYSDEC Air Quality Management Plan, and the New York State Implementation Plan (SIP). All necessary measures would be used to minimize fugitive dust emissions during activities, such as demolition of existing structures. The preferred method for dust suppression is water sprinkling.
Contamination and Toxic Substances	All demolition activities would follow Lead-Safe Work Practices. All activities would comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to, the EPA RRP Rule (40 CFR 745.80 Subpart E), HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts A, B, H, J, and R, and the HUD “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.”
Contamination and Toxic Substances	In accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Department of Labor (Cited as 12 NYCRR Part 56), the National Emission Standard for Asbestos-Standard for Demolition and Renovation (40 CFR Part 61.145), and National Emission Standard for Asbestos-Standard for Waste Disposal for Manufacturing, Fabricating, Demolition, and Spraying Operations (40 CFR Part 61.150), asbestos abatement would be completed by a licensed asbestos abatement contractor prior to demolition work. NYSDOL regulations require that asbestos-containing material (ACM) that would be disturbed by the demolition be removed prior to demolition. If suspect ACM not identified in the pre-demolition asbestos survey report is discovered during the demolition process, the presence, quantity, and location of the newly discovered materials would be conveyed within 24 hours to the building owner. Activities in the area of

	<p>the ACM would cease immediately until a licensed asbestos contractor appropriately assesses and manages the discovered materials. An asbestos operations and maintenance plan would be prepared prior to funding.</p>
<p>Contamination and Toxic Substances</p>	<p>The laboratory analysis performed on the soil samples revealed that elevated concentrations of acetone were identified in several locations and hexavalent chromium was detected in one location. Based on the laboratory results, either additional sampling would be required in the vicinity of the boring locations that exhibited elevated concentrations in order to better define the extent of the soil contamination present on the property or remediation of the soil beneath the concrete slab would be required.</p> <p>Contaminated soils would be excavated, removed, and disposed of according to the applicable federal and NYSDEC regulations.</p>
<p>Contamination and Toxic Substances</p>	<p>The sub-slab soil vapor and ambient indoor and outdoor air samples showed slightly elevated concentrations of tetrachloroethylene. Tetrachloroethylene was detected in the sub-slab soil gas but, was not detected in the indoor ambient air sample. The standard is being revised by the NYS Department of Health (NYSDOH) from 100 ug/m³ to 30 ug/m³. If the new standard is applied to the matrices, the recommendation would be to monitor the building to ensure that no vapors enter into the building in the future.</p>
<p>Contamination and Toxic Substances</p>	<p>All Project-related solid waste materials would be managed and transported in accordance with the NYS solid and hazardous waste rules.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: October 21, 2016

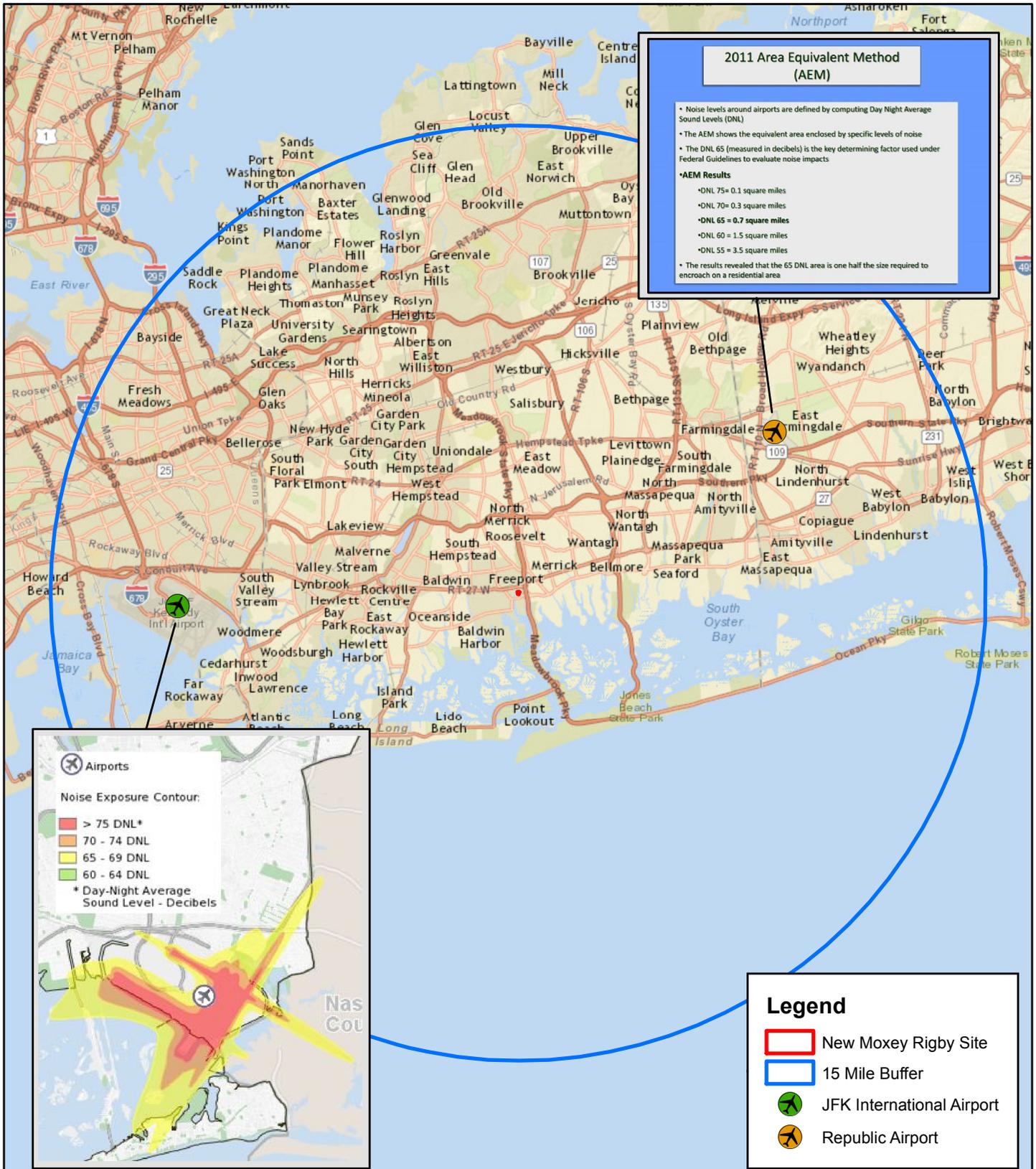
Name/Title/Organization: Clifford Jarman, Senior Environmental Scientist, Tetra Tech, Inc.

Certifying Officer Signature:  Date: October 21, 2016

Name/Title: Lori A. Shirley, Certifying Officer, Governor's Office of Storm Recovery

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A – Airports



**FIGURE XX
NOISE -AIRPORTS MAP**

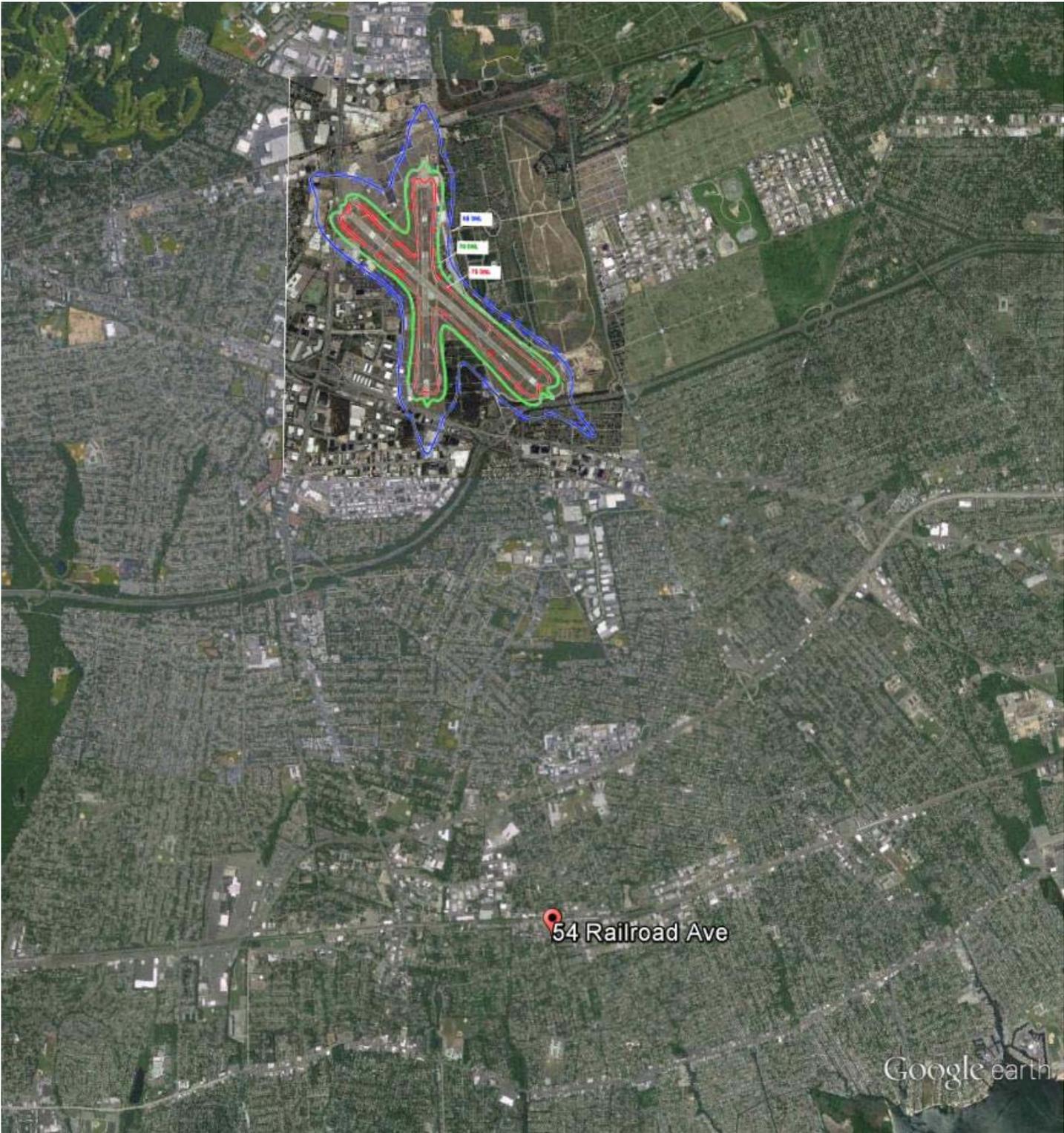
**195 E. Merrick Ave.
Freeport**



Source: NYS Orthophography, 2013
Scale: 1 inch = 23,267.250717 feet



Expanded EAF



54 Railroad Ave

Google earth



Appendix B – Floodplains



SUMMARY OF 8-STEP FLOODPLAIN ANALYSIS FOR THE NEW MOXEY RIGBY APARTMENTS PROJECT

Step 1: Determine if the proposed action is in a 100-year floodplain.

This action is the replacement of the existing Moxey Rigby Apartments complex at 33 Buffalo Avenue in the Village of Freeport, Town of Hempstead, Nassau County, New York, with a new apartment complex located across the street at 195 East Merrick Avenue. The two sites are located completely within Special Flood Hazard Area (SFHA) Zone AE (100-year flood areas where the base flood elevation have been determined), as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 36095C0239G, dated September 11, 2009. This map is attached to this document. Areas designated as an SFHA are those subject to inundation by the 1 percent annual chance flood (e.g., a 100-year flood), also known as the base flood.

Step 2: Notify the public of the intent to locate the proposed action in a floodplain.

An early public notice of proposed activity within the 100-year floodplain was published by the Governor's Office of Storm Recovery on June 16, 2016 (see attached notice). The notice requested comments from the public concerning floodplain and natural resource impacts of the proposed action. The notice explained that the proposed action would be evaluated for potential direct and indirect impacts associated with floodplain development and, where practicable, would be designed or modified to minimize potential adverse impacts to lives, property, and natural values within the floodplain. The notice was published in the *Freeport Leader* and posted at <http://www.stormrecovery.ny.gov/environmental-docs>. The required 15-day period was conducted to allow for public comments, and comments were accepted either electronically or via written correspondence.

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain.

Alternatives to the proposed action considered:

Alternative 1: Relocation Outside of 100-year floodplain

The Freeport Housing Authority considered alternatives to the proposed action, but could not acquire an available site outside the floodplain that met the parameters necessary to accommodate this replacement housing project. Mapping of the publicly owned parcels within the Village was prepared and reviewed. The Village of Freeport is an established, wholly developed village that does not have large, vacant properties available for development. The

Village reviewed all publicly owned parcels within the Village that can be converted to residential use, and/or are of sufficient size to accommodate a 100-unit residential apartment building. A review of publicly available properties found that those parcels that met the requirements are also within the 100-year floodplain. Some of these parcels are already committed to and occupied by uses that cannot be converted to residential use and/or are of insufficient size. These parcels included:

- Larger parking lots adjacent to the Long Island Railroad Freeport Train Station that are committed to regional transit use.
- The Village Recreation Center and a large recreational field that are committed to those uses.
- The majority of parcels within the Village are small lot residential properties that are developed, and cannot accommodate the size of building necessary to replace the existing 100 dwelling units at the existing Moxey Rigby complex.

The Village could not acquire an available site outside the 100-year floodplain that met the parameters necessary to accommodate this replacement housing project. The ability to construct this new replacement housing development depends on the availability of “for sale,” private, developed sites with adequate acreage that can be redeveloped for the intended purposes. Private sites of sufficient size to meet the project’s needs are limited to parcels that were previously developed with large warehouse and/or manufacturing buildings, but are no longer being used for those purposes.

Given the limitations described above, the Freeport Housing Authority determined that the subject property at 195 East Merrick Road would best meet its needs to accommodate the replacement building. For the 195 East Merrick Avenue site, the Applicant must assemble multiple properties to ensure that the development site is of sufficient size to accommodate ancillary uses, including on-site parking and recreational space.

Further, and importantly, the 195 East Merrick Road site is located across the street (Buffalo Avenue) from the existing site, so that any adverse socioeconomic impacts associated with relocation are minimized. The proposed site is located in close proximity to the same shopping, school, recreation, transit and other facilities that have been serving the existing residents at the current site.

Alternative 2: Repair in Place

The Freeport Housing Authority considered the remediation and replacement of the damaged infrastructure at the existing Moxey Rigby Apartments. The existing building is also located within the 100-year floodplain, and all remediation and repair work would still occur within the 100-year floodplain. Even with the remediation and repairs that can be implemented within the old structures, the age and design of the structures would not allow for them to be made compliant with modern safety and floodplain development standards. The existing complex could not be elevated above the BFE, as required by Village local law, to meet the standards necessary to secure a floodplain development permit. Under this alternative, the building and tenants would still be at risk for flooding from storm events. The amount of impervious surface in the 100-year floodplain would not be reduced.

Alternative 3: No Action Alternative

Under the no action alternative, the Freeport Housing Authority could implement remediation and replacement of the damaged infrastructure at the existing Moxey Rigby Apartments as described above. However, even with the repairs, the existing the building would not be compliant with modern safety and floodplain development standards and tenants would still be at risk from flooding associated with storm events.

Step 4: Identify and describe the proposed action’s direct and indirect effects associated with occupying or modifying the floodplain.

The 100-year floodplain on both sites is all previously disturbed. The existing development includes impermeable surfaces associated with structures and parking lots.

Under the proposed action, the entire 2.44-acre 195 East Merrick Avenue site would be disturbed, all of which is in the 100-year floodplain. The short-term direct impacts to the 100-year floodplain would consist of demolition of the existing structures, removal of the existing asphalt parking lots, remediation of several areas with contaminated soils, and regrading of the site. Fill would be added to the project site to bring it to an appropriate grade of approximately four (4) feet above the BFE. This elevation would allow space necessary to install drainage facilities. A 5-story multifamily residential building with a ground-floor parking structure would be constructed. Residential units would begin on the second floor. The new site would include a basketball court, playground, and a community room.

Long-term direct impacts would include replacement of impervious surface with new impervious surface, with integral drainage systems. As a result, the proposed action represents short-term impacts to previously disturbed areas.

Currently, the property has virtually no on-site stormwater storage, so most runoff is into the Village’s stormwater system. Adding the fill to the site would allow for the construction of an on-site subsurface stormwater retention and recharge system designed to accommodate a five (5) inch storm event. Retaining and recharging project runoff on-site, would allow for handling of a large storm event with no overflow to the Village’s stormwater drainage network. This represents a long-term beneficial change to the condition of the 100-year floodplain.

The existing Moxey Rigby Apartment complex at the 2.2-acre 33 Buffalo Avenue site would be decommissioned and demolished. The former administrative area on the north end of the existing Moxey Rigby site may be retained and utilized for storage.

Direct impacts include demolition of most of the existing impervious surface. The proposed action represents short-term impacts to previously disturbed areas and may result in a beneficial change to the condition of the 100-year floodplain. As the final use of the existing site is unknown at this time, the long-term impacts to the 33 Buffalo Avenue site are unknown. Additional environmental review may be required when final use is determined.

Step 5: Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.

The short-term impacts would be mitigated by best management practices for debris, dust, and erosion control during demolition and construction activities. The project site is already fully

developed in an urban area and zoned for urban use. Any redevelopment of the site would still be urban. The proposed action overall represents an improvement to the current impervious nature of both sites and would replace the current at-risk apartments with flood-resistant apartments. The proposed action's drainage features would improve the current condition of the floodplain at the 195 East Merrick Avenue site for the new apartments. The Moxey Rigby Apartments site at 33 Buffalo Avenue would be improved by the removal of most impervious surfaces. Any future use would have to be compatible with modern safety and floodplain development standards.

Step 6: Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.

The proposed action would replace the current at-risk apartment complex structures with a new flood-resistant apartment structure, reducing the tenants' risk from flooding associated with storm events. The project, as proposed, would reduce potential hazards to human safety, health, and welfare, and is considered practicable.

The no action alternative remains impracticable because there would be no reduction in at-risk structures, no reduction of tenants' risk from storm events, and no increase in the amount of resilient, sustainable, affordable housing in the region.

Step 7: If the only practicable alternative is locating in a floodplain, publish a final public notice.

It has been determined that there is no practicable alternative to locating the project in the floodplain.

A final public notice will be published in accordance with 24 CFR Part 55 for a minimum 7-day comment period. The final notice will detail the reasons why the action must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values.

All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed action, in compliance with Executive Order 11988 and 24 CFR Part 55.

Step 8: The proposed action can be implemented after steps 1 through 7 have been completed.

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations and Transect Data tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations and Transect Data tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSM-C-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the New York State Office of Cyber Security and Critical Infrastructure Coordination. This information was derived from digital orthophotography produced at a 1.0-foot pixel resolution from photography dated 2007.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for the Northeast Branch Nissequogue River in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LMWA)**. The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

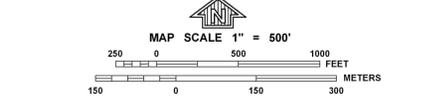
COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

- 11-16-1990 CBRS Area**
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.
- 11-16-1991 Otherwise Protected Area (OPA)**
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.
- 11-15-1993 CBRS Area**
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 15, 1993, IN DESIGNATED CBRS AREAS.
- 2-24-1997 Otherwise Protected Area (OPA)**
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER FEBRUARY 24, 1997, IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the **John H. Chafee Coastal Barrier Resources System (CBRS)** shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (631) 776-1401.

LEGEND

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AEH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value; elevation in feet* (EL 987)
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Limited detail cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid values: stateplane State Plane coordinate system, szone (FIPSZONE fipszone), spherename projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile
- MAP REPOSITORY
Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
April 2, 1997
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
September 11, 2009 - Change Base Flood Elevations to change Special Flood Hazard Areas, to update map format, to change zone designations, to update the effects of wave action, to incorporate Primary Frontal Dune analysis, to reflect revised shoreline, to reflect the effects of coastal erosion, and to reflect updated topographic information
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6623.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0239G

FIRM
FLOOD INSURANCE RATE MAP
for NASSAU COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
FREEPORT, VILLAGE	360464
OF HEMPSTEAD, TOWN OF	360467

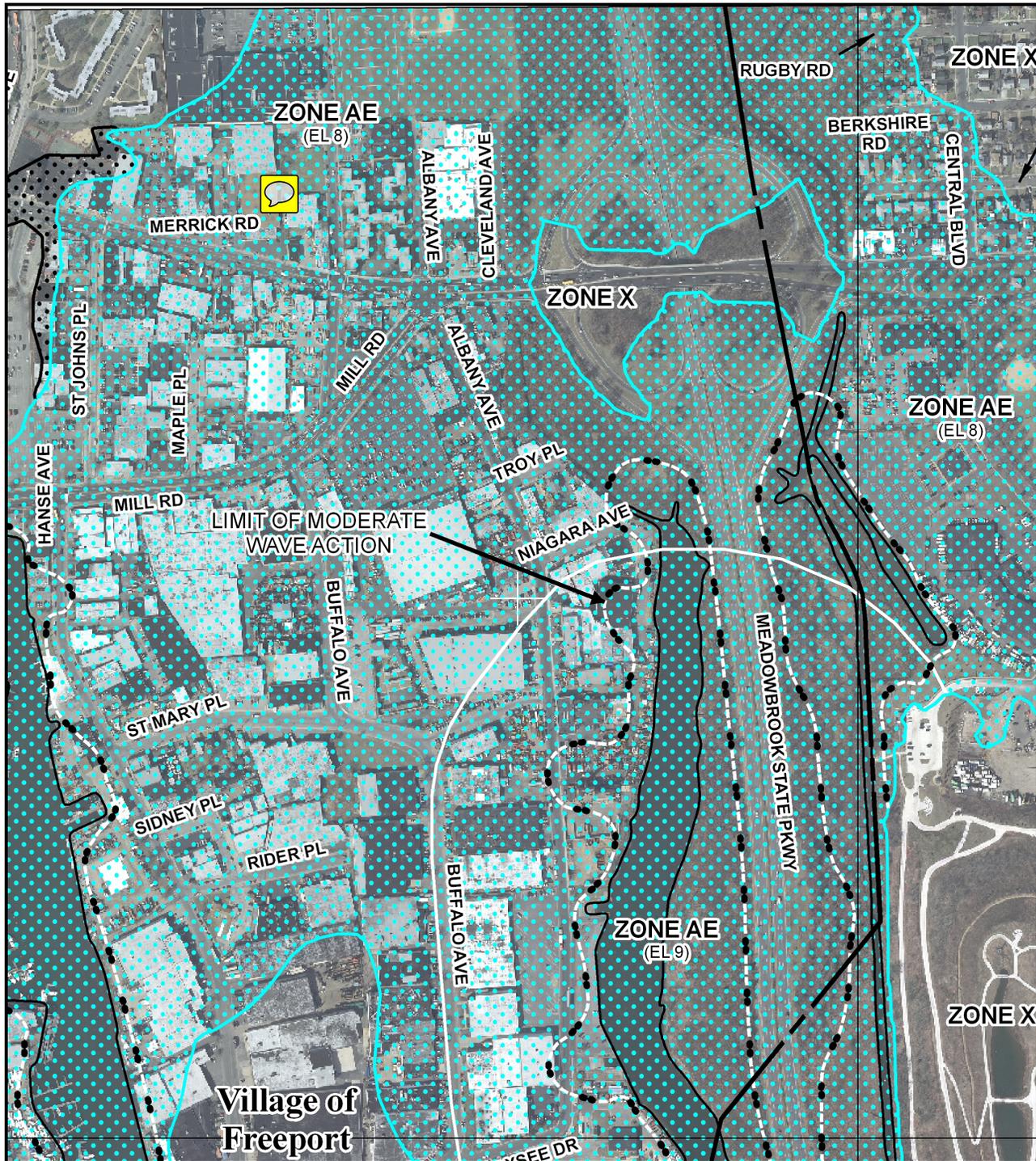
PANEL 239 OF 366
MAP SUFFIX: G
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
36059C0239G

MAP REVISED
SEPTEMBER 11, 2009

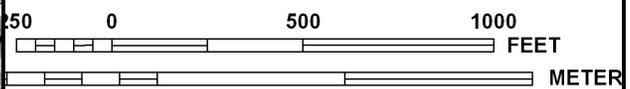
Federal Emergency Management Agency



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0239G

FIRM

FLOOD INSURANCE RATE MAP

for NASSAU COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>
FREEPORT, VILLAGE OF	360464
HEMPSTEAD, TOWN OF	360467

- NOTE -
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

PANEL 239 OF 366

MAP SUFFIX: G

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36059C0239G

MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Baldwin Herald
Bellmore Herald Life
East Meadow Herald
Franklin Square/Elmont Herald
Freeport Leader
Long Beach Herald
Lynbrook/East Rockaway Herald
Malverne/W.Hempstead Herald



Merrick Herald Life
Nassau Herald
Oceanside/Island Park Herald
Oyster Bay Guardian
Rockaway Journal
Rockville Centre Herald
South Shore Record
Valley Stream Herald
Seaford Herald Citizen
Wantagh Herald Citizen

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK
COUNTY OF NASSAU

James Slatus being duly sworn,
deposes and says that he/she is the principal clerk
of Richner Communications, Inc., publishers of the

Freeport Leader

A weekly newspaper published and mailed at

Freeport

New York, and the attached Notice of

Moxey Rigby Apartments

was published in the issue(s) of that paper as
follows: 6/16/16

James Slatus

Subscribed and sworn to
before me this day
of 2016

Hollis Farberman

Notary Public

HOLLIS FARBERMAN
Notary Public, State of New York
No. 01FA6045890
Qualified in Nassau County
Commission Expires July 31, 2018

2 Endo Boulevard, Garden City, New York 11530
Phone: 516-569-4000 Fax 516-569-4942

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Merrick Herald Life
Nassau Herald
Oceanside/Island Park Herald
Oyster Bay Guardian
Rockaway Journal
Rockville Centre Herald
South Shore Record
Valley Stream Herald
Seaford Herald Citizen
Wantagh Herald Citizen

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Freeport Leader

A weekly newspaper published and mailed at

Freeport

New York, and the attached Notice of

the New Moxey Rigby Apartments

published in the issue(s) of that paper as

follows: 6/16/16

James Slater

scribed and sworn to

before me this day

2016

Hollis Farberman

Notary Public

HOLLIS FARBERMAN

Notary Public, State of New York

No. 01FA6045890

Qualified in Nassau County

Commission Expires July 31, 2018

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Phone: 516-569-4000 Fax 516-569-4942

LEGAL NOTICE

EARLY NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN NEW MOXEY RIGBY APARTMENTS

Village of FREEPORT, Town of Hempstead
 Nassau County, New York
 Lori A. Shirley, Certifying Environmental Officer
 Governor's Office of Storm Recovery

38-40 State Street
 Albany, NY 12207

NOTIFICATION OF ACTIVITY IN A 100-YEAR FLOODPLAIN

To: All interested Agencies, Groups, and Individuals
 This document gives notice

that the Governor's Office of Storm Recovery (GOSR) under 24 CFR Part 58 has determined that the New Moxey Rigby Apartments Project in the Village of Freeport, Town of Hempstead, Nassau County, New York (Project) is located in the 100-year floodplain. GOSR is conducting an environmental review of the Project on behalf of the State of New York as the recipient of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds from the US Department of Housing and Urban Development (HUD) under 42 USC 5304(g) and 70 Fed. Reg. 62,182 (Oct. 16 2014). As required by Executive Order 11988, in accordance with HUD regulations 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, GOSR will be identifying and evaluating practicable alternatives to locating the action in the floodplain, as well as potential impacts on the floodplain.

Pursuant to the CDBG-DR Program and Federal Register Notices 78 Fed. Reg. 14329, 78 Fed. Reg. 69104, and 79 Fed. Reg. 62194 (Notices), published March 5, 2013, November 18, 2013, and October 16, 2014, respectively, the State of New York has been allocated approximately \$4.4 billion of CDBG-DR funds for storm recovery activities, including but not limited to the acquisition, demolition, reconstruction, improvement, financing and use of existing properties in storm-impacted communities and counties.

The Freeport Housing Authority and GG Acquisitions, LLC, (a joint venture) proposes to replace the existing Moxey Rigby Apartment complex at 33 Buffalo Avenue in the Village of Freeport, Town of Hempstead, Nassau County, New York with a new apartment complex located across the street at 195 East Merrick Avenue. The Project would include demolition of the

story storage, warehouse, and distribution facility. The new apartment building would meet modern and sustainable building design standards. The two sites are located completely within Special Flood Hazard Area (SFHA) Zone AE (100-year flood areas where the base flood elevation have been determined), as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 36095C0239G, dated September 11, 2009. All 2.44 acres of the new site would be disturbed by the Project. The existing buildings would be demolished and existing footings and other subsurface structures removed. Several areas with contaminated soils would be remediated. Fill would be added to the project site to bring it to an appropriate grade of approximately four (4) feet above the base flood elevation. This elevation would allow space necessary to install drainage facilities. A 5-story multifamily residential building with the ground floor designed as a parking structure would be constructed. Residential units would begin on the second floor. The new site would include a basketball court, playground, and a community room. After the residents are relocated from the existing Moxey Rigby Apartment complex to the new apartment building, the residential buildings of old Moxey Rigby Apartment complex would be decommissioned and demolished. The former administrative area on the north end of the existing Moxey Rigby site may be retained and also be utilized for storage. The final use of the existing site is unknown at this time. There are three primary purposes for this notice. First, citizens who may be affected by activities in floodplains and

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The existing Moxey Rigby Apartment complex, owned by the Freeport Housing Authority, consists of six (6) above ground buildings located on approximately 2.2 acres with an administrative building located on the north end of the existing site. The existing complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and most recently sustained significant damage as a result of Superstorm Sandy.

The proposed site for the new Moxey Rigby Apartments is a 2.44 acres site located across Buffalo Avenue to the east of the existing apartment complex. The proposed site is made up of parcels located at 12 Buffalo Avenue and 195 East Merrick Avenue and is currently occupied by a one-

story storage, warehouse, and distribution facility. The new apartment building would meet modern and sustainable building design standards. The two sites are located completely within Special Flood Hazard Area (SFHA) Zone AE (100-year flood areas where the base flood elevation have been determined), as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 36095C0239G, dated September 11, 2009. All 2.44 acres of the new site would be disturbed by the Project. The existing buildings would be demolished and existing footings and other subsurface structures removed. Several areas with contaminated soils would be remediated. Fill would be added to the project site to bring it to an appropriate grade of approximately four (4) feet above the base flood elevation. This elevation would allow space necessary to install drainage facilities. A 5-story multifamily residential building with the ground floor designed as a parking structure would be constructed. Residential units would begin on the second floor. The new site would include a basketball court, playground, and a community room. After the residents are relocated from the existing Moxey Rigby Apartment complex to the new apartment building, the residential buildings of old Moxey Rigby Apartment complex would be decommissioned and demolished. The former administrative area on the north end of the existing Moxey Rigby site may be retained and also be utilized for storage. The final use of the existing site is unknown at this time. There are three primary purposes for this notice. First, citizens who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk. PUBLIC COMMENTS Any individual, group, or agency may submit written comments on the proposed action or a request for further information to: Thomas King, Assistant General Counsel and Certifying Environmental Officer. Governor's Office of Storm Recovery 38-40 State Street Albany, NY 12207 Attn: Lori A. Shirley, Certifying Environmental Officer All comments received by July 1, 2016 will be considered. Lori A. Shirley, Certifying Environmental Officer June 16, 2016 847464

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ey Rigby Apartments

published in the issue(s) of that paper as

ews: 6/16/16

James Slator

scribed and sworn to
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2016

Haus Farberman

Notary Public

HOLLIS FARBERMAN
Notary Public, State of New York
No. 01FA6045890
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Commission Expires July 31, 2018

Boulevard, Garden City, New York 11530
one: 516-569-4000 Fax 516-569-4942



**EARLY NOTICE AND PUBLIC EXPLANATION OF
A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN
NEW MOXEY RIGBY APARTMENTS
VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK**

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PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the proposed action or a request for further information to: Thomas King, Assistant General Counsel and Certifying

Environmental Officer.

Governor's Office of Storm Recovery

38-40 State Street

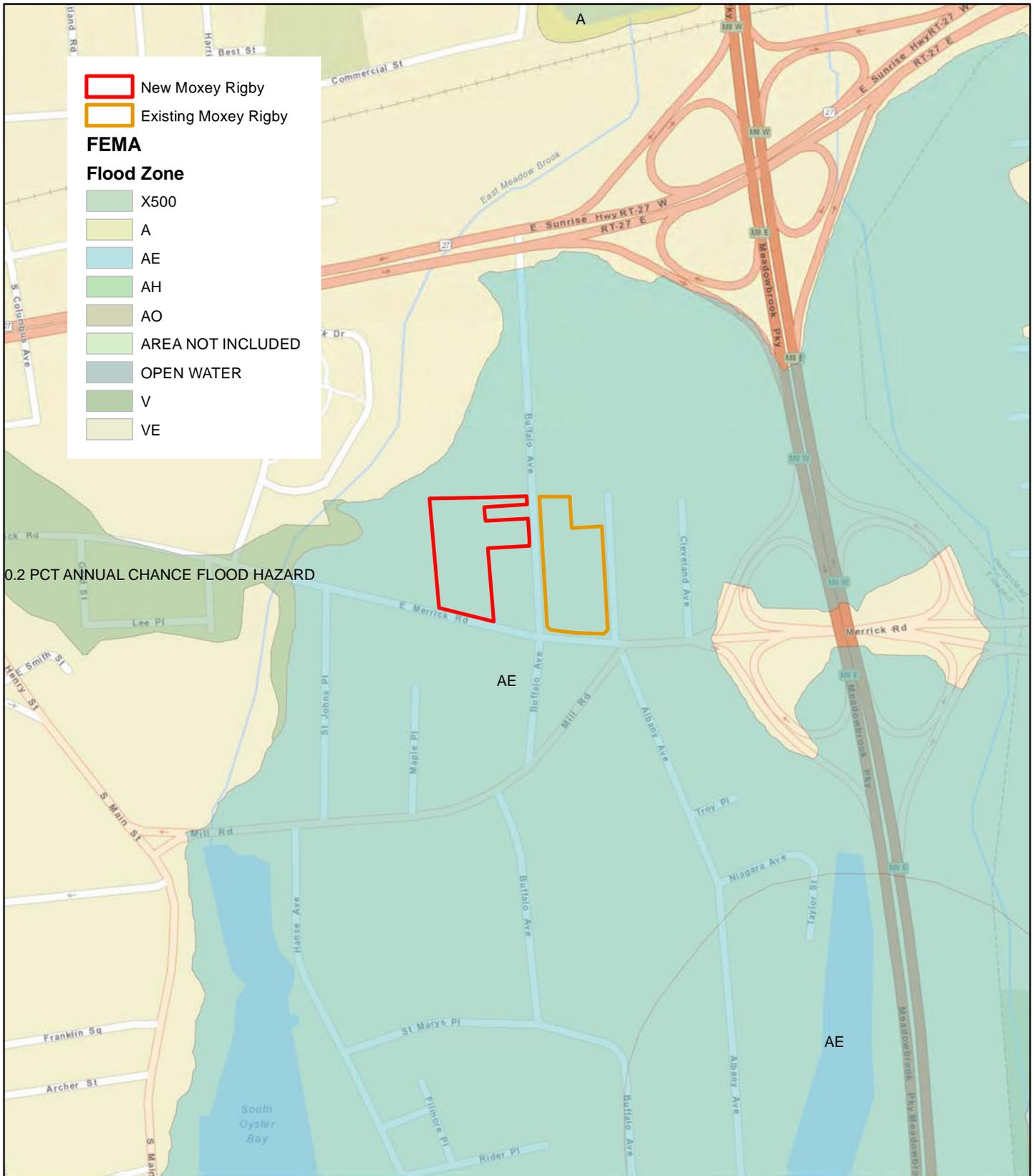
Albany, NY 12207

Attn: Lori A. Shirley, Certifying Environmental Officer

All comments received by **July1, 2016** will be considered.

Lori A. Shirley, Certifying Environmental Officer

June 16, 2016



**FIGURE 2-3
SPECIAL FLOOD HAZARD
AREAS MAP**

195 E. Merrick Ave.
Freeport

Expanded EAF



Source: ESRI Web Mapping Service, FEMA
Scale: 1 inch = 500 feet



Appendix C – Contamination and Toxic Substances

Phase I

Environmental Site Assessment

195 East Merrick Road

Freeport, New York

NP&V Job # 15243

November 18, 2015

Phase I

Environmental Site Assessment

195 East Merrick Road

Freeport, New York

THIS DOCUMENT CONTAINS 33 PAGES OF TEXT

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Phase I
Environmental Site Assessment
195 East Merrick Road, Freeport

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Phase I
Environmental Site Assessment
195 East Merrick Road

Freeport, New York

1.0 SUMMARY

The subject property has been inspected and reviewed independently by Nelson, Pope & Voorhis, LLC (NP&V) in order to determine potential environmental or public health concerns. This report is intended to identify Recognized Environmental Conditions (as defined in ASTM Standards on Environmental Site Assessments for Commercial Real Estate) 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.

The subject property is located in the Village of Freeport, County of Nassau, New York. The property is identified more specifically as Nassau County Tax Number: Section 55, Block H, Lots 57. The ±1.74 acre parcel is currently developed land. The subject property is located within a moderately developed residential and commercial area. The physical address of the subject property is 195 East Merrick Road.

The subject property is currently occupied by an office and manufacturing building with an associated asphalt-paved parking lot that is utilized for employee and visitor parking. The building consists of an office area in the southern portion and manufacturing/warehouse area in the remaining portion of the building. The office area consists of a reception area, offices, a conference room and a lunch room. The southern half of the warehouse area was occupied by the machines that manufacture the wire objects provided by Cove Four Slide & Stamping, the company that has owned and utilized the subject building since 1976. The northern half of the warehouse area was utilized to store the products manufactured at the building. The warehouse area consists of concrete floors, concrete block walls and open steel I-beam and wood joist ceilings. The concrete floor had significant staining on it in the area of the former manufacturing machines and the expansion joints between the concrete slabs appeared to have been deteriorated. A petrometer was observed on the south side of the wall located between the two halves of the warehouse; however, no evidence of supply and return lines associated with a tank were observed. Two (2) loading docks were observed, one (1) dock is located in the northeast corner and the other dock is located on the west side of the building. Both of the loading docks have open grate stormwater leaching pools at the base of the ramp. According to Lynn Maltz, the site representative, the loading ramp leaching pool in the northeast corner of the building has a sump pump that was traced to discharge to a roof leader located in the northwest corner of the building. The final discharge point of this roof leader is unknown. The leaching pool located in the loading dock on the west side of the building appears to be connected to a Nassau County storm drain located on the western property boundary.

Fill and vent pipes associated with an underground storage tank were observed off the southeast portion of the building. Based on a previous Phase II Environmental Site Assessment (ESA) completed by EMG, a Ground Penetrating Radar (GPR) survey was conducted in the area of these pipes and no evidence of an underground storage tank was identified. A former oil fired boiler was utilized to heat the building prior to installation of the existing natural gas fired HVAC units located on the roof.

The remaining area of the property consisted of paved parking areas, a small grass area in the northwest portion of the property and large grass lot on the east side of the property. According to historic aerials and Sanborn Maps, this large grass lot was occupied by two (2) houses until sometime after 1985 when the property was vacant.

There was no evidence of storage tanks, drums, stressed vegetation, discharge or evidence of hazardous materials on the subject property.

Aerial photographs from 1938, 1947, 1951, 1953, 1962, 1966, 1976, 1980, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. The subject property appeared to be vacant land in the 1938-1953 aerial photographs, except for a house in the central portion of the lot on the east side of the property. From 1962 to 1980, the existing building was located on the subject property and the second house was present on the east side of the property. In 1980, an addition had been constructed on the north side of the building. The existing building and a vacant lot on the east side of the property were present in the remaining aerial photographs. The surrounding area appeared to be moderately developed, primarily with commercial structures in the immediate vicinity of the subject property. In addition, residences, schools and athletic fields were located in the surrounding area of the subject property.

Sanborn Map coverage was available for 1928, 1941, 1951, 1961, 1964, 1984 and 1998 maps were reviewed to determine prior uses of the subject property. This review revealed the main portion of the subject property was occupied by a lumber yard and the lot to the east was also vacant land in the 1928 Sanborn map. In the 1941 & 1951 Sanborn maps, the main property was vacant and a dwelling was located in the central portion of the lot on the east side of the property. In 1961 & 1969, the subject property was occupied by an office/warehouse building constructed sometime prior to 1961. This building was occupied by a Pressure & Temperature Instrument Manufacturing company. A second house was constructed on the east side of the property. In 1984, an addition was constructed on the north side of the building. In 1998 the existing building was located on the main portion of the property and the lot on the east side of the property was vacant land. The surrounding area was moderately developed and contained single-family dwellings and apartment buildings in addition to retail stores, storage facilities, gas stations, garages, auto sales and service facilities, professional offices, and related retail/service facilities.

The USGS Hempstead and Freeport Quadrangle Maps dated 1897, 1898, 1899, 1903, 1947, 1955, 1969, 1979, 1994 and 2013 were available for the area including the subject property. The scale was too small to determine whether the subject property was developed in the 1897-1903 topographic maps; however, the subject property appeared to be located in a lightly developed

area with a large amount of vacant land present. The subject property appeared to contain some small structures in the 1947 topographic map, and appeared to be located within a densely developed area in all of the remaining topographic maps. There were several parks, schools, country clubs, post offices, fire stations, libraries and a golf course located in the surrounding area.

An extensive government records search identified the subject property as a RCRA Generator that generated numerous types of waste. Several Federal, State and County documented regulated sites were noted in the vicinity of the subject property. Specifically, seven (7) Inactive Hazardous Waste Disposal (IHWD) sites are located within one (1.0) mile of the subject property, and two (2) Brownfield sites, four (4) NYSDEC Solid Waste facilities, one (1) Hazardous Waste Treatment, Storage Disposal site, seven (7) active and 202 closed spill incidents as well as no active and thirty-five (35) closed Leaking Underground Storage Tank (LUST) incidents are located within one-half (0.5) mile of the subject property. In addition, there are nineteen (19) Petroleum Bulk Storage (PBS) facilities, thirty-six (36) RCRA Generators, two (2) Chemical Bulk Storage Sites, and seven (7) Air Discharges 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 with the methods and procedures, outlined within ASTM E2600-10, 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 identified one (1) Brownfield site located within the cross-gradient critical distances; however, information reviewed regarding the site indicated that contamination is limited to the surface and subsurface soils on the site. Groundwater standards are not exceeded for contaminants attributable to this site. Therefore, since the site is located a significant distance and groundwater contamination is not a concern, the subject property is not expected to be adversely affected by this site.

However, there is significant staining on the concrete floor of the existing building and the property was identified as a RCRA Generator. As a result, the subject property could potentially be negatively affected by a VEC. Based on the information reviewed, it is concluded that a VEC cannot be ruled out.

A prior Phase I ESA was completed by EMG on November 17, 2014, that indicated that the property had been utilized by the Weksler Thermometer Corporation which was a pressure and temperature instrument manufacturer. This Phase I had the following recommendation:

The review of historical data available for the Project identified that the Project was involved in manufacturing activities dating back to 1955. Weksler Thermometer Corporation appear to have been the original operator, a pressure and temperature instrument manufacturer. It is expected that this operation used various hazardous substances including mercury. Evidence of an oil burner was identified to have been associated with the original construction of the building. The Project is currently heated via natural gas; however, no information of the decommissioning of an oil-fired heating system was identified. Cove Four Slide & Stamping subsequently occupied the Project beginning in 1979. This tenant is currently listed as a conditionally exempt-small quantity hazardous waste generator; however, it was previously listed as a large quantity generator. As summarized in the Surface Areas heading below, evidence of an apparent sump and associated vent pipe were identified within and on the exterior of the southeastern portion of the building (original portion). A sign located on the wall above the access grate indicated "Quench Oil," which was likely used for cooling metal. Based on the information reviewed, the historical use of the Project represents a recognized environmental Phase II Environmental Site Assessment is recommended to further evaluate the identified REC.

Based on the findings of this report, a Limited Phase II ESA was completed on March 23, 2015 that included: completing a GPR survey of the area in vicinity of the vent pipe located off the southeast portion of the building, completing six (6) soil borings and groundwater sampling (three on the east side, one on the south side and two on the west side) and sampling of two (2) drywells in the loading dock and driveway areas. The GPR survey did not identify any anomalies which would indicate an underground storage tank was present in the vicinity of the vent pipe. The sample results for the soil borings and groundwater revealed that elevated concentrations of mercury were detected in borings B-1, B-4, B-5 & B-6 and lead was detected in B-4, B-5 & B-6. The groundwater samples revealed elevated concentrations of chromium and lead were identified in borings B-1 through B-5. The drywell samples revealed the DW-1 contained elevated concentrations of chromium. This report recommended that additional sampling be completed in order to delineate the extent of the contamination.

In accordance with the Phase II ESA recommendation, a Supplemental Subsurface Investigation was completed by CA Rich Consultants, Inc. in July 2015. This investigation consisted of sampling DW-2 in order to determine if any elevated concentrations were present and the collection of four (4) shallow soil samples for field screening and four (4) groundwater samples for submission to a certified laboratory. Based on the laboratory results, it was determined that no elevated concentrations were detected in DW-2, therefore, no further sampling or remedial activities were warranted. The field screening of the soils did not identify any elevated concentrations. The laboratory results for the groundwater samples revealed that no elevated concentrations were detected, except for a slightly elevated concentration of lead that was in

excess of the NYSDEC T.O.G.S. guidelines. Due to the slightly elevated concentration in only one sample, it was determined that no further action was warranted with regard to the underlying groundwater.

A Remediation Closure Report was completed by CA Rich Consultants after remedial activities were completed on the subject property. Specifically, DW-1 was remediated due to elevated concentrations of xylene and metals. In addition, soil was excavated from the area of SB-6 located in the northeast portion of the property. This remedial work consisted of removing approximately three and a half (3.5) feet of soil in a 20 foot by 10 foot area. Approximately fourteen (14) cubic yards of soil were excavated, transported and disposed of at Clearbrook in Deer Park, New York. Endpoint samples were collected from the four (4) sidewalls and bottom of the excavation in order to determine if all of the contaminated soil had been removed. The laboratory results revealed that all of the samples were below the NYSDEC Part 375 Unrestricted Use, except for lead and mercury in the west and east walls and the bottom samples. The lead concentrations were below the residential use standards and the mercury concentrations were above the residential but below the commercial standards. No further soil could be removed due to the site constraints, adjacent property boundary, the shallow depth to groundwater and the groundwater analysis results.

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

Six (6) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A VEC cannot be ruled out due the presence of the significant staining and the property being identified as a RCRA Generator.
2. A stormwater leaching pool is located in the northwest corner of the property. This structure had not been previously investigated.
3. The discharge point of the sump pump in the stormwater leaching pool located in the loading dock situated in the northeast corner of the property should be located. Specifically, the discharge point of the roof leader on the northwest corner of the property should be identified and sampled if possible and necessary.
4. The concrete floor in the southern portion of the warehouse area has significant staining on it and the expansion joints appeared to have deteriorated leaving the joints open.
5. The previous Phase II sampling did not collect subsurface soil samples in the western portion of the property, therefore, it is recommended that additional samples be along the western portion of the property.

6. Two (2) house were located on the eastern portion of the property that fronts on Buffalo Avenue. It is unknown if all of the subsurface structures have been properly removed.

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.

One (1) historic environmental condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A Phase II ESA report identified contaminated soil on the east side of the building. This soil was remediated to the extent possible due to the presence of shallow groundwater, the building foundation and the adjacent property boundary.

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 the property located at 195 East Merrick Road in Freeport. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. In conclusion, this assessment has not revealed evidence of any controlled recognized environmental conditions or de minimus conditions; however, six (6) recognized environmental conditions and one (1) historic environmental condition were identified 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 minimis 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 minimis 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) City government records were researched including tank and drum registration, violations/enforcement action files.
- 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 local utility, the entity responsible for their use and integrity. Transformers are inventoried and periodically inspected. Generally, electrical transformers are 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

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:	October 29, 2015
Inspection Date:	October 22, 2015
Report Date:	November 18, 2015
Inspector/Preparer:	Charles J. Voorhis, CEP, AICP Steven J. McGinn, CEI Jonathan McGinn
Persons Interviewed	None - Vacant land

3.0 SITE DESCRIPTION

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 property.

3.2 METHODOLOGY

All areas of the property were observed during the site reconnaissance. All areas were examined for any potential pipes or structures which may indicate a potential recognized environmental condition that may be present. All areas which comprise the subject property were walked in order to identify potential recognized environmental conditions associated with the specific use of the subject property and the uses surrounding the subject property.

3.3 LIMITATIONS

No limitations were encountered during the reconnaissance of the subject property. All other areas of the property were inspected without impediments.

3.4 LOCATION, SETTING AND LEGAL DESCRIPTION

The subject property is located in the Village of Freeport, County of Nassau, New York. The property is identified more specifically as Nassau County Tax Number: Section 55, Block H, Lots 57. The ±1.74 acre parcel is currently developed land. The subject property is located within a moderately developed residential and commercial area. The physical address of the subject property is 195 East Merrick Road. **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 USES

3.5.1 Current Uses of the Property

The subject property is currently occupied by an office and manufacturing building and the associated asphalt-paved parking area and a vacant grassy lot located on the east side of the property. A copy of a recent aerial illustrating the development 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

3.5.2 Aerial Photography

Aerial photographs from 1938, 1947, 1951, 1953, 1962, 1966, 1976, 1980, 1985, 1994, 2006, 2009 and 2011 were reviewed in order to determine if any prior uses occupied the subject property. The subject property appeared to be vacant land in the 1938-1953 aerial photographs. The subject property was a developed plot of land with a paved parking lot in all of the remaining aerial photographs. The surrounding area appeared to be moderately developed, primarily with commercial structures in the immediate vicinity of the subject property. In addition, residences, schools and athletic fields were located in the surrounding area of the subject property. Refer to **Appendix E** for copies of the aerial photographs.

3.5.3 Sanborn Maps

Sanborn Map coverage was available for 1928, 1941, 1951, 1961, 1964, 1984 and 1998 and maps were reviewed to determine prior uses of the subject property. This review revealed the subject property was occupied by a lumber yard in the 1928 Sanborn map then was vacant in the 1941 and 1951 Sanborn maps. The subject property had an office/warehouse building built by the 1961 map and remained so until an addition was constructed in the remaining Sanborn maps. The surrounding area was moderately developed and contained single-family dwellings and apartment buildings in addition to retail stores, storage facilities, gas stations, garages, auto sales and service facilities, professional offices, and related retail/service facilities. Refer to **Appendix F** for copies of the Sanborn maps.

3.5.4 USGS Quadrangle Maps

The USGS Hempstead and Freeport Quadrangle Maps dated 1897, 1898, 1899, 1903, 1947, 1955, 1969, 1979, 1994 and 2013 were available for the area including the subject property. The scale was too small to determine whether the subject property was developed in the 1897-1903 topographic maps; however, the subject property appeared to be located in a lightly developed area with a large amount of vacant land present. The subject property appeared to contain some small structures in the 1947 topographic map,

and appeared to be located within a densely developed area in all of the remaining topographic maps. There were several parks, schools, country clubs, post offices, fire stations, libraries and a golf course located in the surrounding area. Refer to **Appendix G** for copies of the USGS Quadrangle maps.

3.5.5 Other Sources

No additional environmental records sources were reasonably ascertainable regarding the subject property.

3.5.6 Data Gaps

The aerial photographs received exceeded the five (5) year interval in several consecutive photographs in the series as noted above. However, review of Sanborn Maps, historical aerial photographs and other sources revealed that the subject property was occupied by dwellings and a commercial structure prior to 1960.

Contact was made with the NYSDEC. Records have not been received at this time. Any pertinent information received will be included as an addendum to this report.

3.6 SITE AND VICINITY CHARACTERISTICS

The subject property is currently occupied by an office and manufacturing building and the associated asphalt-paved parking area and a vacant grassy lot located on the east side of the property. **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**.

3.7 DESCRIPTION OF SITE IMPROVEMENTS

The subject property currently has a split office and manufacturing building on it with an asphalt-paved parking lot that is utilized for employee and visitor parking. Following, is a specific description of construction materials and building characteristics:

Construction - The commercial building, which was constructed in 1951 (according to the Town of Hempstead Building Department), consists of a masonry-framed structure situated on a concrete slab on-grade foundation. Exterior surfaces of the building consist of brick and concrete block with rolled rubber roofing..

Interior - Interior surfaces of the building consist of 12x12 inch vinyl tile floors, painted sheetrock walls and drop acoustic tile ceilings in the office area and bare & painted concrete floors and painted concrete block walls and open steel I-beam and wood joist ceilings.

Heating/Air Conditioning Equipment - The office area of the building is heated and cooled by natural gas-fired HVAC units located on the roof for the office. The warehouse area is heated by natural gas fired, ceiling mounted heaters. No air conditioning was provided in the warehouse area.

Asbestos Containing Material (ACM) - Suspect asbestos 12x12 inch vinyl floor tiles were observed in the office area during the reconnaissance of the subject property. If the building is to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

Storage Tanks - No evidence of any storage tanks was observed during the reconnaissance of the subject property.

Drum Storage - No drums were observed during the reconnaissance of the subject property.

Sanitary Disposal - The existing structure is connected to the Village of Freeport Sewer District.

Water Supply - The area containing the subject property is served by the local municipal public water purveyor.

Utilities - Electrical service is provided to the subject property by PSEG LI.

PCBs - No sources of PCBs were observed during the reconnaissance of the subject property.

Floor Drains - No floor drains were observed during the reconnaissance of the subject property.

Stormwater - Several stormwater drainage features were observed during the reconnaissance of the subject property.

There was no evidence of discharge, areas of stressed vegetation, residue of oils or other toxic substances, major staining, pools of discharge, petroleum or chemical odors, or other such indicators noted during the site reconnaissance, except for the staining on the concrete floor in the southern warehouse area.

3.8 ADJACENT LAND CURRENT/PAST USES

Current land use at the subject property and surrounding area is described based on visual observation. Land use adjacent to the subject property is described as follows:

North - A shopping center and Sunrise Highway.

South - Montauk Highway, beyond which is North Shore Recycling, a scrap metal recycling facility, Presti Stone & Masonry, Freeport Collision, J&J Tire & Rubber Co. and other commercial structures.

East - An apartment building, a Mercedes Benz Specialist auto repair shop, a single family house, The Mattress Factory store, Buffalo Street beyond which are apartment and commercial buildings.

West - A car dealership car storage lot and other commercial establishments.

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 1978 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 entirely of soil type: Ug - Urban land. The characteristics of this soil type are identified as follows (**Wulforst et al., 1987**):

Urban Land (Ug) - This map unit consist of areas that are more than 80 percent covered by buildings and pavements. Examination and identification of the soils in these areas are impractical.

The nature of the surrounding area consists of residential and commercial uses. The subject property has relatively flat topography and 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 1,100 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 Water 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. Groundwater will be discharged from the subsurface system into Mill River and ultimately the Island Park Channel. 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 four (4) feet above msl, depending on meteorological conditions associated with the water year. The topographic elevation of the subject property is approximately ten (10) feet above mean sea level (msl). Therefore, the depth to groundwater is approximately six (6) feet. The water table elevations and generalized direction of flow are illustrated in **Figure 7**.

The subject area has been supplied via the local municipal public water purveyor and no underlying groundwater is used for water supply, irrigation or other purposes. Generally, it is not expected that groundwater quality would have extreme consequences concerning the subject property. Potential impact related to soil gas will be discussed in **Section 9.2**.

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 no wetlands or wetland species were located on the subject property. Review of National Wetland Inventory Maps verified that there are no designated wetlands located in the immediate vicinity of the subject property. The portion of the National Wetland Inventory Map that contains the subject property is included as **Figure 8**.

3.9.4 Coastal Barrier Improvements/Flood Plains

The subject property is not located in the immediate 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, on the FEMA flood map, **Figure 9**. There are no designated flood zones located within the immediate vicinity of the subject property.

3.9.5 Critical Habitat/Endangered Species

The NYSDEC Environmental Resource Mapper identified the subject property as being located within the vicinity of four (4) rare plants: Soapwort Gentian, Hyssop-skullcap, Swamp Sunflower and Slender Crabgrass. It was noted that these listings may be from old or potential records, since they were not displayed on the map. No rare or endangered species were observed during the site reconnaissance and it is noted that the subject property is occupied by a building and the associated paved parking area. This report is not a substitute for an ecological survey.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

A Chain of Title Report was not 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

No specialized knowledge was offered regarding the subject property.

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 reconnaissance and documentation review conducted as part of this Phase I ESA, no reduction in the price of the land is warranted due to the presence of hazardous or toxic materials, provided the REC's identified in Section 6.0 are satisfactorily addressed.

4.6 Owner, Property Manager and Occupant Information

The subject property is owned by the Incorporated Village of Hempstead, according to Nassau County Tax Assessor records. The subject property is currently an asphalt-paved parking lot that is utilized for the storage of new and used cars for nearby car dealerships. [FIX] No evidence of any past or existing structures was observed during the reconnaissance of the subject property.

4.7 Reason for Performing Phase I ESA

This Phase I ESA has been completed as part of the due diligence process for the proposed purchase of the subject property.

5.0 ENVIRONMENTAL RECORDS 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. The site inspection and the environmental and regulatory conditions form the basis for conclusions regarding the risks and liabilities associated with the subject property.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of Federal, State and Local databases was performed in order to provide a profile of the subject property 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), and the Nassau County Department of Health (NCDH) 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), Delisted NPL Site List (search distance 0.5 miles) and the CERCLIS and CERCLIS No Further Remedial Action Plan (NFRAP) lists (search distance 0.5 miles) finds the following with respect to the subject property and surrounding area:

1. The subject property did not appear on the NPL, Delisted NPL or CERCLIS lists.
2. There were no sites appearing on the NPL list located within one (1.0) mile of the subject 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 0.5 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 listed as a RCRA Generator.
 - a. Cove Four (Facility ID# NYD002055036), located on the subject property at 195 East Merrick Road is EPA-classified as a conditionally exempt small quantity generator. The facility generated 1,628 lbs. of solid waste that exhibits the characteristic of ignitability in 2006, 42 lbs. of solid waste that exhibits the characteristic of corrosivity in 2013, as well as 25 lbs. of mixed waste and 150 lbs. of mixed waste in 2014.
3. The subject property was not listed as a Civil Enforcement Docket Facility.
4. The subject property was not listed for Permit Compliance System Toxic Wastewater Discharges.
5. There was one (1) site listed as RCRA TSD facility identified within one half (0.5) mile of the subject property.
 - a. Rohm & Haas (Facility ID# NYD001325661), located 2,626 feet to the south at 272 Buffalo Avenue was historically listed as a large quantity generator. This generated numerous wastes between 1991 and 2006. In addition, fifteen (15) violations were issued to this facility between 1983 and 2009. All of the violations were returned to compliance shortly after the violation was issued. Refer to pages 29-32 in **Appendix C** for a list of wastes generated by and violations issued to this facility.
6. There were four (4) RCRA Generators listed within 400 feet of the subject property. Information regarding the additional thirty-one (31) sites located within one-quarter (0.25) mile of the subject property is included in **Appendix C**.
 - a. Freeport Collision Inc. (Facility ID# NYR000014951), located 165 feet to the southwest at 182 East Merrick Road, was not EPA-classified and is historically listed as a conditionally exempt small quantity generator. The facility generated 410 lbs. of spent non-halogenated solvents in 1997 and 55 gallons in 2001.
 - b. Freeport Paper Products Inc. (Facility ID# NYD061886479), located 195 feet to the west at 177 East Merrick Road, was not EPA-classified and is historically

- listed as a small and large quantity generator. The facility generated 55 gallons of spent halogenated solvents in 1994, 110 gallons of solid waste that exhibits the characteristic of ignitability in 1997 and 3 cubic yards of Barium in 1998.
- c. J & J Miles Rubber Corp. (Facility ID# NYP000945386), located 235 feet to the west southwest at 160 East Merrick Road, was not EPA-classified. The facility generated 30 gallons of solid waste that exhibits the characteristic of ignitability in 1999.
 - d. Atlantic Fabrications (Facility ID# NYD982183758), located 386 feet to the south southwest at 11 Maple Place, was not EPA-classified and was historically listed as a small quantity generator. This facility generated 110 gallons of spent non-halogenated solvents in 1987.
7. There were no CED facilities within one-quarter (0.25) mile of the subject property.
 8. There were no PCSTWD facilities located within one-quarter (0.25) mile of the subject property.

The RCRA Generator and TSD programs are intended to track the origin and destination of hazardous waste, and there is no indication that listing on these inventories constitutes an environmental threat. In addition, the Federal Facilities Index that includes resources conservation and Recovery Corrective Action Sites (CORRACTS) was reviewed. No facilities were identified. Detailed results of the search are included in **Appendix C**. Applicable State and Federal sites are listed in Sections 5.1.1 and 5.1.2.

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 List (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 0.125 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, NYS or MOSF Lists.
3. The subject property was not listed on the NYS Toxic Spill site list.
4. The subject property was not listed as a TRI Site.
5. The subject property was not listed as a PBS facility.
6. The subject property was not listed as having any LUST incidents.
7. There was one (1) IHWD site identified within 2,700 feet of the subject property. Information regarding the additional six (6) sites located within one (1.0) mile of the subject property is included in **Appendix C**, beginning on page 5.
 - a. Columbia Cement Company, Inc. (Facility ID# 130052), located 2,621 feet to the south at 159 Hanse Avenue, as a classification code description of being a significant threat to the public health or environment. The site is approximately 2 acres in size with a building that cover 65,000 square feet. Surface water from the site drains to the west towards Freeport Creek as well as some drains located on site. In addition, ten (10) 8,000 gallon underground storage tanks (UST's) were located in the southeast corner of the site. On April 28, 1988, a 3,500 gallon tanker truck lost an entire load on 1,1,1-TCA of which 1,740 gallons were recovered, whereas the remaining 1,760 gallons of spilled material entered into a storm drain as well as an undetermined amount entering a drainage system that leads to Freeport Creek.
8. There were no HSWDS facilities located within one-half (0.5) mile of the subject property.
9. There were two (2) Brownfields Site located within one-half (0.5) mile of the subject property.
 - a. Flexmaster Site (Facility ID# V00614), located 2,340 feet to the south at 146 Hanse Avenue was part of a Voluntary Cleanup Program. No information was provided for this facility other than "No Further Action".
 - b. 159 Hanse Avenue (Columbia Cement Co.) (Facility ID# V00090), located 2,620 feet to the south at 159 Hanse Avenue had been manufacturing adhesives at this facility for 27 years. No other information was provided for this facility other than "No Further Action".
10. There were four (4) SWF listings identified within one-half (0.5) mile of the subject property.
 - a. Parking Lot 15 (Facility ID# NY40000116481), located 1,030 feet to the southeast on Albany Avenue. This facility was identified as a C&D processing facility that has a registration and start activity in October 2003.
 - b. Freeport Auto Parts & Wrecking Corp. (Facility ID# NY40000011663), located 1,245 feet to the south at 122 Buffalo Avenue is identified as a vehicle dismantling facility that started activity in February 2002.
 - c. South Shore Tire (Facility ID# NY00000001952), located 1,568 feet to the southeast at 10 Niagara Avenue. This facility is a waste tire storage facility that was started in December 1999.
 - d. Gershow Recycling of Freeport, Inc. (Facility ID# NY40000112733), located 2,460 feet to the south at 143 Hanse Avenue. This facility is identified as a C&D processing, RHRF and vehicle dismantling facility that started activities in April 2005.

11. There were two (2) State Registered PBS listings located within 300 feet of the subject property. Information regarding the additional seventeen (17) listings within one-quarter (0.25) mile of the subject property is included in **Appendix C**.
 - a. Freeport Paper Product Inc. (Facility ID# 002135), located 182 feet to the west at 177 East Merrick Road has four (4) Polyvinyl Acetate HO indoor, above ground tanks that are in-service. The capacity of these tanks consists of two (2) 100 gallon and two (2) 2,200 gallon tanks that were all installed in December of 1994.
 - b. Presti Stone & Mason (Facility ID# GS2100050), located 298 feet to the southeast at 210 East Merrick Road has one (1) active 2,000 gallon outdoor underground horizontal diesel tank that was installed in September of 1978 and tested in March of 1993.
12. There were no State Registered CBS facilities identified within one-half (0.5) mile of the subject property.
13. There were no State Registered MOSF facilities within one-half (0.5) mile of the subject property.
14. There were no TRI sites within one-half (0.5) mile of the subject property.
15. The subject property was not identified as an Air Discharge facility.
16. There were seven (7) Air Dischargers identified within one-quarter (0.25) mile of the subject property. Refer to pages 331-335 for information regarding these facilities.
17. There were no active and thirty-five (35) closed LUST incidents identified within one-half (0.5) mile of the subject property. The closed LUST incidents were minor and have been addressed to the satisfaction of the NYSDEC. Therefore, none of the LUST incidents are expected to adversely affect the subject property. Information regarding these incidents is contained in **Appendix C**.

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. It was determined that seven (7) active and 202 closed spill incidents were identified within one-half (0.5) mile of the subject property. The active spill incidents are all located cross or down gradient and at a sufficient distance from the subject property and, therefore, are not expected to present an impact to groundwater resources underlying the subject property. Since all of the remaining closed incidents were addressed to the satisfaction of the NYSDEC, they are not expected to present a potential impact to the subject property. Information regarding all of the active and closed spill incidents located within one-half (0.5) is contained in **Appendix C**.

5.1.3 Nassau County Agencies

Freedom of Information requests were submitted to the NCDH and the Fire Marshal to obtain any information that they may have regarding the subject property. Both the NCDH and the NC Fire Marshal responded that they had no records in response to our FOIL Request. Any additional pertinent information received will be included as an addendum to this report. All information received from FOIL requests is included in **Appendix H**.

5.1.4 Local Agencies

Freedom of Information requests were submitted to the Village of Freeport. The Assessor's Office provided the building card for the property which indicated that the original portion (southern half) of the building was constructed in 1955. The northern addition was constructed in 1980. The Building Department did not respond prior to the completion of this document. Any pertinent information received from the Village of Freeport will be included as an addendum to this report. Refer to **Appendix H** for information and data received from FOIL requests

6.0 FINDINGS

This environmental inspection report, has been conducted in order to provide the prospective purchaser and 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 for 195 East Merrick Road which is located on the north side of Merrick Road, approximately 200 feet west of Buffalo Street in Freeport, New York. This ESA has been prepared in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI. Any exceptions to or deletions from this practice are described in Section 2.0 (Special Terms and Conditions, and Limitations and Exceptions), as well as **Appendix A** of this report.

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

Six (6) recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A VEC cannot be ruled out due the presence of the significant staining and the property being identified as a RCRA Generator.
2. A stormwater leaching pool is located in the northwest corner of the property. This structure had not been previously investigated.
3. The discharge point of the sump pump in the stormwater leaching pool located in the loading dock situated in the northeast corner of the property should be located. Specifically, the discharge point of the roof leader on the northwest corner of the property should be identified and sampled if possible or necessary.
4. The concrete floor in the southern portion of the warehouse area has significant staining on it and the expansion joints appeared to have deteriorated leaving the joints open.
5. The previous Phase II sampling did not collect subsurface soil samples in the western portion of the property, therefore, it is recommended that additional samples be along the western portion of the property.
6. Two (2) house were located on the eastern portion of the property that fronts on Buffalo Avenue. It is unknown if all of the subsurface structures have been properly removed.

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.

One (1) historic environmental condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

1. A Phase II ESA report identified contaminated soil on the east side of the building. This soil was remediated to the extent possible due to the presence of shallow groundwater, the building foundation and the adjacent property boundary.

7.0 OPINIONS

It is the opinion of the environmental professional that this assessment revealed evidence of six (6) recognized environmental conditions in connection with the subject property, based on the reconnaissance, interviews or regulatory agency records review conducted as part of this Phase I ESA, subject to the methodology and limitations of this report. The following recommendation is offered:

1. A soil vapor intrusion study should be completed in order to determine if the prior uses of the subject property have caused a soil vapor issue at the subject property.
2. The stormwater leaching pool located in the northwest corner of the property should be sampled in order to determine if elevated concentrations are present.
3. A Ground Penetrating Radar (GPR) and/or pipe camera survey should be conducted in the area of the roof leader pipe located in the northwest corner of the building. If the discharge point is identified and the structure has not been previously sampled, a samples should be collected and analyzed.
4. Several soil borings should be completed in the area of the stained concrete floor in the southern portion of the warehouse area in order to determine if any elevated concentrations at present.
5. Due to the location of the previous borings on the west side of the building, it is prudent to collect additional samples in the area of the loading dock and the additional drywell observed in the northwest portion of the paved parking area. These samples should be collected and analyzed for the presence of volatile and semi-volatile organic compounds and metals.
6. The eastern grassy lot should be surveyed using Ground Penetrating Radar (GPR) in order to determine if any subsurface structures (i.e. storage tanks or leaching pools).
7. If the building is to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

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.

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 the 195 East Merrick Road which is located on the north side of Merrick Road, approximately 200 feet west of Buffalo Street in Freeport Hempstead, New York. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has not revealed evidence of any controlled recognized environmental conditions or historic environmental conditions or de minimus conditions; however, six (6) recognized environmental conditions and one (1) historic environmental condition were identified in connection with the subject property, subject to the methodology and limitations of this report.

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 E2600-10, 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 identified one (1) Brownfield site located within the cross-gradient critical distances; however, information reviewed regarding the site indicated that contamination is limited to the surface and subsurface soils on the site. Groundwater standards are not exceeded for contaminants attributable to this site. Therefore, since the site is located a significant distance and groundwater contamination is not a concern, the subject property is not expected to be adversely affected by this site. As a result, the subject property is not expected to be negatively affected by a VEC. Based on the information reviewed, it is concluded that a VEC can be ruled out.

No additional services were provided as part of the 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.

11/18/15
Date



Charles J. Voorhis, CEP, AICP
Manager Partner

11/18/15
Date



Steven J. McGinn
Partner/Division Manager

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Limited Phase II
Environmental Site Assessment

195 East Merrick Road

Freeport, New York

NP&V Job# 15243

November 18, 2015

**Limited Phase II
Environmental Site Assessment**

195 East Merrick Road

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**Limited Phase II
Environmental Site Assessment**

195 East Merrick Road

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Limited Phase II

Environmental Site Assessment

195 East Merrick Road

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 November 12, 2015. 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 is located in the Village of Freeport, County of Nassau, New York. The property is identified more specifically as Nassau County Tax Number: Section 55, Block H, Lots 57. The ±1.74 acre parcel is currently developed land. The subject property is located within a moderately developed residential and commercial area. The physical address of the subject property is 195 East Merrick Road.

The subject property is currently occupied by an office and manufacturing building with an associated asphalt-paved parking lot that is utilized for employee and visitor parking. The building consists of an office area in the southern portion and manufacturing/warehouse area in the remaining portion of the building. The office area consists of a reception area, offices, a conference room and a lunch room. The southern half of the warehouse area was occupied by the machines that manufacture the wire objects provided by Cove Four, the company that has owned and utilized the subject building since 1976. The northern half of the warehouse area was utilized to store the products manufactured at the building. The warehouse area consists of concrete floors, concrete block walls and open steel I-beam and wood joist ceilings. The concrete floor had significant staining on it in the area of the former manufacturing machines. A petrometer was observed on the south side of the wall located between the two halves of the warehouse; however, no evidence of supply and return lines associated with a tank were observed. Two (2) loading docks were observed, one (1) dock is located in the northeast corner and the other dock is located on the west side of the building. Both of the loading docks have open grate stormwater leaching pools at the base of the ramp. According to Lynn Maltz, the site representative, the loading dock leaching pool in the northeast corner of the building has a sump pump in that was traced to discharge to a roof leader located in the northwest corner of the building. The final discharge point of this roof leader is unknown.

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

1. A soil vapor intrusion study should be completed in order to determine if the prior uses of the subject property have caused a soil vapor issue at the subject property.
2. The stormwater leaching pool located in the northwest corner of the property should be sampled in order to determine if elevated concentrations are present.
3. A Ground Penetrating Radar (GPR) and/or pipe camera survey should be conducted in the area of the roof leader pipe located in the northwest corner of the building. If the discharge point is identified and the structure has not been previously sampled, a samples should be collected and analyzed.
4. Several soil borings should be completed in the area of the stained concrete floor in the southern portion of the warehouse area in order to determine if any elevated concentrations at present.
5. Due to the location of the previous borings on the west side of the building, it is prudent to collect additional samples in the area of the loading dock and the additional drywell observed in the northwest portion of the paved parking area. These samples should be collected and analyzed for the presence of volatile and semi-volatile organic compounds and metals.
6. If the building is to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

This Limited Phase II ESA has been prepared to address these recommendations in order to assess if any impact to the environment has occurred on the subject property. Items 1 through 5 are addressed in this report. Item 6 will be covered under a separate report. 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 Suffolk County Department of Health Services (SCDHS) SOP 9-95 Pumpout and Soil Cleanup Criteria and 2) New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The laboratory analysis was provided by Long Island Analytical Laboratories, Inc. The following sections detail the subject property and surrounding area characteristics, sampling program, quality assurance protocol, laboratory analysis methodology and laboratory results.

2.0 INVESTIGATION METHODS, PROCEDURES AND PROTOCOLS

In order to conduct the Limited Phase II ESA at the subject property, various investigative methodologies were employed as part of the investigation. For the purpose of this investigation soil vapor sampling, hand auger soil sampling and soil probe sampling were all utilized to determine what, if any, impact past and present site activities may have had on environmental resources associated with the subject property. A discussion of each technique is presented in the following sections.

2.1 SOIL VAPOR SAMPLING

Ambient air sampling was conducted in the interior space of the existing building located on the subject property. The soil vapor sampling was conducted beneath the concrete slab in the northern and southern portion of the warehouse area of the building. All of the soil vapor and ambient air sampling was conducted using properly decontaminated Summa[®] canisters supplied by the laboratory and fitted with air flow regulators calibrated for a two (2) hour draw period. The temporary sub-slab soil vapor probes were installed on October 30, 2015 and the sub-slab and ambient air samples were collected following installation. All sampling was completed by qualified NP&V personnel with experience in similar soil vapor sampling projects and hazardous waste sample training. All of the samples were sent directly to the laboratory by the sampling technician to be analyzed by Long Island Analytical Laboratories, Inc. The following sections describe the methods and procedures of the SAP for soil vapor and ambient air sampling.

2.1.1 Soil Vapor Probe Installation

The soil-vapor probes were installed in the northern and southern portion of the warehouse area of the building. The probe borings were drilled to a depth of two (2) inches below the bottom of the slab and the vapor point material was inserted into the borehole. The vapor point was constructed with polyethylene tubing which was cut in several locations to promote the flow of any soil vapors which may be present in subsoils. The top of the vapor point borehole was filled with modeling clay to seal the sub-slab point from any outside air intrusion.

2.1.2 Soil Vapor Sample Collection

Summa[®] canisters fitted with a two (2) hour regulators were used for the withdrawal of the soil vapor samples to ensure a soil vapor collection rate of less than 0.20 L/min. The canisters and regulators were connected to the vapor point tubing and soil vapor was extracted via the negative pressure atmosphere within the canister.

2.1.3 Indoor Ambient Air and Outdoor Control Air Sampling

The indoor and outdoor control air samples were collected using Summa[®] Canisters as described in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The Summa[®] canisters were equipped with a regulator valve to fill at a rate which ensures a collection rate of less than 0.20 L/min. The indoor canister was placed in the center of southern warehouse area of the building and the outdoor canister was placed off the southwest portion of the building. All of the ambient air sample canisters were set at a height of three (3) feet above floor/ground level as described in the NYSDOH Guidance Manual.

2.1.4 Laboratory Sample Location and Frequency

The soil vapor and ambient air samples collected from the site were 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.

2.2 HAND AUGER SOIL SAMPLING

One (1) hand auger sediment/soil sample was collected from the open grate stormwater leaching pool (DW-4) located in the northwest portion of the paved parking area. **Figure 1** provides a map identifying the location of the above referenced leaching pool.

2.2.1 Hand Auger Sampling Procedure

Hand auger soil sampling entails the use of a stainless steel auger head attached to a “T” handle rod tool. The auger head is manually twisted into the soil in order to retrieve discrete samples at desired depths. The advantage of this method is derived from its portability which allows sampling in areas with limited access and requires less setup time. The sediment/soil sample was retrieved from the upper twelve to eighteen (12-18) inches of material within the leaching pool.

2.3 POWER PROBE SOIL PROBES

A total of seven (7) soil borings were installed in the paved parking area on the west side of the building and in the warehouse area of the building. **Figure 1** provides a map identifying the location of the above referenced soil borings. The soil borings were installed using a Power Probe sampling apparatus Model 9100, in order to collect soil samples which provide a representation of the subsurface soil at depths that ranged from zero to four (0-4) feet and four to eight (4-8) feet below existing grade. A headspace analysis sample was taken for each of the fourteen (14) soil samples collected (2 per boring location) and the sample with the highest headspace reading from each boring location was sent to a laboratory for analysis.

2.3.1 Soil Probe Installation

The soil probe was installed using a Power Probe hydraulically powered soil probing tool. Mechanized, vehicle mounted soil probe systems apply both static force and hydraulically powered percussion hammers for tool placement. Recovery of large sample volumes was facilitated with a probe-driven sampler. The probe-driven sampler consisted of a dual tube sampling system that has an outer tube that remains in the ground while the inner tube is removed along with the non-reactive plastic tube in which the soil sample has been collected. This dual tube sampling system ensures that the soil sample collected is from the selected sampling depth as the probe was advanced. Discrete samples were secured at the desired depths and were contained within a non-reactive plastic sleeve that lined the hollow probe for subsequent inspection and analysis.

2.4 HEADSPACE ANALYSIS

Headspace analysis was performed on the soil samples acquired from each of the soil borings installed on the subject property in order to provide precursory data regarding hydrocarbon contamination. Results of the analysis were used to adjust the sampling and analysis program to yield the most accurate and representative results. **Table 1** presents the results of the headspace analysis conducted on soil collected from the seven (7) borings installed. The sample with the highest reading from each boring location was chosen to be sent to the laboratory for analysis. If no elevated readings were obtained the samples was collected from the soil at the groundwater interface.

**TABLE 1
 HEADSPACE ANALYSIS**

Sample ID	B-1	B-2	B-3	B-4	B-5	B-6	B-7
Unit	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Headspace Results							
(0-6")	---	---	---	---	0.0	10.5	1.0
(0-4')	0.0	0.0	0.0	0.2	---	---	---
(1'-4')	---	---	---	---	0.2	40.8	1,126
(4'-6')	0.0	NS	0.0	0.0	0.0	3.7	1.7

Bold and shaded values indicate the samples which were sent to the laboratory for analysis.
 NS - No Sample recovered.

2.4.1 Headspace Analysis Procedure

Headspace analysis was performed utilizing a portable Photo Ionization Detection (PID) meter to measure what, if any, hydrocarbon concentrations were present in isolated portions of the secured samples. Headspace analysis was conducted by partially filling a sealable plastic bag with sample aliquot and sealing the top, thereby creating a void. This void is referred to as the sample headspace.

To facilitate the detection of any hydrocarbons contained within the sample headspace, the container was agitated for a period of thirty (30) seconds. The probe of the vapor analyzer was then injected into the headspace to measure the hydrocarbon concentrations present. A Mini Rae Model 2000 Photo Ionization Detection meter was the organic vapor analyzer selected for the headspace analysis. A PID utilizes the principle of photo ionization for detection and measurement of hydrocarbon compounds. A PID does not respond to all compounds similarly; rather, each compound has its own response factor relative to its calibration. For this investigation, the PID was calibrated to isobutylene. Hydrocarbon relative response factors for a PID calibrated to isobutylene are published by the manufacturer.

2.5 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. **Figure 1** provides a map of the sample identifications and locations.

3.0 LABORATORY ANALYSIS

3.1 ANALYTICAL TEST METHODS

The soil and air samples were transported to a New York State Certified Commercial Laboratory for analysis. All of the samples collected for ambient air and soil vapor analysis were analyzed for volatile organic compounds via Analytical Method TO-15. The soil samples collected from the on-site stormwater leaching pool and the seven (7) borings were analyzed for the presence of volatile and semi-volatile organic compounds and metals based on the parameters set forth in NYSDEC Part 375.

3.2 ANALYTICAL RESULTS

Soil Vapor Results

The laboratory analysis performed on the soil gas and ambient air samples exhibited elevated concentrations of several volatile organic compounds analyzed. New York State currently does not have any standards for concentrations of compounds in subsurface soil vapors

NYSDOH guidelines have been reviewed for volatile organic chemicals in air as well as decision matrices which are risk management tool that provides guidance on a case-by-case basis regarding actions that should be taken to address current and potential exposures related to soil vapor intrusion. Trichloroethylene and tetrachloroethene were not detected in either of the indoor or outdoor ambient air samples.

Review of the analytical results for the indoor and outdoor air samples revealed the presence of several volatile organic compounds. No tetrachloroethylene or trichloroethylene were detected in the indoor or outdoor ambient air sample. All of the indoor air samples results appear to mimic the outdoor air sample results.

To further assess the potential impact the concentration of detected compounds may have on the subject property; the NYSDOH has provided a guidance tools to use for evaluation. These tools consist of a decision matrices which are risk management tools that provides guidance on a case-by-case basis regarding actions that should be taken to address current and potential exposures related to soil vapor intrusion.

In particular, separate matrices have been established for Tetrachloroethylene which was detected in the sub-slab soil vapor point located in the southern portion of the warehouse. The matrix for Tetrachloroethene establishes a minimum threshold concentration of 30 ug/m³ for sub-slab soil gas vapor and 3 ug/m³ for indoor ambient air. Any sub-slab vapor or indoor ambient air concentrations detected below these levels for each compound does not warrant any further investigation or mitigation, however, exceedances may require further action.

With reference to Tetrachloroethylene, review of the analytical results revealed that this compound was detected in the sub-slab soil gas but, was not detected in the indoor ambient air samples. Based on the matrices, no further action is required; however, please note that the standard was revised by the NYS Department of Health (NYSDOH) but the matrices were never updated. If the new standard is applied to the matrices, the recommendation would be to monitor the building to ensure that no vapors enter into the building in the future.

Table 2 provides a list of those constituents with elevated concentrations and their values. The laboratory analysis sheets (NYS ASPA) as prepared by Long Island Analytical are presented in **Appendix A** of this document.

Soil Sample Results

The laboratory analysis performed on the open grate stormwater leaching pool sample revealed that no elevated concentrations were detected. The samples collected from the soil boring locations revealed that elevated concentrations of acetone were identified in several locations (B-2, B-4, B-5 & B-7) and hexavalent chromium was detected in boring location B-5 at a depth of four to six (4-6) feet. **Table 3** provides a comparison of those constituents with elevated concentrations and the regulatory agency guidance values. The laboratory analysis sheets (NYS ASPA) as prepared by Long Island Analytical Laboratories are presented in **Appendix A** of this document.

Based on the laboratory results, either additional sampling would be required in the vicinity of the boring locations that exhibited elevated concentrations or remediation of the soil beneath the concrete slab would be required.

The laboratory analysis performed on the open grate stormwater leaching pool sample (DW-4) located in the northwest portion of the property revealed that no elevated concentrations were detected. As a result, no further sampling or remedial activities are required for this structure.

TABLE 2

SOIL GAS AND AMBIENT AIR SAMPLE RESULTS

Parameter	(BASE) database 90 th percentile	NYSDOH Air Guideline Values	SSSV-S	SSSV-N	IA	OA
Acetone	98.9	<i>NGV</i>	150	24	20	16
Benzene	9.4	<i>NGV</i>	12	0.86	0.64	0.57
Carbon Tetrachloride	1.3	<i>NGV</i>	ND	ND	0.44	0.50
Carbon Disulfide	4.2	<i>NGV</i>	1.2	ND	ND	ND
Dichlorodifluoromethane	16.5	<i>NGV</i>	2.6	3.1	2.9	2.8
Chloromethane	1.1	<i>NGV</i>	0.41	1.2	1.2	1.1
Isopropanol	NS	<i>NGV</i>	26	4.4	3.9	4.8
Ethylbenzene	5.7	<i>NGV</i>	4.8	0.91	1.1	ND
4-Ethyltoluene	3.6	<i>NGV</i>	1.9	ND	ND	ND
Methylene Chloride	10	60	1.3	1.8	1.7	1.9
Methyl Ethyl Ketone (2-Butanone)	NS	<i>NGV</i>	14	2.9	1.9	1.3
4-Methyl-2-Pentanone	6.0	<i>NGV</i>	3.1	ND	ND	ND
1,1,1-Trichloroethane	20.6	<i>NGV</i>	6.5	ND	ND	ND
1,2,4-Trimethylbenzene	9.5	<i>NGV</i>	7.8	ND	ND	ND
1,3,5-Trimethylbenzene	3.7	<i>NGV</i>	9.8	0.84	ND	ND
Trichloroflouromethane	18.1	<i>NGV</i>	1.6	1.7	1.6	1.7
Trichloroethylene	4.2	2	ND	ND	ND	ND
Tetrachloroethylene	15.9	30	73	ND	ND	ND
Tetrahydrofuran	NS	<i>NGV</i>	26	ND	ND	ND
Toluene	43	<i>NGV</i>	43	3.8	3.8	2.4
m/p-xylene	22.2	<i>NGV</i>	14	2.3	3.0	ND
o-xylene	7.9	<i>NGV</i>	4.2	0.87	0.96	ND
n-Hexane	10.2	<i>NGV</i>	ND	1.5	1.1	0.85
n-Heptane	NS	<i>NGV</i>	8.7	1.4	1.8	ND
Styrene	1.9	<i>NGV</i>	6.9	ND	ND	ND
Ethyl Acetate TIC	5.4	<i>NGV</i>	ND	0.94	1.4	1.0

Notes:

NGV - No value provided in NYSDOH Air Guideline Value.

Bold and Shaded - detection exceeds its applicable NYSDOH Air Guidance value. Indoor air results compared with indoor values and outdoor air results compared with outdoor values.

Italic - Detection exceeds its established NYSDOH Air Guideline Value.

**TABLE 3
COMPARISON OF RESULTS FOR LEACHING POOL SAMPLES**

Constituents	B-1 4'-8'	B-2 0-4'	B-3 4'-6'	B-4 4'-6'	B-5 4'-6'	B-6 1'-4'	B-7 1'-4'	DW-4	6 NYCRR Part 375 Protection of Groundwater
Semi-Volatiles	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Phenanthrene	ND	ND	ND	245	ND	ND	ND	1,320	1,000,000
Flouranthene	ND	ND	ND	276	ND	ND	ND	2,010	1,000,000
Pyrene	ND	ND	ND	216	ND	ND	ND	1,570	1,000,000
Chrysene	ND	ND	ND	ND	ND	ND	ND	952	1,000
Benzo-b-Flouranthene	ND	ND	ND	ND	ND	ND	ND	1,420	1,700
Volatiles	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Acetone	ND	110	ND	88.6	290	ND	170	ND	50
Methylene Chloride	ND	6.71	7.29	13.2	ND	ND	D	ND	50
Methyl Ethyl Ketone	ND	19.4	ND	ND	44.5	ND	31.2	ND	120
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	35.1	ND	8,400
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	48.9	ND	3,600
sec-Butylbenzene	ND	ND	ND	ND	ND	ND	27.0	ND	11,000
PCBs	No PCBs were Detected								
Metals	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Arsenic	2.08	2.38	ND	ND	ND	ND	3.72	ND	16
Barium	66.6	79.9	14.1	52.5	51.7	44.3	57.1	15.7	820
Chromium	4.74	4.00	3.07	1.75	6.41	4.57	6.82	12.4	19
Copper	20.2	75.3	5.60	5.40	24.2	14.8	31.3	95.7	1,720
Lead	129	111	28.6	198	90.0	95.6	128	28.8	450
Manganese	39.4	40.1	15.8	17.4	37.5	153	86.6	62.4	2,000
Nickel	2.73	3.77	1.94	1.70	ND	4.03	6.45	7.09	130
Zinc	183	236	21.1	63.0	95.2	65.7	124	367	2,480
Hexavalent Chromium	ND	ND	ND	ND	43.6	ND	ND	ND	19
Mercury	0.44	0.39	0.05	0.06	0.07	0.24	0.18	0.03	0.73

4.0 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 and investigative equipment included Summa™ Canisters, polyethylene tubing, a stainless steel hand auger, dedicated plastic bailer and sample vessels.

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, log book 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 a 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.

5.0 SUMMARY AND CONCLUSION

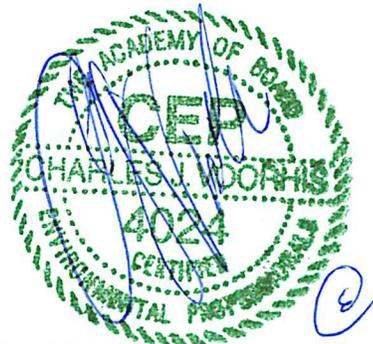
This investigation was completed to address issues raised in a Phase I ESA prepared by Nelson, Pope & Voorhis, LLC dated November 18, 2015. A sampling and analysis program was designed to determine if the former uses of the subject property have resulted in a release that may have generated environmentally adverse soil vapor conditions as well as if discharges to the on-site stormwater drainage structures had impacted the subsoils of the subject property. The sampling and analysis plan consisted of soil vapor and soil testing using analytical test methods consistent with expected parameters and regulatory action levels as well as soil cleanup objective standards. The following presents the results of this investigation.

1. The sub-slab soil vapor and ambient indoor and outdoor air was sampled in order to determine if elevated concentrations of volatile organic compounds were present. Based on the sample results, several of the analyzed constituents exhibited slightly elevated concentrations; however, none of the concentrations exceeded the NYSDOH standards or the USEPA BASE guidance values for commercial uses, except for tetrachloroethylene. Tetrachloroethylene was detected in the sub-slab soil gas but, was not detected in the indoor ambient air sample. Based on the matrices, no further action is required; however, please note that the standard was revised by the NYS Department of Health (NYSDOH) from 100 ug/m³ to 30 ug/m³ but the matrices were never updated. If the new standard is applied to the matrices, the recommendation would be to monitor the building to ensure that no vapors enter into the building in the future.
2. The laboratory analysis performed on the soil samples collected from seven (7) boring locations revealed that elevated concentrations of acetone were identified in several locations (B-2, B-4, B-5 & B-7) and hexavalent chromium was detected in boring location B-5 at a depth of four to six (4-6) feet. Based on the laboratory results, either additional sampling would be required in the vicinity of the boring locations that exhibited elevated concentrations in order to better define the extent of the soil contamination present on the property or remediation of the soil beneath the concrete slab would be required.
3. The laboratory analysis performed on the open grate stormwater leaching pool sample (DW-4) located in the northwest portion of the property revealed that no elevated concentrations were detected. As a result, no further sampling or remedial activities are required for this structure.

The subject property has been evaluated in accordance with appropriate regulatory agency requirements 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.

11/18/15

Date of Completion



*Charles J. Voorhis, CEP, AICP
Project Manager*

6.0 REFERENCES

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), 1992, Sampling Guidelines and Protocols, Technology Background and Quality Control/Quality Assurance for NYSDEC Spill Response Program, NYSDEC, Albany, New York.

NYSDEC, 2006, 6 NYCRR Part 375 Environmental Remediation Programs, Subparts 375-1 to 375-4 & 375-6, Division of Environmental Remediation, Albany, New York.

New York State Department of Health (NYSDOH), 2005, Guidance for Evaluating Soil Vapor Intrusion in the State of New York, Albany, New York.

FIGURES



**FIGURE 1
SAMPLE LOCATION MAP**

**195 E. Merrick Ave.
Freeport**



Source: NYS Orthophotography, 2013
Scale: 1 inch = 75 feet



Limited Phase II ESA

APPENDICES

APPENDIX A

LABORATORY DATA SHEETS



**LONG
ISLAND
ANALYTICAL
LABORATORIES INC.**

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Laboratory Report

NYSDOH ELAP# 11693
USEPA# NY01273
CTDOH# PH-0284
AIHA# 164456
NJDEP# NY012
PADEP# 68-2943

LIAL# 5103014

November 10, 2015

Nelson, Pope & Voorhis
Steve McGinn
572 Walt Whitman Road
Melville, NY 11747

Re: 195 E. Merrick Rd Freeport

Dear Steve McGinn,

Enclosed please find the laboratory Analysis Report(s) for sample(s) received on October 30, 2015. Long Island Analytical laboratories analyzed the samples on November 03, 2015 for the following:

SAMPLE ID	ANALYSIS
SSSV-S	TO-15
SSSV-N	TO-15
IA	TO-15
OA	TO-15

If you have any questions or require further information, please call at your convenience. Long Island Analytical Laboratories Inc. is a NELAP accredited laboratory. All reported results meet the requirements of the NELAP standards unless noted. Report shall not be reproduced except in full without the written approval of the laboratory. Results related only to items tested. Long Island Analytical Laboratories would like to thank you for the opportunity to be of service to you.

Best Regards,

Long Island Analytical Laboratories, Inc.

Michael Veraldi - Laboratory Director

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 10:54	Sample ID: SSSV-S
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-01
Matrix: Air	ELAP: #11693

Subcontracted Analyses

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	0.82	6.5	ug/m ³	6.V
1,1,2,2-Tetrachloroethane	79-34-5	1.0	<1.0	ug/m ³	6.V
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	1.1	<1.1	ug/m ³	6.V
1,1,2-Trichloroethane	79-00-5	0.82	<0.82	ug/m ³	6.V
1,1-Dichloroethane	75-34-3	0.61	<0.61	ug/m ³	6.V
1,1-Dichloroethylene	75-35-4	0.59	<0.59	ug/m ³	6.V
1,2,4-Trichlorobenzene	120-82-1	1.1	<1.1	ug/m ³	6.V
1,2,4-Trimethylbenzene	95-63-6	0.74	7.8	ug/m ³	6.V
1,2-Dibromoethane	106-93-4	1.2	<1.2	ug/m ³	6.V
1,2-Dichlorobenzene	95-50-1	0.90	<0.90	ug/m ³	6.V
1,2-Dichloroethane	107-06-2	0.61	<0.61	ug/m ³	6.V
1,2-Dichloropropane	78-87-5	0.69	<0.69	ug/m ³	6.V
1,2-Dichlorotetrafluoroethane	76-14-2	1.0	<1.0	ug/m ³	6.V
1,3,5-Trimethylbenzene	108-67-8	7.4	9.8	ug/m ³	3.E, 6.V
1,3-Butadiene	106-99-0	0.33	<0.33	ug/m ³	6.V
1,3-Dichlorobenzene	541-73-1	0.90	<0.90	ug/m ³	6.V
1,4-Dichlorobenzene	106-46-7	0.90	<0.90	ug/m ³	6.V
1,4-Dioxane	123-91-1	1.1	<1.1	ug/m ³	6.V
4-Ethyltoluene	622-96-8	0.74	1.9	ug/m ³	6.V
4-Methyl-2-Pentanone	108-10-1	1.2	3.1	ug/m ³	6.V
Acetone	67-64-1	29	150	ug/m ³	3.E, 6.V
Benzene	71-43-2	4.8	12	ug/m ³	3.E, 6.V
Benzyl Chloride	100-44-7	0.86	<0.86	ug/m ³	6.V
Bromodichloromethane	75-27-4	1.0	<1.0	ug/m ³	6.V
Bromoform	75-25-2	1.6	<1.6	ug/m ³	6.V
Bromomethane	74-83-9	0.58	<0.58	ug/m ³	6.V
Carbon disulfide	75-15-0	0.47	1.2	ug/m ³	6.V
Carbon Tetrachloride	56-23-5	0.94	<0.94	ug/m ³	6.V
Chlorobenzene	108-90-7	0.69	<0.69	ug/m ³	6.V
Chloroethane	75-00-3	0.40	<0.40	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 10:54	Sample ID: SSSV-S
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-01
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Chloroform	67-66-3	0.73	<0.73	ug/m ³	6.V
Chloromethane	74-87-3	0.31	0.41	ug/m ³	6.V
cis-1,2-Dichloroethylene	156-59-2	0.59	<0.59	ug/m ³	6.V
cis-1,3-Dichloropropylene	10061-01-5	0.68	<0.68	ug/m ³	6.V
Cyclohexane	110-82-7	0.52	<0.52	ug/m ³	6.V
Dibromochloromethane	124-48-1	1.3	<1.3	ug/m ³	6.V
Dichlorodifluoromethane	75-71-8	0.74	2.6	ug/m ³	6.V
Ethyl Acetate TIC	141-78-6	0.90	<0.90	ug/m ³	6.V
Ethylbenzene	100-41-4	0.65	4.8	ug/m ³	6.V
Hexachlorobutadiene	87-68-3	1.6	<1.6	ug/m ³	6.V
Isopropanol	67-63-0	3.7	26	ug/m ³	3.E, 6.V
m,p-Xylenes	108-38-3/106-42-3	1.3	14	ug/m ³	6.V
Methyl Butyl Ketone (2-Hexanone)	591-78-6	1.2	<1.2	ug/m ³	6.V
Methyl Ethyl Ketone (2-Butanone)	78-93-3	8.8	14	ug/m ³	3.E, 6.V
Methylene Chloride	75-09-2	0.52	1.3	ug/m ³	6.V
Methyl-tert-Butyl Ether	1634-04-4	0.54	<0.54	ug/m ³	6.V
n-Heptane	142-82-5	0.61	8.7	ug/m ³	6.V
n-Hexane	110-54-3	0.53	<0.53	ug/m ³	6.V
o-Xylene	95-47-6	0.65	4.2	ug/m ³	6.V
Propylene	115-07-1	0.26	<0.26	ug/m ³	6.V
Styrene	100-42-5	0.64	6.9	ug/m ³	6.V
Tetrachloroethylene	127-18-4	10	73	ug/m ³	3.E, 6.V
Tetrahydrofuran	109-99-9	4.4	26	ug/m ³	3.E, 6.V
Toluene	108-88-3	5.7	43	ug/m ³	3.E, 6.V
trans-1,2-Dichloroethylene	156-60-5	0.59	<0.59	ug/m ³	6.V
trans-1,3-Dichloropropylene	10061-02-6	0.68	<0.68	ug/m ³	6.V
Trichloroethylene	79-01-6	0.81	<0.81	ug/m ³	6.V
Trichlorofluoromethane	75-69-4	0.84	1.6	ug/m ³	6.V
Vinyl acetate	108-05-4	0.53	<0.53	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 10:54	Sample ID: SSSV-S
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Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	0.38	<0.38	ug/m ³	6.V

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
4-Bromofluorobenzene	460-00-4	127	70-130	6.V

Date Prepared: 11/03/2015

Preparation Method: Outside Preparation

Date Analyzed: 11/03/2015

Analytical Method: TO-15

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:02	Sample ID: SSSV-N
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-02
Matrix: Air	ELAP: #11693

Subcontracted Analyses

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	0.82	<0.82	ug/m ³	6.V
1,1,2,2-Tetrachloroethane	79-34-5	1.0	<1.0	ug/m ³	6.V
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	1.1	<1.1	ug/m ³	6.V
1,1,2-Trichloroethane	79-00-5	0.82	<0.82	ug/m ³	6.V
1,1-Dichloroethane	75-34-3	0.61	<0.61	ug/m ³	6.V
1,1-Dichloroethylene	75-35-4	0.59	<0.59	ug/m ³	6.V
1,2,4-Trichlorobenzene	120-82-1	1.1	<1.1	ug/m ³	6.V
1,2,4-Trimethylbenzene	95-63-6	0.74	<0.74	ug/m ³	6.V
1,2-Dibromoethane	106-93-4	1.2	<1.2	ug/m ³	6.V
1,2-Dichlorobenzene	95-50-1	0.90	<0.90	ug/m ³	6.V
1,2-Dichloroethane	107-06-2	0.61	<0.61	ug/m ³	6.V
1,2-Dichloropropane	78-87-5	0.69	<0.69	ug/m ³	6.V
1,2-Dichlorotetrafluoroethane	76-14-2	1.0	<1.0	ug/m ³	6.V
1,3,5-Trimethylbenzene	108-67-8	0.74	0.84	ug/m ³	6.V
1,3-Butadiene	106-99-0	0.33	<0.33	ug/m ³	6.V
1,3-Dichlorobenzene	541-73-1	0.90	<0.90	ug/m ³	6.V
1,4-Dichlorobenzene	106-46-7	0.90	<0.90	ug/m ³	6.V
1,4-Dioxane	123-91-1	1.1	<1.1	ug/m ³	6.V
4-Ethyltoluene	622-96-8	0.74	<0.74	ug/m ³	6.V
4-Methyl-2-Pentanone	108-10-1	1.2	<1.2	ug/m ³	6.V
Acetone	67-64-1	7.3	24	ug/m ³	3.E, 6.V
Benzene	71-43-2	0.48	0.86	ug/m ³	6.V
Benzyl Chloride	100-44-7	0.86	<0.86	ug/m ³	6.V
Bromodichloromethane	75-27-4	1.0	<1.0	ug/m ³	6.V
Bromoform	75-25-2	1.6	<1.6	ug/m ³	6.V
Bromomethane	74-83-9	0.58	<0.58	ug/m ³	6.V
Carbon disulfide	75-15-0	0.47	<0.47	ug/m ³	6.V
Carbon Tetrachloride	56-23-5	0.94	<0.94	ug/m ³	6.V
Chlorobenzene	108-90-7	0.69	<0.69	ug/m ³	6.V
Chloroethane	75-00-3	0.40	<0.40	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:02	Sample ID: SSSV-N
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-02
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Chloroform	67-66-3	0.73	<0.73	ug/m ³	6.V
Chloromethane	74-87-3	0.31	1.2	ug/m ³	6.V
cis-1,2-Dichloroethylene	156-59-2	0.59	<0.59	ug/m ³	6.V
cis-1,3-Dichloropropylene	10061-01-5	0.68	<0.68	ug/m ³	6.V
Cyclohexane	110-82-7	0.52	<0.52	ug/m ³	6.V
Dibromochloromethane	124-48-1	1.3	<1.3	ug/m ³	6.V
Dichlorodifluoromethane	75-71-8	0.74	3.1	ug/m ³	6.V
Ethyl Acetate TIC	141-78-6	0.90	0.94	ug/m ³	6.V
Ethylbenzene	100-41-4	0.65	0.91	ug/m ³	6.V
Hexachlorobutadiene	87-68-3	1.6	<1.6	ug/m ³	6.V
Isopropanol	67-63-0	0.37	4.4	ug/m ³	6.V
m,p-Xylenes	108-38-3/106-42-3	1.3	2.3	ug/m ³	6.V
Methyl Butyl Ketone (2-Hexanone)	591-78-6	1.2	<1.2	ug/m ³	6.V
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.88	2.9	ug/m ³	6.V
Methylene Chloride	75-09-2	0.52	1.8	ug/m ³	6.V
Methyl-tert-Butyl Ether	1634-04-4	0.54	<0.54	ug/m ³	6.V
n-Heptane	142-82-5	0.61	1.4	ug/m ³	6.V
n-Hexane	110-54-3	0.53	1.5	ug/m ³	6.V
o-Xylene	95-47-6	0.65	0.87	ug/m ³	6.V
Propylene	115-07-1	0.26	<0.26	ug/m ³	6.V
Styrene	100-42-5	0.64	<0.64	ug/m ³	6.V
Tetrachloroethylene	127-18-4	1.0	<1.0	ug/m ³	6.V
Tetrahydrofuran	109-99-9	0.44	<0.44	ug/m ³	6.V
Toluene	108-88-3	0.57	3.8	ug/m ³	6.V
trans-1,2-Dichloroethylene	156-60-5	0.59	<0.59	ug/m ³	6.V
trans-1,3-Dichloropropylene	10061-02-6	0.68	<0.68	ug/m ³	6.V
Trichloroethylene	79-01-6	0.81	<0.81	ug/m ³	6.V
Trichlorofluoromethane	75-69-4	0.84	1.7	ug/m ³	6.V
Vinyl acetate	108-05-4	0.53	<0.53	ug/m ³	6.V



Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:02	Sample ID: SSSV-N
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-02
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	0.38	<0.38	ug/m ³	6.V

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
4-Bromofluorobenzene	460-00-4	78	70-130	6.V

Date Prepared: 11/03/2015

Preparation Method: Outside Preparation

Date Analyzed: 11/03/2015

Analytical Method: TO-15



**LONG
ISLAND
ANALYTICAL
LABORATORIES INC.**

"TOMORROW'S ANALYTICAL SOLUTIONS TODAY"

110 Colin Drive • Holbrook, New York 11741

Phone (631) 472-3400 • Fax (631) 472-8505 • Email: LIAL@lialinc.com

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:10	Sample ID: IA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-03
Matrix: Air	ELAP: #11693

Subcontracted Analyses

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	0.82	<0.82	ug/m ³	6.V
1,1,2,2-Tetrachloroethane	79-34-5	1.0	<1.0	ug/m ³	6.V
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	1.1	<1.1	ug/m ³	6.V
1,1,2-Trichloroethane	79-00-5	0.82	<0.82	ug/m ³	6.V
1,1-Dichloroethane	75-34-3	0.61	<0.61	ug/m ³	6.V
1,1-Dichloroethylene	75-35-4	0.59	<0.59	ug/m ³	6.V
1,2,4-Trichlorobenzene	120-82-1	1.1	<1.1	ug/m ³	6.V
1,2,4-Trimethylbenzene	95-63-6	0.74	<0.74	ug/m ³	6.V
1,2-Dibromoethane	106-93-4	1.2	<1.2	ug/m ³	6.V
1,2-Dichlorobenzene	95-50-1	0.90	<0.90	ug/m ³	6.V
1,2-Dichloroethane	107-06-2	0.61	<0.61	ug/m ³	6.V
1,2-Dichloropropane	78-87-5	0.69	<0.69	ug/m ³	6.V
1,2-Dichlorotetrafluoroethane	76-14-2	1.0	<1.0	ug/m ³	6.V
1,3,5-Trimethylbenzene	108-67-8	0.74	<0.74	ug/m ³	6.V
1,3-Butadiene	106-99-0	0.33	<0.33	ug/m ³	6.V
1,3-Dichlorobenzene	541-73-1	0.90	<0.90	ug/m ³	6.V
1,4-Dichlorobenzene	106-46-7	0.90	<0.90	ug/m ³	6.V
1,4-Dioxane	123-91-1	1.1	<1.1	ug/m ³	6.V
4-Ethyltoluene	622-96-8	0.74	<0.74	ug/m ³	6.V
4-Methyl-2-Pentanone	108-10-1	1.2	<1.2	ug/m ³	6.V
Acetone	67-64-1	7.3	20	ug/m ³	3.E, 6.V
Benzene	71-43-2	0.48	0.64	ug/m ³	6.V
Benzyl Chloride	100-44-7	0.86	<0.86	ug/m ³	6.V
Bromodichloromethane	75-27-4	1.0	<1.0	ug/m ³	6.V
Bromoform	75-25-2	1.6	<1.6	ug/m ³	6.V
Bromomethane	74-83-9	0.58	<0.58	ug/m ³	6.V
Carbon disulfide	75-15-0	0.47	<0.47	ug/m ³	6.V
Carbon Tetrachloride	56-23-5	0.25	0.44	ug/m ³	6.V
Chlorobenzene	108-90-7	0.69	<0.69	ug/m ³	6.V
Chloroethane	75-00-3	0.40	<0.40	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:10	Sample ID: IA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-03
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Chloroform	67-66-3	0.73	<0.73	ug/m ³	6.V
Chloromethane	74-87-3	0.31	1.2	ug/m ³	6.V
cis-1,2-Dichloroethylene	156-59-2	0.59	<0.59	ug/m ³	6.V
cis-1,3-Dichloropropylene	10061-01-5	0.68	<0.68	ug/m ³	6.V
Cyclohexane	110-82-7	0.52	<0.52	ug/m ³	6.V
Dibromochloromethane	124-48-1	1.3	<1.3	ug/m ³	6.V
Dichlorodifluoromethane	75-71-8	0.74	2.9	ug/m ³	6.V
Ethyl Acetate TIC	141-78-6	0.90	1.4	ug/m ³	6.V
Ethylbenzene	100-41-4	0.65	1.1	ug/m ³	6.V
Hexachlorobutadiene	87-68-3	1.6	<1.6	ug/m ³	6.V
Isopropanol	67-63-0	0.37	3.9	ug/m ³	6.V
m,p-Xylenes	108-38-3/106-42-3	1.3	3.0	ug/m ³	6.V
Methyl Butyl Ketone (2-Hexanone)	591-78-6	1.2	<1.2	ug/m ³	6.V
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.88	1.9	ug/m ³	6.V
Methylene Chloride	75-09-2	0.52	1.7	ug/m ³	6.V
Methyl-tert-Butyl Ether	1634-04-4	0.54	<0.54	ug/m ³	6.V
n-Heptane	142-82-5	0.61	1.8	ug/m ³	6.V
n-Hexane	110-54-3	0.53	1.1	ug/m ³	6.V
o-Xylene	95-47-6	0.65	0.96	ug/m ³	6.V
Propylene	115-07-1	0.26	<0.26	ug/m ³	6.V
Styrene	100-42-5	0.64	<0.64	ug/m ³	6.V
Tetrachloroethylene	127-18-4	1.0	<1.0	ug/m ³	6.V
Tetrahydrofuran	109-99-9	0.44	<0.44	ug/m ³	6.V
Toluene	108-88-3	0.57	3.8	ug/m ³	6.V
trans-1,2-Dichloroethylene	156-60-5	0.59	<0.59	ug/m ³	6.V
trans-1,3-Dichloropropylene	10061-02-6	0.68	<0.68	ug/m ³	6.V
Trichloroethylene	79-01-6	0.21	<0.21	ug/m ³	6.V
Trichlorofluoromethane	75-69-4	0.84	1.6	ug/m ³	6.V
Vinyl acetate	108-05-4	0.53	<0.53	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:10	Sample ID: IA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-03
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	0.10	<0.10	ug/m ³	6.V

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
4-Bromofluorobenzene	460-00-4	83	70-130	6.V

Date Prepared: 11/03/2015

Preparation Method: Outside Preparation

Date Analyzed: 11/03/2015

Analytical Method: TO-15

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:00	Sample ID: OA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-04
Matrix: Air	ELAP: #11693

Subcontracted Analyses

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	0.82	<0.82	ug/m ³	6.V
1,1,2,2-Tetrachloroethane	79-34-5	1.0	<1.0	ug/m ³	6.V
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	1.1	<1.1	ug/m ³	6.V
1,1,2-Trichloroethane	79-00-5	0.82	<0.82	ug/m ³	6.V
1,1-Dichloroethane	75-34-3	0.61	<0.61	ug/m ³	6.V
1,1-Dichloroethylene	75-35-4	0.59	<0.59	ug/m ³	6.V
1,2,4-Trichlorobenzene	120-82-1	1.1	<1.1	ug/m ³	6.V
1,2,4-Trimethylbenzene	95-63-6	0.74	<0.74	ug/m ³	6.V
1,2-Dibromoethane	106-93-4	1.2	<1.2	ug/m ³	6.V
1,2-Dichlorobenzene	95-50-1	0.90	<0.90	ug/m ³	6.V
1,2-Dichloroethane	107-06-2	0.61	<0.61	ug/m ³	6.V
1,2-Dichloropropane	78-87-5	0.69	<0.69	ug/m ³	6.V
1,2-Dichlorotetrafluoroethane	76-14-2	1.0	<1.0	ug/m ³	6.V
1,3,5-Trimethylbenzene	108-67-8	0.74	<0.74	ug/m ³	6.V
1,3-Butadiene	106-99-0	0.33	<0.33	ug/m ³	6.V
1,3-Dichlorobenzene	541-73-1	0.90	<0.90	ug/m ³	6.V
1,4-Dichlorobenzene	106-46-7	0.90	<0.90	ug/m ³	6.V
1,4-Dioxane	123-91-1	1.1	<1.1	ug/m ³	6.V
4-Ethyltoluene	622-96-8	0.74	<0.74	ug/m ³	6.V
4-Methyl-2-Pentanone	108-10-1	1.2	<1.2	ug/m ³	6.V
Acetone	67-64-1	3.6	16	ug/m ³	3.E, 6.V
Benzene	71-43-2	0.48	0.57	ug/m ³	6.V
Benzyl Chloride	100-44-7	0.86	<0.86	ug/m ³	6.V
Bromodichloromethane	75-27-4	1.0	<1.0	ug/m ³	6.V
Bromoform	75-25-2	1.6	<1.6	ug/m ³	6.V
Bromomethane	74-83-9	0.58	<0.58	ug/m ³	6.V
Carbon disulfide	75-15-0	0.47	<0.47	ug/m ³	6.V
Carbon Tetrachloride	56-23-5	0.25	0.50	ug/m ³	6.V
Chlorobenzene	108-90-7	0.69	<0.69	ug/m ³	6.V
Chloroethane	75-00-3	0.40	<0.40	ug/m ³	6.V

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:00	Sample ID: OA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-04
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Chloroform	67-66-3	0.73	<0.73	ug/m ³	6.V
Chloromethane	74-87-3	0.31	1.1	ug/m ³	6.V
cis-1,2-Dichloroethylene	156-59-2	0.59	<0.59	ug/m ³	6.V
cis-1,3-Dichloropropylene	10061-01-5	0.68	<0.68	ug/m ³	6.V
Cyclohexane	110-82-7	0.52	<0.52	ug/m ³	6.V
Dibromochloromethane	124-48-1	1.3	<1.3	ug/m ³	6.V
Dichlorodifluoromethane	75-71-8	0.74	2.8	ug/m ³	6.V
Ethyl Acetate TIC	141-78-6	0.90	1.0	ug/m ³	6.V
Ethylbenzene	100-41-4	0.65	<0.65	ug/m ³	6.V
Hexachlorobutadiene	87-68-3	1.6	<1.6	ug/m ³	6.V
Isopropanol	67-63-0	0.37	4.8	ug/m ³	6.V
m,p-Xylenes	108-38-3/106-42-3	1.3	<1.3	ug/m ³	6.V
Methyl Butyl Ketone (2-Hexanone)	591-78-6	1.2	<1.2	ug/m ³	6.V
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.88	1.3	ug/m ³	6.V
Methylene Chloride	75-09-2	0.52	1.9	ug/m ³	6.V
Methyl-tert-Butyl Ether	1634-04-4	0.54	<0.54	ug/m ³	6.V
n-Heptane	142-82-5	0.61	<0.61	ug/m ³	6.V
n-Hexane	110-54-3	0.53	0.85	ug/m ³	6.V
o-Xylene	95-47-6	0.65	<0.65	ug/m ³	6.V
Propylene	115-07-1	0.26	<0.26	ug/m ³	6.V
Styrene	100-42-5	0.64	<0.64	ug/m ³	6.V
Tetrachloroethylene	127-18-4	1.0	<1.0	ug/m ³	6.V
Tetrahydrofuran	109-99-9	0.44	<0.44	ug/m ³	6.V
Toluene	108-88-3	0.57	2.4	ug/m ³	6.V
trans-1,2-Dichloroethylene	156-60-5	0.59	<0.59	ug/m ³	6.V
trans-1,3-Dichloropropylene	10061-02-6	0.68	<0.68	ug/m ³	6.V
Trichloroethylene	79-01-6	0.21	<0.21	ug/m ³	6.V
Trichlorofluoromethane	75-69-4	0.84	1.7	ug/m ³	6.V
Vinyl acetate	108-05-4	0.53	<0.53	ug/m ³	6.V



Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd Freeport
Date (Time) Collected: 10/30/2015 11:00	Sample ID: OA
Date (Time) Received: 10/30/2015 17:01	Laboratory ID: 5103014-04
Matrix: Air	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	0.10	<0.10	ug/m ³	6.V

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
4-Bromofluorobenzene	460-00-4	86	70-130	6.V

Date Prepared: 11/03/2015

Preparation Method: Outside Preparation

Date Analyzed: 11/03/2015

Analytical Method: TO-15

Data Qualifiers Key Reference:

3.E Compound reported at a dilution factor.
 6.V Subcontractor ELAP #11830
 MDL Minimum Detection Limit
 LOQ Limit of Quantitation

CHAIN OF CUSTODY / REQUEST FOR ANALYSIS DOCUMENT

CLIENT NAME/ADDRESS: NPV
572 W. Hawthorn Rd
Melville, NY 11747

CONTACT: Steve McGinn
PHONE: 427-5665
FAX:
EMAIL:

PROJECT LOCATION: 195 E. Merrick Rd, Freeport

SAMPLER (SIGNATURE): *[Signature]*
SAMPLER NAME (PRINT): Jonathan McGinn

SAMPLE(S) SEALED: YES / NC
CORRECT CONTAINER(S): YES / NO

AIN: 5103014
LY)

TERMS & CONDITIONS: Accounts are payable in full within thirty days, outstanding balances accrue service charges of 1.5% per month. Tending of samples to LIAL for analytical testing constitutes agreement by buyer/sampler to LIAL's Standard terms

LABORATORY ID # <small>For Laboratory Use Only</small>	MATRIX	TYPE	PH	RES CHLORINE	DATE	TIME	SAMPLE # LOCATION	SAMPLES RECEIVED AT	ANALYSIS REQUIRED	# OF CONTAINERS
1. 513014-01	A G				10/30/15	10:54	SSSV-J	NA °C	X	1
2. 02	A G				10/30/15	11:07	SSSV-N		X	1
3. 03	A G				10/30/15	11:10	IA		X	1
4. 04	A G				10/30/15	11:00	OA		X	1
5.										
6.										
7.										
8.										
9.										
10.										
11.										
12.										
13.										
14.										

MATRIX: S=SOIL; SL=SLUDGE; DW=DRINKING WATER; A=AIR; W=WIPE;
PC=PAINT CHIPS; BM=BULK MATERIAL, O=OIL, WW=WASTE WATER
TYPE: G=GRAB; C=COMPOSITE; SS=SPLIT SPOON
PRES: (1) ICE; (2) HCL; (3) H₂SO₄; (4) NaOH; (5) Na₂S₂O₃; (6) HNO₃; (7) OTHER

TURNAROUND REQUIRED:
 NORMAL STAT
BY / /

COMMENTS / INSTRUCTIONS

RELEINQUISHED BY (SIGNATURE): *[Signature]* DATE: 10/30/15 TIME: 4:55
PRINTED NAME: Jonathan McGinn

RECEIVED BY (SIGNATURE): *[Signature]* DATE: 0-3-14 TIME: 4:55
PRINTED NAME: Ben Lamberson

RELEINQUISHED BY (SIGNATURE): *[Signature]* DATE: 10/30/15 TIME: 5:00
PRINTED NAME: Ben Lamberson



**LONG
ISLAND
ANALYTICAL
LABORATORIES INC.**

"TOMORROWS ANALYTICAL SOLUTIONS TODAY"

Laboratory Report

NYSDOH ELAP# 11693
USEPA# NY01273
CTDOH# PH-0284
AIHA# 164456
NJDEP# NY012
PADEP# 68-2943

LIAL# 5103015

November 09, 2015

Nelson, Pope & Voorhis
Steve McGinn
572 Walt Whitman Road
Melville, NY 11747

Re: 195 E. Merrick Rd

Dear Steve McGinn,

Enclosed please find the laboratory Analysis Report(s) for sample(s) received on October 30, 2015. Long Island Analytical laboratories analyzed the samples on November 06, 2015 for the following:

SAMPLE ID	ANALYSIS
B-1 4'-6'	NYC Part 375 Package
B-2 0'-4'	NYC Part 375 Package
B-3 4'-6'	NYC Part 375 Package
B-4 4'-6'	NYC Part 375 Package
B-5 4'-6'	NYC Part 375 Package
B-6 1'-4'	NYC Part 375 Package
B-7 1'-4'	NYC Part 375 Package
DW-4	NYC Part 375 Package

Samples received at 2.9 °C

5.L Results may be biased low due to the sample not being collected according to 5035A-L/5035A-H low level specifications.

If you have any questions or require further information, please call at your convenience. Long Island Analytical Laboratories Inc. is a NELAP accredited laboratory. All reported results meet the requirements of the NELAP standards unless noted. Report shall not be reproduced except in full without the written approval of the laboratory. Results related only to items tested. Long Island Analytical Laboratories would like to thank you for the opportunity to be of service to you.

Best Regards,

Long Island Analytical Laboratories, Inc.

Michael Veraldi - Laboratory Director

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	6.37	<6.37	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	6.37	<6.37	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	6.37	<6.37	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	6.37	<6.37	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	6.37	<6.37	ug/kg dry	5.L
1,2-Dichloroethane	107-06-2	6.37	<6.37	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	6.37	<6.37	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	6.37	<6.37	ug/kg dry	5.L
1,4-Dichlorobenzene	106-46-7	6.37	<6.37	ug/kg dry	5.L
1,4-Dioxane	123-91-1	63.7	<63.7	ug/kg dry	5.L
Acetone	67-64-1	63.7	<63.7	ug/kg dry	5.L
Benzene	71-43-2	6.37	<6.37	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	6.37	<6.37	ug/kg dry	5.L
Chlorobenzene	108-90-7	6.37	<6.37	ug/kg dry	5.L
Chloroform	67-66-3	6.37	<6.37	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	6.37	<6.37	ug/kg dry	5.L
Ethylbenzene	100-41-4	6.37	<6.37	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	12.7	<12.7	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	12.7	<12.7	ug/kg dry	5.L, 4.J
Methylene Chloride	75-09-2	6.37	<6.37	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	6.37	<6.37	ug/kg dry	5.L
n-Butylbenzene	104-51-8	6.37	<6.37	ug/kg dry	5.L
n-Propylbenzene	103-65-1	6.37	<6.37	ug/kg dry	5.L
o-Xylene	95-47-6	6.37	<6.37	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	6.37	<6.37	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	6.37	<6.37	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	6.37	<6.37	ug/kg dry	5.L
Toluene	108-88-3	6.37	<6.37	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	6.37	<6.37	ug/kg dry	5.L
Trichloroethylene	79-01-6	6.37	<6.37	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	6.37	<6.37	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	106	74.4-131	
4-Bromofluorobenzene	460-00-4	104	82.3-134	
Dibromofluoromethane	1868-53-7	103	79.4-122	
Toluene-d8	2037-26-5	103	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	78	50-200	
1,4-Difluorobenzene	540-36-3	94	50-200	
Chlorobenzene-d5	3114-55-4	91	50-200	
Pentafluorobenzene	363-72-4	91	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/03/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	191	<191	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	191	<191	ug/kg dry	
Acenaphthene	83-32-9	191	<191	ug/kg dry	
Acenaphthylene	208-96-8	191	<191	ug/kg dry	
Anthracene	120-12-7	191	<191	ug/kg dry	
Benzo(a)anthracene	56-55-3	191	<191	ug/kg dry	
Benzo(a)pyrene	50-32-8	191	<191	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	191	<191	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	191	<191	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	191	<191	ug/kg dry	
Chrysene	218-01-9	191	<191	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	191	<191	ug/kg dry	
Dibenzofuran	132-64-9	191	<191	ug/kg dry	
Fluoranthene	206-44-0	191	<191	ug/kg dry	
Fluorene	86-73-7	191	<191	ug/kg dry	
Hexachlorobenzene	118-74-1	191	<191	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	191	<191	ug/kg dry	
Naphthalene	91-20-3	191	<191	ug/kg dry	
Pentachlorophenol	87-86-5	191	<191	ug/kg dry	
Phenanthrene	85-01-8	191	<191	ug/kg dry	
Phenol	108-95-2	191	<191	ug/kg dry	
Pyrene	129-00-0	191	<191	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	87	18.04-120.2	
2-Fluorobiphenyl	321-60-8	78	34.39-110.73	
2-Fluorophenol	367-12-4	90	22.98-107.57	
Nitrobenzene-d5	4165-60-0	100	31-118.25	
Phenol-d6	13127-88-3	98	35.55-111.39	
Terphenyl-d14	1718-51-0	90	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	73	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	71	50-200	
Chrysene-d12	1719-03-5	74	50-200	
Naphthalene-d8	1146-65-2	73	50-200	
Perylene-d12	1520-96-3	75	50-200	
Phenanthrene-d10	1517-22-2	70	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	12.7	<12.7	ug/kg dry	
Aroclor-1221	11104-28-2	12.7	<12.7	ug/kg dry	
Aroclor-1232	11141-16-5	12.7	<12.7	ug/kg dry	
Aroclor-1242	53469-21-9	12.7	<12.7	ug/kg dry	
Aroclor-1248	12672-29-6	12.7	<12.7	ug/kg dry	
Aroclor-1254	11097-69-1	12.7	<12.7	ug/kg dry	
Aroclor-1260	11096-82-5	12.7	<12.7	ug/kg dry	
Aroclor-1262	37324-23-5	12.7	<12.7	ug/kg dry	
Aroclor-1268	11100-14-4	12.7	<12.7	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	86	43.5-123	
Tetrachloro-m-xylene	877-09-8	102	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	95	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:00	Sample ID: B-1 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-01 % Solid:78.47
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.80	2.08	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.80	66.6	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.80	<1.80	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.80	<1.80	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.80	4.74	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.80	20.2	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.80	129	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.80	39.4	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.80	2.73	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.80	<1.80	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.80	<1.80	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.80	183	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	0.605	<0.605	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.05	0.44	mg/kg dry	3.E

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.25	<0.25	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	6.09	<6.09	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	6.09	<6.09	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	6.09	<6.09	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	6.09	<6.09	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	30.5	<30.5	ug/kg dry	3.A, 5.L
1,2-Dichloroethane	107-06-2	6.09	<6.09	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	6.09	<6.09	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	30.5	<30.5	ug/kg dry	3.A, 5.L
1,4-Dichlorobenzene	106-46-7	30.5	<30.5	ug/kg dry	3.A, 5.L
1,4-Dioxane	123-91-1	60.9	<60.9	ug/kg dry	5.L
Acetone	67-64-1	60.9	110	ug/kg dry	5.L
Benzene	71-43-2	6.09	<6.09	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	6.09	<6.09	ug/kg dry	5.L
Chlorobenzene	108-90-7	6.09	<6.09	ug/kg dry	5.L
Chloroform	67-66-3	6.09	<6.09	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	6.09	<6.09	ug/kg dry	5.L
Ethylbenzene	100-41-4	6.09	<6.09	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	12.2	<12.2	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	12.2	19.4	ug/kg dry	4.J, 5.L
Methylene Chloride	75-09-2	6.09	6.71	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	6.09	<6.09	ug/kg dry	5.L
n-Butylbenzene	104-51-8	30.5	<30.5	ug/kg dry	3.A, 5.L
n-Propylbenzene	103-65-1	6.09	<6.09	ug/kg dry	5.L
o-Xylene	95-47-6	6.09	<6.09	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	6.09	<6.09	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	6.09	<6.09	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	6.09	<6.09	ug/kg dry	5.L
Toluene	108-88-3	6.09	<6.09	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	6.09	<6.09	ug/kg dry	5.L
Trichloroethylene	79-01-6	6.09	<6.09	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	6.09	<6.09	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	109	74.4-131	
4-Bromofluorobenzene	460-00-4	113	82.3-134	
Dibromofluoromethane	1868-53-7	105	79.4-122	
Toluene-d8	2037-26-5	119	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	80	50-200	
1,4-Difluorobenzene	540-36-3	87	50-200	
Chlorobenzene-d5	3114-55-4	71	50-200	
Pentafluorobenzene	363-72-4	88	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/03/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	183	<183	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	183	<183	ug/kg dry	
Acenaphthene	83-32-9	183	<183	ug/kg dry	
Acenaphthylene	208-96-8	183	<183	ug/kg dry	
Anthracene	120-12-7	183	<183	ug/kg dry	
Benzo(a)anthracene	56-55-3	183	<183	ug/kg dry	
Benzo(a)pyrene	50-32-8	183	<183	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	183	<183	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	183	<183	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	183	<183	ug/kg dry	
Chrysene	218-01-9	183	<183	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	183	<183	ug/kg dry	
Dibenzofuran	132-64-9	183	<183	ug/kg dry	
Fluoranthene	206-44-0	183	<183	ug/kg dry	
Fluorene	86-73-7	183	<183	ug/kg dry	
Hexachlorobenzene	118-74-1	183	<183	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	183	<183	ug/kg dry	
Naphthalene	91-20-3	183	<183	ug/kg dry	
Pentachlorophenol	87-86-5	183	<183	ug/kg dry	
Phenanthrene	85-01-8	183	<183	ug/kg dry	
Phenol	108-95-2	183	<183	ug/kg dry	
Pyrene	129-00-0	183	<183	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	37	18.04-120.2	
2-Fluorobiphenyl	321-60-8	35	34.39-110.73	
2-Fluorophenol	367-12-4	32	22.98-107.57	
Nitrobenzene-d5	4165-60-0	44	31-118.25	
Phenol-d6	13127-88-3	33	35.55-111.39	4.L
Terphenyl-d14	1718-51-0	35	41.02-106	4.L

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	81	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	77	50-200	
Chrysene-d12	1719-03-5	79	50-200	
Naphthalene-d8	1146-65-2	80	50-200	
Perylene-d12	1520-96-3	82	50-200	
Phenanthrene-d10	1517-22-2	77	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	12.2	<12.2	ug/kg dry	
Aroclor-1221	11104-28-2	12.2	<12.2	ug/kg dry	
Aroclor-1232	11141-16-5	12.2	<12.2	ug/kg dry	
Aroclor-1242	53469-21-9	12.2	<12.2	ug/kg dry	
Aroclor-1248	12672-29-6	12.2	<12.2	ug/kg dry	
Aroclor-1254	11097-69-1	12.2	<12.2	ug/kg dry	
Aroclor-1260	11096-82-5	12.2	<12.2	ug/kg dry	
Aroclor-1262	37324-23-5	12.2	<12.2	ug/kg dry	
Aroclor-1268	11100-14-4	12.2	<12.2	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	57	43.5-123	
Tetrachloro-m-xylene	877-09-8	88	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	102	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:22	Sample ID: B-2 0'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-02 % Solid:82.09
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.67	2.38	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.67	79.9	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.67	4.00	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.67	75.3	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.67	111	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.67	40.1	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.67	3.77	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.67	236	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	0.575	<0.575	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.39	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.24	<0.24	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	5.71	<5.71	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	5.71	<5.71	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	5.71	<5.71	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	5.71	<5.71	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	5.71	<5.71	ug/kg dry	5.L
1,2-Dichloroethane	107-06-2	5.71	<5.71	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	5.71	<5.71	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	5.71	<5.71	ug/kg dry	5.L
1,4-Dichlorobenzene	106-46-7	5.71	<5.71	ug/kg dry	5.L
1,4-Dioxane	123-91-1	57.1	<57.1	ug/kg dry	5.L
Acetone	67-64-1	57.1	<57.1	ug/kg dry	5.L
Benzene	71-43-2	5.71	<5.71	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	5.71	<5.71	ug/kg dry	5.L
Chlorobenzene	108-90-7	5.71	<5.71	ug/kg dry	5.L
Chloroform	67-66-3	5.71	<5.71	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	5.71	<5.71	ug/kg dry	5.L
Ethylbenzene	100-41-4	5.71	<5.71	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	11.4	<11.4	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	11.4	<11.4	ug/kg dry	4.J, 5.L
Methylene Chloride	75-09-2	5.71	7.29	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	5.71	<5.71	ug/kg dry	5.L
n-Butylbenzene	104-51-8	5.71	<5.71	ug/kg dry	5.L
n-Propylbenzene	103-65-1	5.71	<5.71	ug/kg dry	5.L
o-Xylene	95-47-6	5.71	<5.71	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	5.71	<5.71	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	5.71	<5.71	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	5.71	<5.71	ug/kg dry	5.L
Toluene	108-88-3	5.71	<5.71	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	5.71	<5.71	ug/kg dry	5.L
Trichloroethylene	79-01-6	5.71	<5.71	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	5.71	<5.71	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	109	74.4-131	
4-Bromofluorobenzene	460-00-4	117	82.3-134	
Dibromofluoromethane	1868-53-7	106	79.4-122	
Toluene-d8	2037-26-5	106	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	63	50-200	
1,4-Difluorobenzene	540-36-3	93	50-200	
Chlorobenzene-d5	3114-55-4	87	50-200	
Pentafluorobenzene	363-72-4	91	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/03/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	171	<171	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	171	<171	ug/kg dry	
Acenaphthene	83-32-9	171	<171	ug/kg dry	
Acenaphthylene	208-96-8	171	<171	ug/kg dry	
Anthracene	120-12-7	171	<171	ug/kg dry	
Benzo(a)anthracene	56-55-3	171	<171	ug/kg dry	
Benzo(a)pyrene	50-32-8	171	<171	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	171	<171	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	171	<171	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	171	<171	ug/kg dry	
Chrysene	218-01-9	171	<171	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	171	<171	ug/kg dry	
Dibenzofuran	132-64-9	171	<171	ug/kg dry	
Fluoranthene	206-44-0	171	<171	ug/kg dry	
Fluorene	86-73-7	171	<171	ug/kg dry	
Hexachlorobenzene	118-74-1	171	<171	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	171	<171	ug/kg dry	
Naphthalene	91-20-3	171	<171	ug/kg dry	
Pentachlorophenol	87-86-5	171	<171	ug/kg dry	
Phenanthrene	85-01-8	171	<171	ug/kg dry	
Phenol	108-95-2	171	<171	ug/kg dry	
Pyrene	129-00-0	171	<171	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	45	18.04-120.2	
2-Fluorobiphenyl	321-60-8	40	34.39-110.73	
2-Fluorophenol	367-12-4	36	22.98-107.57	
Nitrobenzene-d5	4165-60-0	47	31-118.25	
Phenol-d6	13127-88-3	36	35.55-111.39	
Terphenyl-d14	1718-51-0	43	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	72	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	69	50-200	
Chrysene-d12	1719-03-5	72	50-200	
Naphthalene-d8	1146-65-2	72	50-200	
Perylene-d12	1520-96-3	76	50-200	
Phenanthrene-d10	1517-22-2	69	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	11.4	<11.4	ug/kg dry	
Aroclor-1221	11104-28-2	11.4	<11.4	ug/kg dry	
Aroclor-1232	11141-16-5	11.4	<11.4	ug/kg dry	
Aroclor-1242	53469-21-9	11.4	<11.4	ug/kg dry	
Aroclor-1248	12672-29-6	11.4	<11.4	ug/kg dry	
Aroclor-1254	11097-69-1	11.4	<11.4	ug/kg dry	
Aroclor-1260	11096-82-5	11.4	<11.4	ug/kg dry	
Aroclor-1262	37324-23-5	11.4	<11.4	ug/kg dry	
Aroclor-1268	11100-14-4	11.4	<11.4	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	72	43.5-123	
Tetrachloro-m-xylene	877-09-8	87	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	97	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:41	Sample ID: B-3 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-03 % Solid:87.62
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.60	14.1	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.65	<1.65	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.67	3.07	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.67	5.60	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.67	28.6	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.67	15.8	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.67	1.94	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.67	21.1	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	0.545	<0.545	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.05	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.23	<0.23	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	5.87	<5.87	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	5.87	<5.87	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	5.87	<5.87	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	5.87	<5.87	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	29.4	<29.4	ug/kg dry	5.L, 3.A
1,2-Dichloroethane	107-06-2	5.87	<5.87	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	5.87	<5.87	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	29.4	<29.4	ug/kg dry	5.L, 3.A
1,4-Dichlorobenzene	106-46-7	29.4	<29.4	ug/kg dry	5.L, 3.A
1,4-Dioxane	123-91-1	58.7	<58.7	ug/kg dry	5.L
Acetone	67-64-1	58.7	88.6	ug/kg dry	5.L
Benzene	71-43-2	5.87	<5.87	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	5.87	<5.87	ug/kg dry	5.L
Chlorobenzene	108-90-7	5.87	<5.87	ug/kg dry	5.L
Chloroform	67-66-3	5.87	<5.87	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	5.87	<5.87	ug/kg dry	5.L
Ethylbenzene	100-41-4	5.87	<5.87	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	11.7	<11.7	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	11.7	<11.7	ug/kg dry	5.L, 4.J
Methylene Chloride	75-09-2	5.87	13.2	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	5.87	<5.87	ug/kg dry	5.L
n-Butylbenzene	104-51-8	29.4	<29.4	ug/kg dry	3.A, 5.L
n-Propylbenzene	103-65-1	5.87	<5.87	ug/kg dry	5.L
o-Xylene	95-47-6	5.87	<5.87	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	5.87	<5.87	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	5.87	<5.87	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	5.87	<5.87	ug/kg dry	5.L
Toluene	108-88-3	5.87	<5.87	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	5.87	<5.87	ug/kg dry	5.L
Trichloroethylene	79-01-6	5.87	<5.87	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	5.87	<5.87	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	113	74.4-131	
4-Bromofluorobenzene	460-00-4	120	82.3-134	
Dibromofluoromethane	1868-53-7	108	79.4-122	
Toluene-d8	2037-26-5	121	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	68	50-200	
1,4-Difluorobenzene	540-36-3	77	50-200	
Chlorobenzene-d5	3114-55-4	60	50-200	
Pentafluorobenzene	363-72-4	77	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/03/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	176	<176	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	176	<176	ug/kg dry	
Acenaphthene	83-32-9	176	<176	ug/kg dry	
Acenaphthylene	208-96-8	176	<176	ug/kg dry	
Anthracene	120-12-7	176	<176	ug/kg dry	
Benzo(a)anthracene	56-55-3	176	<176	ug/kg dry	
Benzo(a)pyrene	50-32-8	176	<176	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	176	<176	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	176	<176	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	176	<176	ug/kg dry	
Chrysene	218-01-9	176	<176	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	176	<176	ug/kg dry	
Dibenzofuran	132-64-9	176	<176	ug/kg dry	
Fluoranthene	206-44-0	176	276	ug/kg dry	
Fluorene	86-73-7	176	<176	ug/kg dry	
Hexachlorobenzene	118-74-1	176	<176	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	176	<176	ug/kg dry	
Naphthalene	91-20-3	176	<176	ug/kg dry	
Pentachlorophenol	87-86-5	176	<176	ug/kg dry	
Phenanthrene	85-01-8	176	245	ug/kg dry	
Phenol	108-95-2	176	<176	ug/kg dry	
Pyrene	129-00-0	176	216	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	76	18.04-120.2	
2-Fluorobiphenyl	321-60-8	62	34.39-110.73	
2-Fluorophenol	367-12-4	61	22.98-107.57	
Nitrobenzene-d5	4165-60-0	76	31-118.25	
Phenol-d6	13127-88-3	64	35.55-111.39	
Terphenyl-d14	1718-51-0	73	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	77	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	76	50-200	
Chrysene-d12	1719-03-5	77	50-200	
Naphthalene-d8	1146-65-2	81	50-200	
Perylene-d12	1520-96-3	77	50-200	
Phenanthrene-d10	1517-22-2	75	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	11.7	<11.7	ug/kg dry	
Aroclor-1221	11104-28-2	11.7	<11.7	ug/kg dry	
Aroclor-1232	11141-16-5	11.7	<11.7	ug/kg dry	
Aroclor-1242	53469-21-9	11.7	<11.7	ug/kg dry	
Aroclor-1248	12672-29-6	11.7	<11.7	ug/kg dry	
Aroclor-1254	11097-69-1	11.7	<11.7	ug/kg dry	
Aroclor-1260	11096-82-5	11.7	<11.7	ug/kg dry	
Aroclor-1262	37324-23-5	11.7	<11.7	ug/kg dry	
Aroclor-1268	11100-14-4	11.7	<11.7	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	76	43.5-123	
Tetrachloro-m-xylene	877-09-8	88	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	98	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 13:57	Sample ID: B-4 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-04 % Solid:85.14
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.58	52.5	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.65	<1.65	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.67	1.75	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.67	5.40	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.67	198	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.67	17.4	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.67	1.70	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.67	63.0	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	0.573	<0.573	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.06	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.23	<0.23	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	19.1	<19.1	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	19.1	<19.1	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	19.1	<19.1	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	19.1	<19.1	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	95.3	<95.3	ug/kg dry	5.L, 3.A
1,2-Dichloroethane	107-06-2	19.1	<19.1	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	19.1	<19.1	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	95.3	<95.3	ug/kg dry	5.L, 3.A
1,4-Dichlorobenzene	106-46-7	95.3	<95.3	ug/kg dry	5.L, 3.A
1,4-Dioxane	123-91-1	191	<191	ug/kg dry	5.L
Acetone	67-64-1	191	290	ug/kg dry	5.L
Benzene	71-43-2	19.1	<19.1	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	19.1	<19.1	ug/kg dry	5.L
Chlorobenzene	108-90-7	19.1	<19.1	ug/kg dry	5.L
Chloroform	67-66-3	19.1	<19.1	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	19.1	<19.1	ug/kg dry	5.L
Ethylbenzene	100-41-4	19.1	<19.1	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	38.1	<38.1	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	38.1	44.5	ug/kg dry	5.L, 4.J
Methylene Chloride	75-09-2	19.1	<19.1	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	19.1	<19.1	ug/kg dry	5.L
n-Butylbenzene	104-51-8	95.3	<95.3	ug/kg dry	5.L, 3.A
n-Propylbenzene	103-65-1	19.1	<19.1	ug/kg dry	5.L
o-Xylene	95-47-6	19.1	<19.1	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	19.1	<19.1	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	19.1	<19.1	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	19.1	<19.1	ug/kg dry	5.L
Toluene	108-88-3	19.1	<19.1	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	19.1	<19.1	ug/kg dry	5.L
Trichloroethylene	79-01-6	19.1	<19.1	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	19.1	<19.1	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	109	74.4-131	
4-Bromofluorobenzene	460-00-4	118	82.3-134	
Dibromofluoromethane	1868-53-7	105	79.4-122	
Toluene-d8	2037-26-5	128	85-123	4.L

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	85	50-200	
1,4-Difluorobenzene	540-36-3	89	50-200	
Chlorobenzene-d5	3114-55-4	63	50-200	
Pentafluorobenzene	363-72-4	95	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/04/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	572	<572	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	572	<572	ug/kg dry	
Acenaphthene	83-32-9	572	<572	ug/kg dry	
Acenaphthylene	208-96-8	572	<572	ug/kg dry	
Anthracene	120-12-7	572	<572	ug/kg dry	
Benzo(a)anthracene	56-55-3	572	<572	ug/kg dry	
Benzo(a)pyrene	50-32-8	572	<572	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	572	<572	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	572	<572	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	572	<572	ug/kg dry	
Chrysene	218-01-9	572	<572	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	572	<572	ug/kg dry	
Dibenzofuran	132-64-9	572	<572	ug/kg dry	
Fluoranthene	206-44-0	572	<572	ug/kg dry	
Fluorene	86-73-7	572	<572	ug/kg dry	
Hexachlorobenzene	118-74-1	572	<572	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	572	<572	ug/kg dry	
Naphthalene	91-20-3	572	<572	ug/kg dry	
Pentachlorophenol	87-86-5	572	<572	ug/kg dry	
Phenanthrene	85-01-8	572	<572	ug/kg dry	
Phenol	108-95-2	572	<572	ug/kg dry	
Pyrene	129-00-0	572	<572	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	85	18.04-120.2	
2-Fluorobiphenyl	321-60-8	65	34.39-110.73	
2-Fluorophenol	367-12-4	68	22.98-107.57	
Nitrobenzene-d5	4165-60-0	87	31-118.25	
Phenol-d6	13127-88-3	71	35.55-111.39	
Terphenyl-d14	1718-51-0	71	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	77	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	71	50-200	
Chrysene-d12	1719-03-5	74	50-200	
Naphthalene-d8	1146-65-2	75	50-200	
Perylene-d12	1520-96-3	79	50-200	
Phenanthrene-d10	1517-22-2	72	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	38.1	<38.1	ug/kg dry	
Aroclor-1221	11104-28-2	38.1	<38.1	ug/kg dry	
Aroclor-1232	11141-16-5	38.1	<38.1	ug/kg dry	
Aroclor-1242	53469-21-9	38.1	<38.1	ug/kg dry	
Aroclor-1248	12672-29-6	38.1	<38.1	ug/kg dry	
Aroclor-1254	11097-69-1	38.1	<38.1	ug/kg dry	
Aroclor-1260	11096-82-5	38.1	<38.1	ug/kg dry	
Aroclor-1262	37324-23-5	38.1	<38.1	ug/kg dry	
Aroclor-1268	11100-14-4	38.1	<38.1	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	68	43.5-123	
Tetrachloro-m-xylene	877-09-8	91	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	101	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:14	Sample ID: B-5 4'-6'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-05 % Solid:26.23
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	5.00	51.7	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	5.00	6.41	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	5.00	24.2	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	5.00	90.0	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	5.00	37.5	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	5.00	<5.00	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	5.00	95.2	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	43.6	43.6	mg/kg dry	3.A

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.06	0.07	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.76	<0.76	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	5.67	<5.67	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	5.67	<5.67	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	5.67	<5.67	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	5.67	132	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	28.3	<28.3	ug/kg dry	3.A, 5.L
1,2-Dichloroethane	107-06-2	5.67	<5.67	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	5.67	39.3	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	28.3	<28.3	ug/kg dry	3.A, 5.L
1,4-Dichlorobenzene	106-46-7	28.3	<28.3	ug/kg dry	5.L, 3.A
1,4-Dioxane	123-91-1	56.7	<56.7	ug/kg dry	5.L
Acetone	67-64-1	56.7	153	ug/kg dry	5.L
Benzene	71-43-2	5.67	<5.67	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	5.67	<5.67	ug/kg dry	5.L
Chlorobenzene	108-90-7	5.67	<5.67	ug/kg dry	5.L
Chloroform	67-66-3	5.67	<5.67	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	5.67	<5.67	ug/kg dry	5.L
Ethylbenzene	100-41-4	5.67	<5.67	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	11.3	<11.3	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	11.3	26.4	ug/kg dry	4.J, 5.L
Methylene Chloride	75-09-2	5.67	13.1	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	5.67	<5.67	ug/kg dry	5.L
n-Butylbenzene	104-51-8	28.3	<28.3	ug/kg dry	3.A, 5.L
n-Propylbenzene	103-65-1	5.67	11.6	ug/kg dry	5.L
o-Xylene	95-47-6	5.67	<5.67	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	5.67	36.3	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	5.67	<5.67	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	5.67	<5.67	ug/kg dry	5.L
Toluene	108-88-3	5.67	<5.67	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	5.67	<5.67	ug/kg dry	5.L
Trichloroethylene	79-01-6	5.67	<5.67	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	5.67	<5.67	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	120	74.4-131	
4-Bromofluorobenzene	460-00-4	117	82.3-134	
Dibromofluoromethane	1868-53-7	121	79.4-122	
Toluene-d8	2037-26-5	115	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	96	50-200	
1,4-Difluorobenzene	540-36-3	75	50-200	
Chlorobenzene-d5	3114-55-4	55	50-200	
Pentafluorobenzene	363-72-4	71	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/04/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	170	<170	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	170	<170	ug/kg dry	
Acenaphthene	83-32-9	170	<170	ug/kg dry	
Acenaphthylene	208-96-8	170	<170	ug/kg dry	
Anthracene	120-12-7	170	<170	ug/kg dry	
Benzo(a)anthracene	56-55-3	170	<170	ug/kg dry	
Benzo(a)pyrene	50-32-8	170	<170	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	170	<170	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	170	<170	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	170	<170	ug/kg dry	
Chrysene	218-01-9	170	<170	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	170	<170	ug/kg dry	
Dibenzofuran	132-64-9	170	<170	ug/kg dry	
Fluoranthene	206-44-0	170	<170	ug/kg dry	
Fluorene	86-73-7	170	<170	ug/kg dry	
Hexachlorobenzene	118-74-1	170	<170	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	170	<170	ug/kg dry	
Naphthalene	91-20-3	170	<170	ug/kg dry	
Pentachlorophenol	87-86-5	170	<170	ug/kg dry	
Phenanthrene	85-01-8	170	<170	ug/kg dry	
Phenol	108-95-2	170	<170	ug/kg dry	
Pyrene	129-00-0	170	<170	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	94	18.04-120.2	
2-Fluorobiphenyl	321-60-8	80	34.39-110.73	
2-Fluorophenol	367-12-4	72	22.98-107.57	
Nitrobenzene-d5	4165-60-0	95	31-118.25	
Phenol-d6	13127-88-3	75	35.55-111.39	
Terphenyl-d14	1718-51-0	88	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	68	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	64	50-200	
Chrysene-d12	1719-03-5	73	50-200	
Naphthalene-d8	1146-65-2	66	50-200	
Perylene-d12	1520-96-3	80	50-200	
Phenanthrene-d10	1517-22-2	64	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D



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Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	11.3	<11.3	ug/kg dry	
Aroclor-1221	11104-28-2	11.3	<11.3	ug/kg dry	
Aroclor-1232	11141-16-5	11.3	<11.3	ug/kg dry	
Aroclor-1242	53469-21-9	11.3	<11.3	ug/kg dry	
Aroclor-1248	12672-29-6	11.3	<11.3	ug/kg dry	
Aroclor-1254	11097-69-1	11.3	<11.3	ug/kg dry	
Aroclor-1260	11096-82-5	11.3	<11.3	ug/kg dry	
Aroclor-1262	37324-23-5	11.3	<11.3	ug/kg dry	
Aroclor-1268	11100-14-4	11.3	<11.3	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	60	43.5-123	
Tetrachloro-m-xylene	877-09-8	86	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	89	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:37	Sample ID: B-6 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-06 % Solid:88.22
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.54	44.3	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.65	<1.65	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.67	4.57	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.67	14.8	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.67	95.6	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.67	153	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.67	4.03	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.67	65.7	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	1.08	<1.08	mg/kg dry	4.G

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.24	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.23	<0.23	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	5.92	<5.92	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	5.92	<5.92	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	5.92	<5.92	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	5.92	48.9	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	5.92	<5.92	ug/kg dry	5.L
1,2-Dichloroethane	107-06-2	5.92	<5.92	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	5.92	35.1	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	5.92	<5.92	ug/kg dry	5.L
1,4-Dichlorobenzene	106-46-7	5.92	<5.92	ug/kg dry	5.L
1,4-Dioxane	123-91-1	59.2	<59.2	ug/kg dry	5.L
Acetone	67-64-1	59.2	170	ug/kg dry	5.L
Benzene	71-43-2	5.92	<5.92	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	5.92	<5.92	ug/kg dry	5.L
Chlorobenzene	108-90-7	5.92	<5.92	ug/kg dry	5.L
Chloroform	67-66-3	5.92	<5.92	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	5.92	<5.92	ug/kg dry	5.L
Ethylbenzene	100-41-4	5.92	<5.92	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	11.8	<11.8	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	11.8	31.2	ug/kg dry	4.J, 5.L
Methylene Chloride	75-09-2	5.92	11.0	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	5.92	<5.92	ug/kg dry	5.L
n-Butylbenzene	104-51-8	5.92	<5.92	ug/kg dry	5.L
n-Propylbenzene	103-65-1	5.92	<5.92	ug/kg dry	5.L
o-Xylene	95-47-6	5.92	<5.92	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	5.92	27.0	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	5.92	<5.92	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	5.92	<5.92	ug/kg dry	5.L
Toluene	108-88-3	5.92	<5.92	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	5.92	<5.92	ug/kg dry	5.L
Trichloroethylene	79-01-6	5.92	<5.92	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	5.92	<5.92	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	88	74.4-131	
4-Bromofluorobenzene	460-00-4	113	82.3-134	
Dibromofluoromethane	1868-53-7	96	79.4-122	
Toluene-d8	2037-26-5	108	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	75	50-200	
1,4-Difluorobenzene	540-36-3	139	50-200	
Chlorobenzene-d5	3114-55-4	118	50-200	
Pentafluorobenzene	363-72-4	144	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/04/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	178	<178	ug/kg dry	
3/4-Methylphenol	108-39-4/106-44-5	178	<178	ug/kg dry	
Acenaphthene	83-32-9	178	<178	ug/kg dry	
Acenaphthylene	208-96-8	178	<178	ug/kg dry	
Anthracene	120-12-7	178	<178	ug/kg dry	
Benzo(a)anthracene	56-55-3	178	<178	ug/kg dry	
Benzo(a)pyrene	50-32-8	178	<178	ug/kg dry	
Benzo(b)fluoranthene	205-99-2	178	<178	ug/kg dry	
Benzo(g,h,i)perylene	191-24-2	178	<178	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	178	<178	ug/kg dry	
Chrysene	218-01-9	178	<178	ug/kg dry	
Dibenzo(a,h)anthracene	53-70-3	178	<178	ug/kg dry	
Dibenzofuran	132-64-9	178	<178	ug/kg dry	
Fluoranthene	206-44-0	178	<178	ug/kg dry	
Fluorene	86-73-7	178	<178	ug/kg dry	
Hexachlorobenzene	118-74-1	178	<178	ug/kg dry	
Indeno(1,2,3-cd)pyrene	193-39-5	178	<178	ug/kg dry	
Naphthalene	91-20-3	178	<178	ug/kg dry	
Pentachlorophenol	87-86-5	178	<178	ug/kg dry	
Phenanthrene	85-01-8	178	<178	ug/kg dry	
Phenol	108-95-2	178	<178	ug/kg dry	
Pyrene	129-00-0	178	<178	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	81	18.04-120.2	
2-Fluorobiphenyl	321-60-8	64	34.39-110.73	
2-Fluorophenol	367-12-4	50	22.98-107.57	
Nitrobenzene-d5	4165-60-0	77	31-118.25	
Phenol-d6	13127-88-3	60	35.55-111.39	
Terphenyl-d14	1718-51-0	75	41.02-106	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	80	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	75	50-200	
Chrysene-d12	1719-03-5	81	50-200	
Naphthalene-d8	1146-65-2	76	50-200	
Perylene-d12	1520-96-3	88	50-200	
Phenanthrene-d10	1517-22-2	75	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	11.8	<11.8	ug/kg dry	
Aroclor-1221	11104-28-2	11.8	<11.8	ug/kg dry	
Aroclor-1232	11141-16-5	11.8	<11.8	ug/kg dry	
Aroclor-1242	53469-21-9	11.8	<11.8	ug/kg dry	
Aroclor-1248	12672-29-6	11.8	<11.8	ug/kg dry	
Aroclor-1254	11097-69-1	11.8	<11.8	ug/kg dry	
Aroclor-1260	11096-82-5	11.8	<11.8	ug/kg dry	
Aroclor-1262	37324-23-5	11.8	<11.8	ug/kg dry	
Aroclor-1268	11100-14-4	11.8	<11.8	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	61	43.5-123	
Tetrachloro-m-xylene	877-09-8	90	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	94	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A



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Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 14:56	Sample ID: B-7 1'-4'
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-07 % Solid:84.49
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.68	3.72	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.68	57.1	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.68	<1.68	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.68	<1.68	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.68	6.82	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.68	31.3	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.68	128	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.68	86.6	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.68	6.45	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.68	<1.68	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.68	<1.68	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	1.68	124	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	2.75	<2.75	mg/kg dry	3.A

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.18	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.24	<0.24	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

Volatiles Low Level Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
1,1,1-Trichloroethane	71-55-6	6.21	<6.21	ug/kg dry	5.L
1,1-Dichloroethane	75-34-3	6.21	<6.21	ug/kg dry	5.L
1,1-Dichloroethylene	75-35-4	6.21	<6.21	ug/kg dry	5.L
1,2,4-Trimethylbenzene	95-63-6	6.21	<6.21	ug/kg dry	5.L
1,2-Dichlorobenzene	95-50-1	6.21	<6.21	ug/kg dry	5.L
1,2-Dichloroethane	107-06-2	6.21	<6.21	ug/kg dry	5.L
1,3,5-Trimethylbenzene	108-67-8	6.21	<6.21	ug/kg dry	5.L
1,3-Dichlorobenzene	541-73-1	6.21	<6.21	ug/kg dry	5.L
1,4-Dichlorobenzene	106-46-7	6.21	<6.21	ug/kg dry	5.L
1,4-Dioxane	123-91-1	62.1	<62.1	ug/kg dry	5.L
Acetone	67-64-1	62.1	<62.1	ug/kg dry	5.L
Benzene	71-43-2	6.21	<6.21	ug/kg dry	5.L
Carbon Tetrachloride	56-23-5	6.21	<6.21	ug/kg dry	5.L
Chlorobenzene	108-90-7	6.21	<6.21	ug/kg dry	5.L
Chloroform	67-66-3	6.21	<6.21	ug/kg dry	5.L
cis-1,2-Dichloroethylene	156-59-2	6.21	<6.21	ug/kg dry	5.L
Ethylbenzene	100-41-4	6.21	<6.21	ug/kg dry	5.L
m,p-Xylenes	108-38-3/106-42-3	12.4	<12.4	ug/kg dry	5.L
Methyl Ethyl Ketone (2-Butanone)	78-93-3	12.4	<12.4	ug/kg dry	4.J, 5.L
Methylene Chloride	75-09-2	6.21	6.47	ug/kg dry	5.L
Methyl-tert-Butyl Ether	1634-04-4	6.21	<6.21	ug/kg dry	5.L
n-Butylbenzene	104-51-8	6.21	<6.21	ug/kg dry	5.L
n-Propylbenzene	103-65-1	6.21	<6.21	ug/kg dry	5.L
o-Xylene	95-47-6	6.21	<6.21	ug/kg dry	5.L
sec-Butylbenzene	135-98-8	6.21	<6.21	ug/kg dry	5.L
tert-Butylbenzene	98-06-6	6.21	<6.21	ug/kg dry	5.L
Tetrachloroethylene	127-18-4	6.21	<6.21	ug/kg dry	5.L
Toluene	108-88-3	6.21	<6.21	ug/kg dry	5.L
trans-1,2-Dichloroethylene	156-60-5	6.21	<6.21	ug/kg dry	5.L
Trichloroethylene	79-01-6	6.21	<6.21	ug/kg dry	5.L

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

Parameter	CAS No.	LOQ	Result	Units	Flag
Vinyl chloride	75-01-4	6.21	<6.21	ug/kg dry	4.J, 5.L

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
1,2-Dichloroethane-d4	10706-07-0	106	74.4-131	
4-Bromofluorobenzene	460-00-4	121	82.3-134	
Dibromofluoromethane	1868-53-7	109	79.4-122	
Toluene-d8	2037-26-5	106	85-123	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	58	50-200	
1,4-Difluorobenzene	540-36-3	100	50-200	
Chlorobenzene-d5	3114-55-4	89	50-200	
Pentafluorobenzene	363-72-4	99	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 5035A-L

Date Analyzed: 11/04/2015

Analytical Method: EPA 8260 C

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

Semivolatile Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
2-Methylphenol	95-48-7	931	<931	ug/kg dry	3.A
3/4-Methylphenol	108-39-4/106-44-5	931	<931	ug/kg dry	3.A
Acenaphthene	83-32-9	931	<931	ug/kg dry	3.A
Acenaphthylene	208-96-8	931	<931	ug/kg dry	3.A
Anthracene	120-12-7	931	<931	ug/kg dry	3.A
Benzo(a)anthracene	56-55-3	931	<931	ug/kg dry	3.E
Benzo(a)pyrene	50-32-8	931	<931	ug/kg dry	3.E
Benzo(b)fluoranthene	205-99-2	931	1420	ug/kg dry	3.E
Benzo(g,h,i)perylene	191-24-2	931	<931	ug/kg dry	
Benzo(k)fluoranthene	207-08-9	931	<931	ug/kg dry	3.A
Chrysene	218-01-9	931	952	ug/kg dry	3.E
Dibenzo(a,h)anthracene	53-70-3	931	<931	ug/kg dry	3.A
Dibenzofuran	132-64-9	931	<931	ug/kg dry	3.A
Fluoranthene	206-44-0	931	2010	ug/kg dry	3.E
Fluorene	86-73-7	931	<931	ug/kg dry	3.A
Hexachlorobenzene	118-74-1	931	<931	ug/kg dry	3.A
Indeno(1,2,3-cd)pyrene	193-39-5	931	<931	ug/kg dry	3.A
Naphthalene	91-20-3	931	<931	ug/kg dry	3.A
Pentachlorophenol	87-86-5	931	<931	ug/kg dry	3.A
Phenanthrene	85-01-8	931	1320	ug/kg dry	3.E
Phenol	108-95-2	931	<931	ug/kg dry	3.A
Pyrene	129-00-0	931	1570	ug/kg dry	3.E

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
2,4,6-Tribromophenol	118-79-6	96	18.04-120.2	3.E
2-Fluorobiphenyl	321-60-8	88	34.39-110.73	3.E
2-Fluorophenol	367-12-4	87	22.98-107.57	3.E
Nitrobenzene-d5	4165-60-0	109	31-118.25	3.E
Phenol-d6	13127-88-3	87	35.55-111.39	3.E
Terphenyl-d14	1718-51-0	90	41.02-106	3.E

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1,4-Dichlorobenzene-d4	3855-82-1	76	50-200	

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
Acenaphthene-d10	15067-26-2	76	50-200	
Chrysene-d12	1719-03-5	77	50-200	
Naphthalene-d8	1146-65-2	79	50-200	
Perylene-d12	1520-96-3	83	50-200	
Phenanthrene-d10	1517-22-2	74	50-200	

Date Prepared: 11/03/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/05/2015

Analytical Method: EPA 8270 D

Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

PCB/Aroclor Analysis

Parameter	CAS No.	LOQ	Result	Units	Flag
Aroclor-1016	12674-11-2	12.4	<12.4	ug/kg dry	
Aroclor-1221	11104-28-2	12.4	<12.4	ug/kg dry	
Aroclor-1232	11141-16-5	12.4	<12.4	ug/kg dry	
Aroclor-1242	53469-21-9	12.4	<12.4	ug/kg dry	
Aroclor-1248	12672-29-6	12.4	<12.4	ug/kg dry	
Aroclor-1254	11097-69-1	12.4	<12.4	ug/kg dry	
Aroclor-1260	11096-82-5	12.4	<12.4	ug/kg dry	
Aroclor-1262	37324-23-5	12.4	<12.4	ug/kg dry	
Aroclor-1268	11100-14-4	12.4	<12.4	ug/kg dry	

Surrogate	CAS No.	% Recovery	Rec. Limits	Flag
Decachlorobiphenyl	2051-24-3	58	43.5-123	
Tetrachloro-m-xylene	877-09-8	89	72.3-118	

Internal Standard	CAS No.	% Recovery	Rec. Limits	Flag
1-Bromo-2-Nitrobenzene	108-31-6	104	50-200	

Date Prepared: 11/04/2015

Preparation Method: EPA 3545 A

Date Analyzed: 11/06/2015

Analytical Method: EPA 8082 A



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Client: Nelson, Pope & Voorhis	Client ID: 195 E. Merrick Rd
Date (Time) Collected: 10/30/2015 09:46	Sample ID: DW-4
Date (Time) Received: 10/30/2015 17:17	Laboratory ID: 5103015-08 % Solid:80.57
Matrix: Soil	ELAP: #11693

Total Metals Analysis

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Arsenic	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Barium	11/02/2015	EPA 6010 C	1.63	15.7	mg/kg dry	
Beryllium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Cadmium	11/02/2015	EPA 6010 C	1.65	<1.65	mg/kg dry	
Chromium	11/02/2015	EPA 6010 C	1.67	12.4	mg/kg dry	
Copper	11/02/2015	EPA 6010 C	1.67	95.7	mg/kg dry	
Lead	11/02/2015	EPA 6010 C	1.67	28.8	mg/kg dry	
Manganese	11/02/2015	EPA 6010 C	1.67	62.4	mg/kg dry	
Nickel	11/02/2015	EPA 6010 C	1.67	7.09	mg/kg dry	
Selenium	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Silver	11/02/2015	EPA 6010 C	1.67	<1.67	mg/kg dry	
Zinc	11/02/2015	EPA 6010 C	16.3	367	mg/kg dry	3.E

Date Prepared: 11/02/2015

Preparation Method: EPA 3050B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Hexavalent Chromium	11/05/2015	EPA 7196 A	0.567	<0.567	mg/kg dry	

Date Prepared: 11/02/2015

Preparation Method: EPA 3060A

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Mercury	11/06/2015	EPA 7471 B	0.02	0.03	mg/kg dry	

Date Prepared: 11/05/2015

Preparation Method: EPA 7471 B

Parameter	Date Analyzed	Method	LOQ	Result	Units	Flag
Cyanide	11/05/2015	EPA 9014	0.25	<0.25	mg/kg dry	

Date Prepared: 11/03/2015

Preparation Method: Distillation Prep

Data Qualifiers Key Reference:

- 3.A Reporting limit raised due to matrix interference.
- 3.E Compound reported at a dilution factor.
- 4.G Spike recovery out of range due to matrix interference.
- 4.J Continuing Calibration Verification (CCV) quality control levels failed low, values are considered to be estimated.
- 4.L Surrogate recovery is outside the acceptance criteria.
- 5.L Results may be biased low due to the sample not being collected according to 5035A-L/5035A-H low level specifications.
- MDL Minimum Detection Limit
- LOQ Limit of Quantitation



"MICROBIOLOGICAL SOLUTIONS TODAY"

CHAIN OF CUSTODY / REQUEST FOR ANALYSIS DOCUMENT

CLIENT NAME/ADDRESS Npv 572 W. Highway Rd Mobile, AL 36688		CONTACT: Steve McGinn PHONE: 927-5665 FAX: EMAIL:		SAMPLER (SIGNATURE) <i>[Signature]</i> SAMPLER NAME (PRINT) Jonathan McGinn		SAMPLES SEALED YES / NO CORRECT CONTAINER(S) YES / NO		5103015		
PROJECT LOCATION: 195 E. MAINVILLE RD FARGO, ND		TERMS & CONDITIONS: Accounts are payable in full within thirty days, outstanding balances accrue service charges of 1.5% per month. Tending of samples to LIAL for analytical testing constitutes agreement by buyer/sampler to LIAL's Standard terms		SAMPLES RECEIVED AT 29 °C		ANALYSIS REQUIRED VOC METHALS PCB OTHER				
LABORATORY ID # <small>For Laboratory Use Only</small>	MATRIX	TYPE	PH	RES CHLORINE	PRES.	DATE	TIME	SAMPLE # LOCATION	ANALYSIS REQUIRED	NO. OF CONTAINERS
15103015-01	S G	G		1	10/30/15	1:00		B-1 4'-6"	X	2
2.	S G	G		1	10/30/15	1:22		B-2 0'-4"	X	2
3.	S G	G		1	10/30/15	1:41		B-3 4'-6"	X	2
4.	S G	G		1	10/30/15	1:57		B-4 4'-6"	X	2
5.	S G	G		1	10/30/15	2:14		B-5 4'-6"	X	2
6.	S G	G		1	10/30/15	2:37		B-6 1'-4"	X	2
7.	S G	G		1	10/30/15	2:56		B-7 1'-4"	X	2
8.	S G	G		1	10/30/15	9:46		DW-4	X	2
9.										
10.										
11.										
12.										
13.										
14.										

TURNAROUND REQUIRED: NORMAL STAT

RECEIVED BY (SIGNATURE) *[Signature]* RECEIVED BY SAMPLE CUSTODIAN *[Signature]*

DATE 10/30/15 TIME 5:05 DATE 30/15 TIME 5:05

PRINTED NAME Jonathan McGinn PRINTED NAME BEN LAMBSON

RELINQUISHED BY (SIGNATURE) *[Signature]* DATE 10/30/15 TIME 5:05

RELINQUISHED BY (SIGNATURE) *[Signature]* DATE 10/30/15 TIME 5:05

PRINTED NAME BEN LAMBSON

PRINTED NAME Jonathan McGinn

Appendix D – Commitment Letters

GEORGICA GREEN VENTURES LLC

50 Jericho Quadrangle, Suite 200 Jericho, NY 11753

Phone: 516-390-9387 Fax: 516-256-3510

September 2, 2016

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

**Re: Moxey Rigby Apartments
Freeport, NY**

Dear Ms. Shirley,

As the co-developer for the above-referenced project, I hereby certify that any hazardous materials discovered in the existing building, including but not limited to lead and polychlorinated biphenyls ("PCBs"), will be properly abated according to plans and specifications prepared by Nelson Pope, & Voorhis, LLC and pursuant to all applicable rules and regulations dictated by the United States Environmental Protection Agency.

Please do not hesitate to contact me at (516) 390-9387 with any questions.

Sincerely,



David Gallo
President
Georgica Green Ventures, LLC

CC: Bonnie Franson

From: [David Seiler](#)
To: [Bonnie Franson](#)
Subject: RE: Construction and Demolition Debris Facilities
Date: Wednesday, April 27, 2016 10:03:31 AM

Bonnie,

Thank you for contacting Gershow Recycling. C&D can be accommodated at both the Valley Stream and Freeport locations. In addition, we can also accommodate and pay for the scrap metal that will come from this job. When do you anticipate the job starting?

If you need any more information, please feel free to contact me.

Thank you,

David J Seiler
Gershow Recycling
daves@gershow.com

From: Bonnie Franson []
Sent: Monday, April 25, 2016 11:25 AM
To: Pete O'Donovan
Subject: Construction and Demolition Debris Facilities

Hello Pete – I called over to the Freeport office, and they suggested that I contact you at this email address.

Our firm is representing the Freeport Housing Authority which is proposing to demolish the existing Moxey Rigby complex, and construct a new apartment building at 195 East Merrick Road, also requiring demolition of an existing warehouse building.

As part of the environmental review of the project, we have been asked to obtain confirmation that construction and demolition debris disposal sites exist to handle and dispose of the demolition debris from the project.

To that end, I contacted your business, as you are the nearest C&D operation. If your C&D operation was selected as the disposal site for the debris, do you have capacity at your facility to handle C&D debris from the two sites?

Please let me know if you require additional information – thank you.

Regards,

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

GEORGICA GREEN VENTURES LLC

50 Jericho Quadrangle, Suite 200 Jericho, NY 11753

Phone: 516-390-9387 Fax: 516-256-3510

August 25, 2016

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

**Re: Moxey Rigby Apartments
Freeport, NY**

Dear Ms. Shirley,

As the co-developer for the above referenced project, I hereby certify that all stormwater will be properly managed according to the regulations of the Village of Freeport's Department of Environmental Works and the New York State Department of Environmental Conservation. Stormwater management design will be prepared by Nelson, Pope, & Voorhis, LLC using criteria established in the New York State Stormwater Management Design Manual and the New York State Standards and Specifications for Erosion and Sediment Control.

Please do not hesitate to contact me at (516) 390-9387 with any questions.

Sincerely,



David Gallo
President
Georgica Green Ventures, LLC

CC: Bonnie Franson

GEORGICA GREEN VENTURES LLC

50 Jericho Quadrangle, Suite 200 Jericho, NY 11753

Phone: 516-390-9387 Fax: 516-256-3510

August 23, 2016

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

**Re: Moxey Rigby Apartments
Freeport, NY**

Dear Ms. Shirley,

As the co-developer for the above referenced project, I hereby certify that all asbestos in the existing building will be abated prior to demolition according to plans and specifications prepared by Nelson, Pope, & Voorhis, LLC and pursuant to all applicable rules and regulations dictated by the New York State Department of Labor's Asbestos Control Bureau.

Additionally, any other hazardous materials identified in the environmental reports for the property will be handled pursuant to all applicable rules and regulations as dictated by the New York State Department of Labor.

Please do not hesitate to contact me at (516) 390-9387 with any questions.

Sincerely,



David Gallo
President
Georgica Green Ventures, LLC

CC: Bonnie Franson



August 24, 2015

Lori Shirley
Deputy Developer, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes and Community Renewal
38-40 State Street, Hampton Plaza
Albany, NY 12207

Re: Landscape Architecture – Invasive Species
Moxey Rigby Apartments
Freeport, NY

Dear Ms. Shirley,

As the architects for the referenced project, HWJ confirms that the specification of all landscape materials shall be native to the region and not invasive species.

If you have any questions, please do not hesitate to contact me directly at 631-732-7777 x603.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Russo', with a stylized flourish at the end.

Michael J Russo
Associate – HWJ

Appendix E – Approval Letters

**INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION**

DATE: July 28, 2016

APPROVAL

Building Department Permit #20160337

Chairman, regarding Application #10-2016 for the premises located at 195 East Merrick Road. The Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, §210-172(A) and §210-60, seeking approval for a proposed new 101 unit residential multi-family apartment building.

I, Deputy Jennifer Carey move that this Board make the following findings of fact:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variances; this building is a new, beautiful state of the art building. Off-street parking will be alleviated from what currently exists. Creative building design helps mask the height of the building;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variances; to meet the requirements of moving all residents from Old Moxey to New Moxey and create a floodsafe building, a height variance is necessary. With the size of the lot, the parking variance is also necessary. The financial constraints of the project dictate many of the parts of the project;
 - c. that the requested area variance is insubstantial; the effective overall height variance needed, discounting the roof access, is only 6 feet. The building design seeks to minimize the visual impact of the building height. The parking variance is substantial in terms of the village code, but for the actual needs of the building, the provided parking is sufficient, and a 7-fold increase from current parking provided;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; the height variance will not impact the neighborhood. due to the architectural design. The proposed 102 parking spaces will positively affect the neighborhood by removing demand for on-street parking;

- e. that the alleged difficulty was not self-created. The specific intricacies of the public/private partnership create a fine balance of how a project like this must be structured. The need for a new Moxey came about from an aging building and the devastating effects of Superstorm Sandy.
- 2. This Application as submitted will not substantially depreciate the value of other properties.
- 3. This Application as submitted will not appreciably alter the essential character of the neighborhood.
- 4. This Application as submitted will not because of noise, noxious odors or other undesirable attributes, create a nuisance.
- 5. This Application as submitted will secure public safety and welfare and assure substantial justice.
- 6. This Application as submitted) will not create or tend to create a fire hazard or endanger the structure or premises wherein or whereon such use is sought.
- 7. This Application as submitted will fully comply with §§ 87-20 and 87-21 of Chapter 87, Flood Damage Prevention, of this Code.
- 8. The Board, as lead agency, accepts the recommendation of the Building Department Superintendent's negative SEQRA declaration.

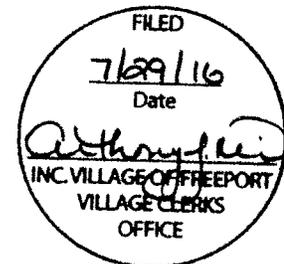
I further move that this application be granted subject to the following conditions:

- 1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
- 2. Applicant must obtain the required permits from the Building Department.

Second by: Member Hawkins

The Clerk polled the Board:

Deputy Carey	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	In Favor



ATTACHMENT C

**ZONING RESOLUTION AND NEGATIVE
DECLARATION**

Adopted by Village of Freeport Board of Trustees
April 18, 2016

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

CORRECTED DIRECTIVE

TO: Howard E. Colton, Village Attorney April 20, 2016

FROM: Pamela Walsh Boening, Village Clerk

The following directive is an excerpt from the Minutes of the Board of Trustees Meeting of April 18, 2016:

It was moved by Deputy Mayor Martinez, seconded by Trustee Ellerbe that the following resolution be adopted:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and,

WHEREAS, the proposed action is a rezoning of 195 East Merrick Road (Section 55/ Block H/ Lots 57 and 59), 8 Buffalo Avenue (Section 55/ Block 191/ Lot 18), 12 Buffalo Avenue (Section 55/ Block 191/ Lots 13 and 22), 20 Buffalo Avenue (Section 55/ Block 191/ Lots 10, 11, and 21), and vacant lot south of 6 Buffalo Avenue (Section 55/ Block 191/ Lots 14 and 15) from Manufacturing District to Business AA District; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.
10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Piñeyro	In Favor
Trustee Ellerbe	In Favor
Trustee Mulé	In Favor
Mayor Kennedy	In Favor

Copy to:

<input checked="" type="checkbox"/> Auditor	<input checked="" type="checkbox"/> Court	<input checked="" type="checkbox"/> Purchasing
<input checked="" type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Electric Utili.	<input checked="" type="checkbox"/> Registrar
<input checked="" type="checkbox"/> Attorney	<input checked="" type="checkbox"/> Fire Dept.	<input checked="" type="checkbox"/> Rec. Center
<input checked="" type="checkbox"/> Bldg. Dept.	<input checked="" type="checkbox"/> File	<input checked="" type="checkbox"/> Treasurer
<input type="checkbox"/> Board & Comm.	<input checked="" type="checkbox"/> Personnel	<input checked="" type="checkbox"/> Deputy Treasurer
<input checked="" type="checkbox"/> Claims Examiner	<input checked="" type="checkbox"/> Police Dept.	<input checked="" type="checkbox"/> Deputy Village Clerk
<input type="checkbox"/> Comm. Dev.	<input checked="" type="checkbox"/> Publicity	
<input checked="" type="checkbox"/> Comptroller	<input checked="" type="checkbox"/> Public Works	

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

CORRECTED DIRECTIVE

TO: Howard E. Colton, Village Attorney April 20, 2016

FROM: Pamela Walsh Boening, Village Clerk

The following directive is an excerpt from the Minutes of the Board of Trustees Meeting of April 18, 2016:

It was moved by Trustee Ellerbe, seconded by Trustee Piñeyro that the following resolution be adopted:

RESOLUTION OF THE BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF FREEPORT CONDITIONALLY RE-ZONING THE PROPERTY KNOWN AS AND BY SECTION 55, BLOCK H, LOTS 57, 59; AND SECTION 55, BLOCK 191, LOTS 10, 11 21; AND, SECTION 55, BLOCK 191, LOT 18; AND SECTION 55, BLOCK 191, LOTS 13, 22; AND, SECTION 55, BLOCK 191, LOTS 14, AND 15 FROM MANUFACTURING TO BUSINESS AA.

WHEREAS, the Petitioner(s), The Freeport Housing Authority and GG Acquisitions, LLC, has filed a petition with this Board seeking the re-zoning of the property known as and by Section 55, Block H, Lots 57 and 59; and Section 55, Block 191, Lot 18; and Section 55, Block 191, Lots 10, 11, 21; and, Section 55, Block 191, Lots 13, 22; and, Section 55, Block 191, Lots 14, 15, from “Manufacturing” to “Business AA”; and,

WHEREAS, upon due published notice, this Board conducted a public hearing at or about 7:45 p.m., on April 18, 2016, upon the aforementioned petition to so re-zone the subject premises duly filed by The Freeport Housing Authority and GG Acquisitions LLC;

NOW THEREFORE BE IT RESOLVED THAT, upon the petition of The Freeport Housing Authority and GG Acquisitions LLC., duly filed in the office of the Clerk of the Incorporated Village of Freeport, the exhibits submitted into evidence during the course of the hearing by Village Attorney, Howard E. Colton and by Kathleen Deegan-Dickson, Petitioner’s counsel, including, but not limited to, the positive recommendation of the Freeport Planning Board, and Nassau County Planning Commission,

This Board makes the following findings of fact concerning the aforementioned petition, to re-zone the premises known as and by, Section 55, Block H, Lots 57 and 59; and Section 55, Block 191, Lot 18; and Section 55, Block 191, Lots 10, 11, 21; and, Section 55, Block 191, Lots 13, 22; and, Section 55, Block 191, Lots 14, 15, from “Manufacturing” to “Business AA”;

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

1. The Village Clerk duly caused to be published a Notice of Public Hearing relative to the subject petition in The Leader, pursuant to and in accordance with applicable provisions of the Village Law for the State of New York.

2. The Village Clerk duly posted a Notice of Public Hearing for this hearing at the following locations pursuant to applicable provisions of the Village Law for the State of New York:

1. Municipal Hall - 46 North Ocean Avenue, Freeport
2. Freeport Memorial Library - 144 West Merrick Road, Freeport
3. Freeport Fire Department Hose #1 - 30 Southside Avenue, Freeport
4. Freeport Fire Department Hose #2 - 15 Broadway, Freeport
5. Freeport Fire Department Hose #3 - 365 S. Bayview Avenue, Freeport
6. Freeport Recreation Center

3. Pursuant to and in accordance with the provisions of Article 8 of the Environmental Conservation Law for the State of New York, 6 NYCRR, Part 617-7 et. seq., this Board did on April 18, 2016, duly adopt a resolution for State Environmental Quality Review Act purposes rendering a negative declaration.

4. Pursuant to the provisions of §239 of the General Municipal Law for the State of New York, the Village Clerk did duly notify the Nassau County Planning Commission of the subject re-zoning petition and, upon said notice, the Nassau County Planning Commission did adopt a "Local Jurisdiction Resolution" relative to the proposed re-zoning.

5. Pursuant to §7-725-a of the Village Law for the State of New York, the Planning Board for the Incorporated Village of Freeport did review the instant petition to re-zone the subject property and did, by resolution, duly recommend that this Board re-zone the subject property from Manufacturing to Business AA.

6. That this re-zoning petition involves the parcel located 139.44 feet west and 451.51 feet north of the intersection of Buffalo Avenue and East Merrick Road in the Village of Freeport.

7. The subject parcel is currently in a zoning district entitled "Manufacturing" according to the official zoning map for the Incorporated Village of Freeport.

8. The petitioner proposes the elimination of the manufacturing use and the placement of a 101 residential apartment development (with one additional superintendent apartment) (known as the "New Moxey Development"), under the auspices of the Freeport Housing Authority and to replace the 101 residential Moxey Rigby apartment development to the east of the premises.

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

9. The proposed re-use, is nevertheless not a specifically permitted use under the existing “Manufacturing” zoning classification.

10. The Record establishes and this Board takes notice that the surrounding neighborhood is a mixed use consisting of apartment houses to the East, manufacturing and retail commercial use to the North, South and West and limited commercial/residential use to the immediate East

11. To maintain and to revitalize the surrounding neighborhood, this Board finds that the imposition of the following conditions to re-zoning of the subject premises to Business AA are necessary:

- The type, nature and density of the structures to be reconstructed and maintained be limited to those shown on the site plan submitted in the record (unless modified by the Village of Freeport’s Site Plan and Zoning Boards); and,

- Open spaces as shown on the Site Plan submitted in the record shall be preserved and maintained (unless modified by the Village of Freeport’s Site Plan and Zoning Boards); and,

- The number of parking spaces reflected on this site plan shall be maintained (unless modified by the Village of Freeport’s Site Plan and Zoning Boards).

12. The conditional re-zoning of the subject premises to permit the construction and re-use of the subject premises in a manner consistent with the proposed site plan will preserve existing property values in the surrounding neighborhood and, with the imposition and enforcement of the conditions listed, traffic and density will be kept to a minimum.

BE IT FURTHER RESOLVED that, based on the foregoing findings of fact, the abovementioned property be and hereby is re-zoned from Manufacturing to Business AA; subject nevertheless to, the execution of a Declaration of Covenants and Restrictions running with the land and in favor of the Incorporated Village of Freeport, restricting the use of the property as follows:

- The type, nature and density of the structures to be constructed and maintained be limited to those shown on the site plan submitted in the record (unless modified by the Village of Freeport’s Site Plan and Zoning Boards, and/or Incorporated Village of Freeport Building Department); and,

- Open spaces as shown on the Site Plan submitted in the record shall be preserved and maintained (unless modified by the Village of Freeport’s Site Plan and Zoning Boards and/or Incorporated Village of Freeport Building Department); and,

THESE ARE NOT OFFICIAL DIRECTIVES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

·The number of parking spaces reflected on this site plan shall be maintained (unless modified by the Village of Freeport's Site Plan and Zoning Boards).

·Said covenants to be in a form acceptable to the Village Attorney;
and,

BE IT FURTHER RESOLVED THAT upon the recording of the said Declaration of Covenants and Restriction, the zoning map for the Incorporated Village of Freeport be amended to reflect the re-zoning of the subject premises.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Piñeyro	In Favor
Trustee Ellerbe	In Favor
Trustee Mulé	In Favor
Mayor Kennedy	In Favor

Copy to:

<u>X</u> Auditor	<u>X</u> Court	<u>X</u> Purchasing
<u>X</u> Assessor	<u>X</u> Electric Utili.	<u>X</u> Registrar
<u>X</u> Attorney	<u>X</u> Fire Dept.	<u>X</u> Rec. Center
<u>X</u> Bldg. Dept.	<u>X</u> File	<u>X</u> Treasurer
<u> </u> Board & Comm.	<u>X</u> Personnel	<u>X</u> Deputy Treasurer
<u>X</u> Claims Examiner	<u>X</u> Police Dept.	<u>X</u> Deputy Village Clerk
<u> </u> Comm. Dev.	<u>X</u> Publicity	
<u>X</u> Comptroller	<u>X</u> Public Works	

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

 Negative Declaration

 Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

 The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

 The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project: Village of Freeport Zoning Change

Building Permit App. # _____

Location: 195 East Merrick Rd, 8, 12, and 20 Buffalo Ave, vacant lot south of 6 Buffalo Ave

Applicant: John J. Hrvatin, Executive Director, Freeport Housing Authority

Description: Rezone the property located at 195 East Merrick Road (Section 55/ Block H/ Lots 57 and 59), 8 Buffalo Avenue (Section 55/ Block 191/ Lot 18), 12 Buffalo Avenue (Section 55/ Block 191/ Lots 13 and 22), 20 Buffalo Avenue (Section 55/ Block 191/ Lots 10, 11, and 21), and vacant lot south of 6 Buffalo Avenue (Section 55/ Block 191/ Lots 14 and 15) from Manufacturing District to Business AA District

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

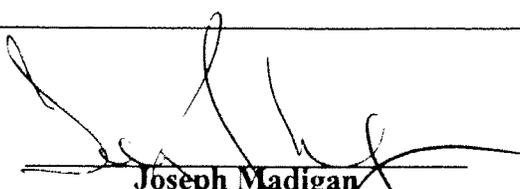
REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

DATED: 4/8/16
Freeport, New York


Joseph Madigan
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

Appendix F – USFW and NYSNHP Letters



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

By Electronic Mail

June 14, 2016

Mr. Steve Papa
USFWS
Long Island Field Office
340 Smith Road
Shirley, NY 11967

Re: Notice of Determination under Section 7 of the Endangered Species Act and Migratory Bird Treaty Act for the Moxey Rigby Apartments Project, Freeport, Nassau County, New York

Dear Mr. Papa:

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 preparing a NEPA environmental review under 24 CFR Part 58.35a for the replacement of the Moxey Rigby Apartments in Freeport, Nassau County, New York, with a new apartment building across the street to the west: **(Figures 1 and 2)**.

The existing Moxey Rigby Apartment site, located at 17-36 Buffalo Avenue, is a 2.2 acres site, fully developed with six residential buildings sharing three foundations, the Freeport Housing Authority office on the north end, parking lot, patios, walkways, and paved recreational areas.

The proposed site for the new Moxey Rigby Apartments is a set of two parcels, totaling 2.44 acres, located across Buffalo Avenue to the west of the existing apartment complex. The largest parcel, with the address 195 East Merrick Road, is fully developed with a 43,000 square foot one-story facility with an office area in the southern portion of the building and a manufacturing/warehouse area in the northern portion. The remaining area of the property consisted of paved parking areas to the west and south, a small grass area in the northwest portion of the property, a paved access and a loading dock to the northeast. The remaining parcels with an address of 12 Buffalo Avenue, form a large grass lot on the east side of the warehouse property. The parcel at 6 Buffalo Avenue, occupied by a private residence, could potentially be acquired in the future and is

therefore will be considered part of the project in order to fully assess the potential impacts of the project.

The project would include demolition of the existing structures at the new site, construction of a new five-story apartment building, and demolition of the existing apartment complex as detailed below:

- Demolition of structures at new site. The existing building at the proposed new site would be demolished and existing footings and other subsurface structures removed. Several areas with soils with elevated lead, hexavalent chromium and acetone would be remediated by removal of contaminated soils. All 2.44 acres of the new site would be disturbed by the Project.
- Construction of New Apartment Complex. Subsequent to demolition, fill would be added to the project site to bring it to an appropriate grade of approximately four (4) feet above the base flood elevation. This elevation would allow space necessary to install drainage facilities. Therefore, limited dewatering would be required in the transition areas from existing grade to the new (filled) grade, primarily for water, sewer and drainage facilities. The foundation is to be pile supported, with pile caps, grade beams and a structural slab for parking. A 5-story multifamily residential building would be constructed consisting of 101 rental dwelling units. The first floor would be a parking structure, with residential units beginning on the second floor. The project would include on-site recreational uses, including a basketball court and playground; on-site parking; and a community room (**Figure 3**).
- Demolition of Existing Apartment Complex. Existing residents would be relocated from the existing Moxey Rigby Apartment complex to the new apartment building. The vacated residential buildings would be decommissioned and demolished and would be converted to vacant land. The former administrative area on the north end of the existing Moxey Rigby site may be retained and utilized for storage. Future use of the vacated site is unknown at this time. At such time that a project is advanced for the site, the project would be evaluated in accordance with all land use regulations in effect at that time, and would be subject to its own environmental review process.

Both the existing and new project sites are served by the same community public services, facilities and utility providers. The number of residential units in the new apartment building would be the same as those in the existing complex. There is no anticipated need for additional construction related to utility services.

The purpose of this letter is to provide the U.S. Fish and Wildlife Service – New York Field Office (USFWS) notice of the proposed project and to document compliance with Section 7 of the Endangered Species Act. GOSR is acting as HUD’s non-federal representative for the purposes of conducting consultation pursuant to Section 7 of the Endangered Species Act.

Program Overview

The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

The extent of damage at the buildings at the Moxey Rigby Apartment complex was assessed and the cost to bring them back to the pre-disaster condition was estimated at approximately \$5,735,000. However, the repairs would only return the buildings in the complex to their pre-storm condition. The buildings would still not meet many modern code requirements. Generators are not present on site, the buildings are not equipped with a fire sprinkler system, and are not handicapped accessible. Due to the original design of the buildings, it is not feasible to implement the type of storm resiliency measures that would prevent similar damage from a future severe storm event. Therefore, the Freeport Housing Authority determined that a replacement facility was needed.

Compliance

According to the USFWS IPaC Trust Resource Report, there are two endangered species and four threatened species that are potentially associated with the project sites – the endangered Roseate Tern, the endangered Sandplain Gerardia, the threatened Piping Plover, the threatened Red Knot, the threatened Seabeach Amaranth, and the threatened northern long-eared bat (NLEB) (see attached list). In addition, there are several migratory birds of concern that could potentially be affected by the proposed project (see attached list). The IPaC Report for the proposed project indicated that there is no critical habitat in the project area. The proposed project would not result in the removal of trees and would be implemented on extensively developed sites.

On this basis, GOSR has determined that the proposed action will have No Effect on the Roseate Tern, Sandplain Gerardia, Piping Plover, Red Knot, Seabeach Amaranth, NLEB, or migratory birds. We request your acknowledgement of this determination. Additionally, we request to be alerted if USFWS becomes aware of a Bald or Golden Eagle nest within 660 feet of the project site.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or by email at 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

Figure 1: Project Location Map
Figure 2: Aerial View Map
Figure 3: Proposed Site Plan
IPAC Report
USFWS Species List

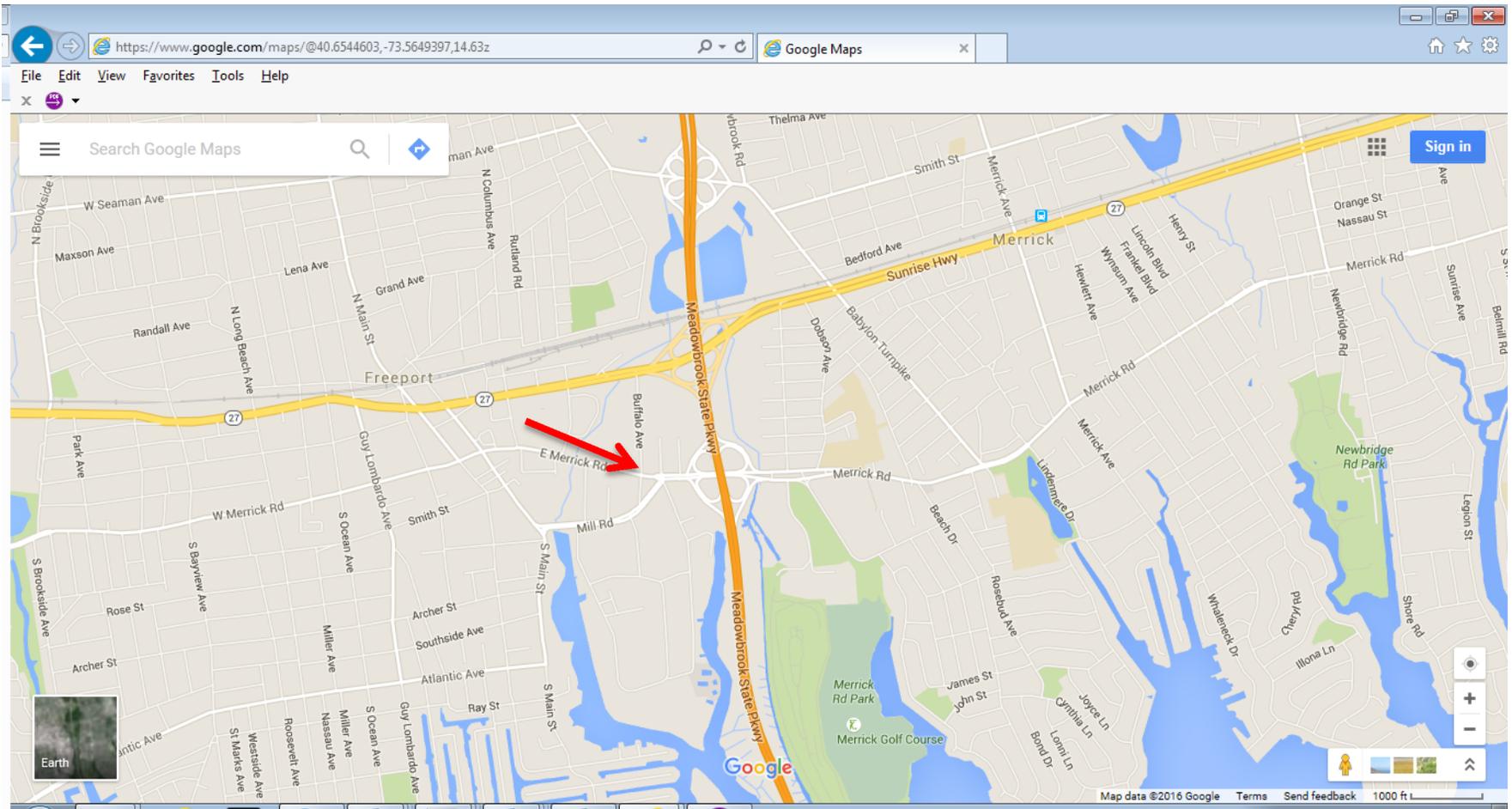


Figure 1. Project Location



Figure 2. Aerial View of Project Site

New Moxey Rigby Apartments Project

IPaC Trust Resources Report

Generated June 13, 2016 09:12 AM MDT, IPaC v3.0.7

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

New Moxey Rigby Apartments Project

LOCATION

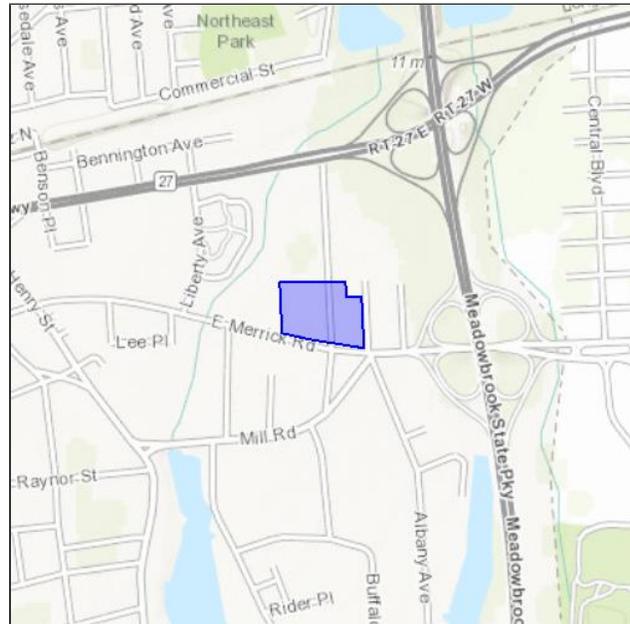
Nassau County, New York

DESCRIPTION

Replacement of existing apartment complex

IPAC LINK

<https://ecos.fws.gov/ipac/project/2IZH5-6KK7N-DJFFQ-P6ABS-O2G7LI>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Long Island Ecological Services Field Office

340 Smith Road
Shirley, NY 11967
(631) 286-0485

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[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 either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Birds

Piping Plover *Charadrius melodus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B079

Red Knot *Calidris canutus rufa* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0DM

Roseate Tern *Sterna dougallii dougallii* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B07O

Flowering Plants

Sandplain Gerardia *Agalinis acuta*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q24K

Seabeach Amaranth *Amaranthus pumilus*

Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q2MZ

Mammals

Northern Long-eared Bat *Myotis septentrionalis*

Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=A0JE

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

American Oystercatcher <i>Haematopus palliatus</i>	Bird of conservation concern
Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0G8	
American Bittern <i>Botaurus lentiginosus</i>	Bird of conservation concern
Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F3	
Bald Eagle <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008	
Black Skimmer <i>Rynchops niger</i>	Bird of conservation concern
Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0EO	

Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI	Bird of conservation concern
Blue-winged Warbler <i>Vermivora pinus</i> Season: Breeding	Bird of conservation concern
Canada Warbler <i>Wilsonia canadensis</i> Season: Breeding	Bird of conservation concern
Fox Sparrow <i>Passerella iliaca</i> Season: Wintering	Bird of conservation concern
Gull-billed Tern <i>Gelochelidon nilotica</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JV	Bird of conservation concern
Hudsonian Godwit <i>Limosa haemastica</i> Season: Migrating	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Least Tern <i>Sterna antillarum</i> Season: Breeding	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Pied-billed Grebe <i>Podilymbus podiceps</i> Year-round	Bird of conservation concern
Prairie Warbler <i>Dendroica discolor</i> Season: Breeding	Bird of conservation concern
Purple Sandpiper <i>Calidris maritima</i> Season: Wintering	Bird of conservation concern
Red Knot <i>Calidris canutus rufa</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0DM	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Saltmarsh Sparrow <i>Ammodramus caudacutus</i> Season: Breeding	Bird of conservation concern
Seaside Sparrow <i>Ammodramus maritimus</i> Year-round	Bird of conservation concern

Short-eared Owl *Asio flammeus*

Season: Wintering

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0HD

Bird of conservation concern

Snowy Egret *Egretta thula*

Season: Breeding

Bird of conservation concern

Upland Sandpiper *Bartramia longicauda*

Season: Breeding

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0HC

Bird of conservation concern

Willow Flycatcher *Empidonax traillii*

Season: Breeding

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F6

Bird of conservation concern

Wood Thrush *Hylocichla mustelina*

Season: Breeding

Bird of conservation concern

Worm Eating Warbler *Helmitheros vermivorum*

Season: Breeding

Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in 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](#).

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 deepwater reef communities (coral or tubercid 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.

Wetland data is unavailable at this time.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
PHONE: (631)286-0485 FAX: (631)286-4003

Consultation Code: 05E1LI00-2016-SLI-0232

April 27, 2016

Event Code: 05E1LI00-2016-E-00223

Project Name: Moxey Rigby 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



United States Department of Interior
Fish and Wildlife Service

Project name: Moxey Rigby Project

Official Species List

Provided by:

Long Island Ecological Services Field Office
340 SMITH ROAD
SHIRLEY, NY 11967
(631) 286-0485

Consultation Code: 05E1LI00-2016-SLI-0232

Event Code: 05E1LI00-2016-E-00223

Project Type: DEVELOPMENT

Project Name: Moxey Rigby Project

Project Description: Proposed Action involves the demolition of the existing Moxey Rigby complex, and construction of a replacement New Moxey Rigby apartment building to be located principally at 195 East Merrick Road, Freeport, NY.

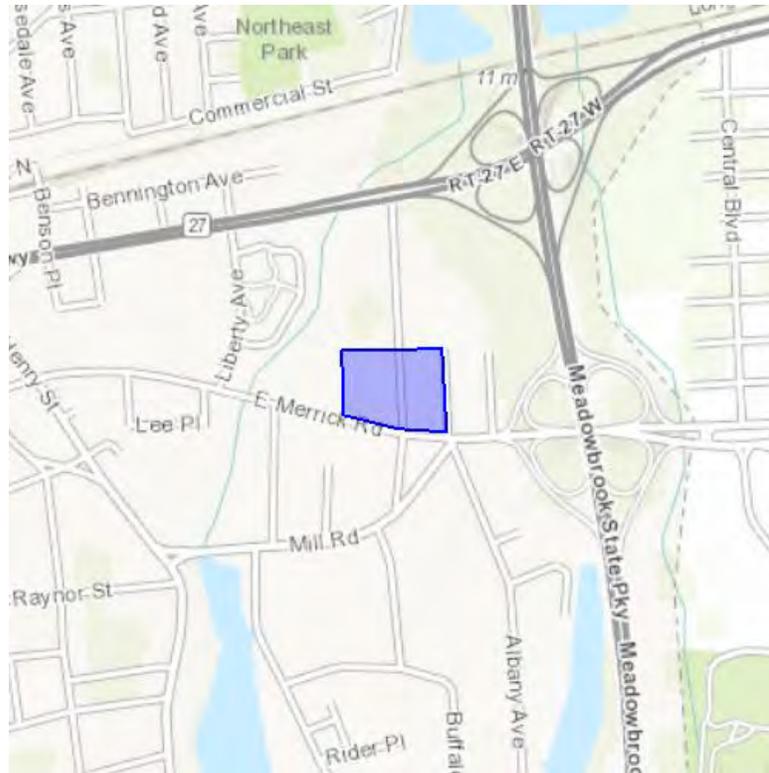
Please Note: The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.



United States Department of Interior
Fish and Wildlife Service

Project name: Moxey Rigby Project

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-73.57224225997923 40.65521549442094, -73.57219934463501 40.6541410895832, -73.57097625732422 40.65390911354036, -73.56994092464447 40.65386027637594, -73.57002139091492 40.655248051873194, -73.57224225997923 40.65521549442094)))

Project Counties: Nassau, NY



United States Department of Interior
Fish and Wildlife Service

Project name: Moxey Rigby Project

Endangered Species Act Species List

There are a total of 6 threatened or endangered species on your 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. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

Birds	Status	Has Critical Habitat	Condition(s)
Piping Plover (<i>Charadrius melodus</i>) Population: except Great Lakes watershed	Threatened	Final designated	
Red Knot (<i>Calidris canutus rufa</i>)	Threatened		
Roseate tern (<i>Sterna dougallii dougallii</i>) Population: northeast U.S. nesting pop.	Endangered		
Flowering Plants			
Sandplain gerardia (<i>Agalinis acuta</i>)	Endangered		
Seabeach amaranth (<i>Amaranthus pumilus</i>)	Threatened		
Mammals			
Northern long-eared Bat (<i>Myotis septentrionalis</i>)	Threatened		



United States Department of Interior
Fish and Wildlife Service

Project name: Moxey Rigby Project

Critical habitats that lie within your project area

There are no critical habitats within your project area.



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

By Electronic Mail

June 14, 2016

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
VIA EMAIL: nick.conrad@dec.ny.gov

Re: Natural Heritage Compliance Process for the Moxey Rigby Apartments Project,
Freeport, 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 environmental reviews under HUD's environmental review regulations (24 CFR Part 58) and New York State's Environmental Quality Review Act (SEQRA) for the replacement of the Moxey Rigby Apartments in Freeport, Nassau County, New York, with a new apartment building across the street to the west: (**Figures 1 and 2**).

The existing Moxey Rigby Apartment site, located at 17-36 Buffalo Avenue, is a 2.2 acres site, fully developed with six residential buildings sharing three foundations, the Freeport Housing Authority office on the north end, parking lot, patios, walkways, and paved recreational areas.

The proposed site for the new Moxey Rigby Apartments is a set of two parcels, totaling 2.44 acres, located across Buffalo Avenue to the west of the existing apartment complex. The largest parcel, with the address 195 East Merrick Road, is fully developed with a 43,000 square foot one-story facility with an office area in the southern portion of the building and a manufacturing/warehouse area in the northern portion. The remaining area of the property consisted of paved parking areas to the west and south, a small grass area in the northwest portion of the property, a paved access and a loading dock to the

northeast. The remaining parcels with an address of 12 Buffalo Avenue, form a large grass lot on the east side of the warehouse property. The parcel at 6 Buffalo Avenue, occupied by a private residence, could potentially be acquired in the future and is therefore will be considered part of the project in order to fully assess the potential impacts of the project.

The project would include demolition of the existing structures at the new site, construction of a new five-story apartment building, and demolition of the existing apartment complex as detailed below:

- Demolition of structures at new site. The existing building at the proposed new site would be demolished and existing footings and other subsurface structures removed. Several areas with soils with elevated lead, hexavalent chromium and acetone would be remediated by removal of contaminated soils. All 2.44 acres of the new site would be disturbed by the Project.
- Construction of New Apartment Complex. Subsequent to demolition, fill would be added to the project site to bring it to an appropriate grade of approximately four (4) feet above the base flood elevation. This elevation would allow space necessary to install drainage facilities. Therefore, limited dewatering would be required in the transition areas from existing grade to the new (filled) grade, primarily for water, sewer and drainage facilities. The foundation is to be pile supported, with pile caps, grade beams and a structural slab for parking. A 5-story multifamily residential building would be constructed consisting of 101 rental dwelling units. The first floor would be a parking structure, with residential units beginning on the second floor. The project would include on-site recreational uses, including a basketball court and playground; on-site parking; and a community room.
- Demolition of Existing Apartment Complex. Existing residents would be relocated from the existing Moxey Rigby Apartment complex to the new apartment building. The vacated residential buildings would be decommissioned and demolished and would be converted to vacant land. The former administrative area on the north end of the existing Moxey Rigby site may be retained and utilized for storage. Future use of the vacated site is unknown at this time. At such time that a project is advanced for the site, the project would be evaluated in accordance with all land use regulations in effect at that time, and would be subject to its own environmental review process.

Both the existing and new project sites are served by the same community public services, facilities and utility providers. The number of residential units in the new apartment building would be the same as those in the existing complex. There is no anticipated need for additional construction related to utility services.

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 SEQRA documentation and/or any permit applications. We will retain the confidentiality, as needed, of any information received.

Program Overview

The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

The extent of damage at the buildings at the Moxey Rigby Apartment complex was assessed and the cost to bring them back to the pre-disaster condition was estimated at approximately \$5,735,000. However, the repairs would only return the buildings in the complex to their pre-storm condition. The buildings would still not meet many modern code requirements. Generators are not present on site, the buildings are not equipped with a fire sprinkler system, and are not handicapped accessible. Due to the original design of the buildings, it is not feasible to implement the type of storm resiliency measures that would prevent similar damage from a future severe storm event. Therefore, the Freeport Housing Authority determined that a replacement facility was needed.

Compliance

According to the USFWS IPaC Trust Resource Report, there are two endangered species and four threatened species that are potentially associated with the project sites – the endangered Roseate Tern, the endangered Sandplain Gerardia, the threatened Piping Plover, the threatened Red Knot, the threatened Seabeach Amaranth, and the threatened northern long-eared bat (NLEB) (see attached list). In addition, there are several migratory birds of concern that could potentially be affected by the proposed project (see attached list). The IPaC Report for the proposed project indicated that there is no critical habitat in the project area.

According to information reviewed from the New York State Environmental Resource Mapper (ERM), rare plants, rare animals could exist in the in the project area and there are natural communities near the location (see **Figure 3**). However, the proposed project would not result in the removal of trees and would be implemented on extensively developed sites. 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 Lori A. Shirley at (518) 474-0755 or by email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Lori A. Shirley". The signature is written in a cursive, flowing style.

Lori A. Shirley
Certifying Officer
NYS Governor's Office of Storm Recovery

Attachments

- Figure 1: Project Location Map
- Figure 2: Aerial View Map
- Figure 3: Environmental Resource Mapper Findings

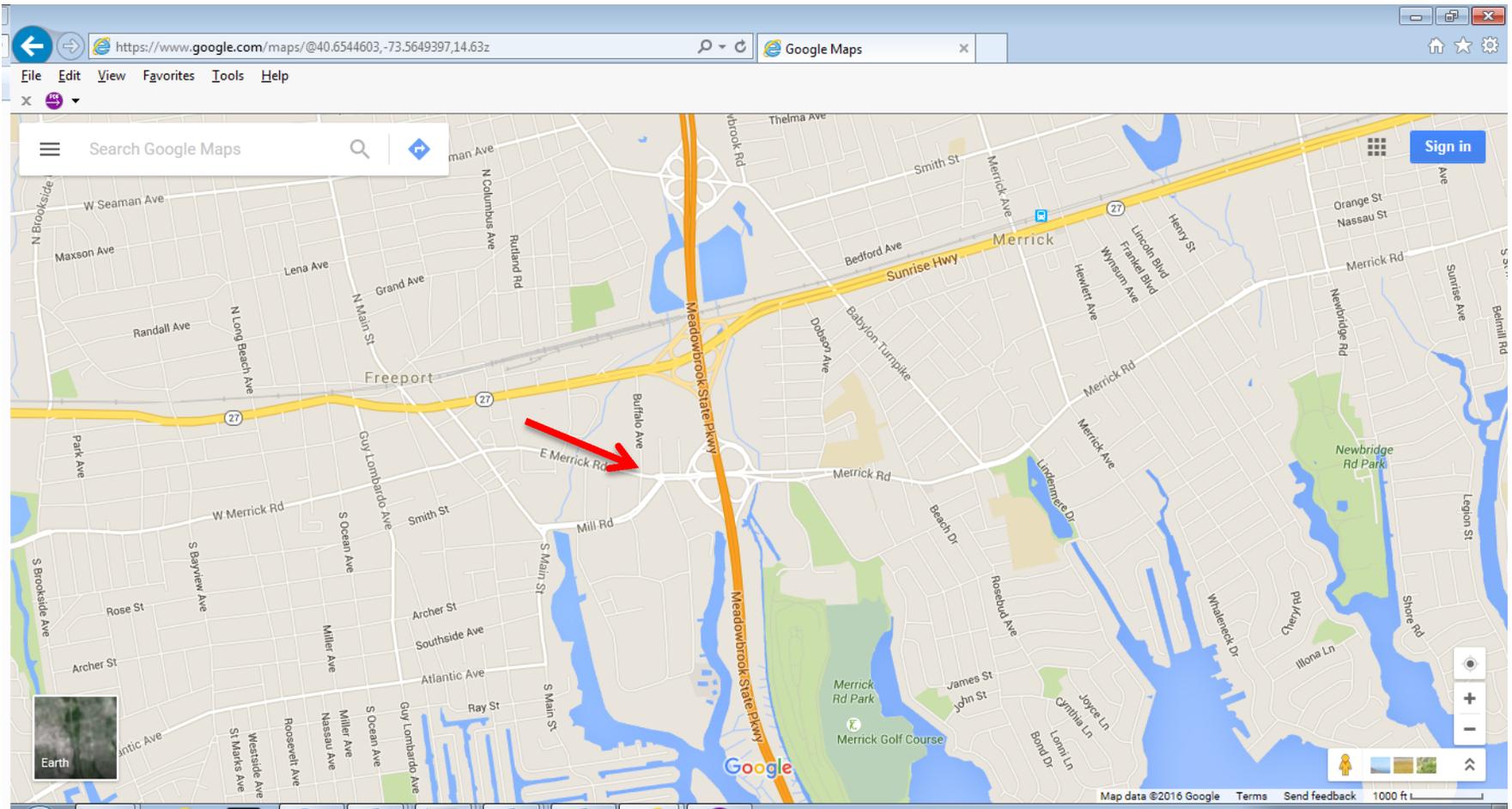
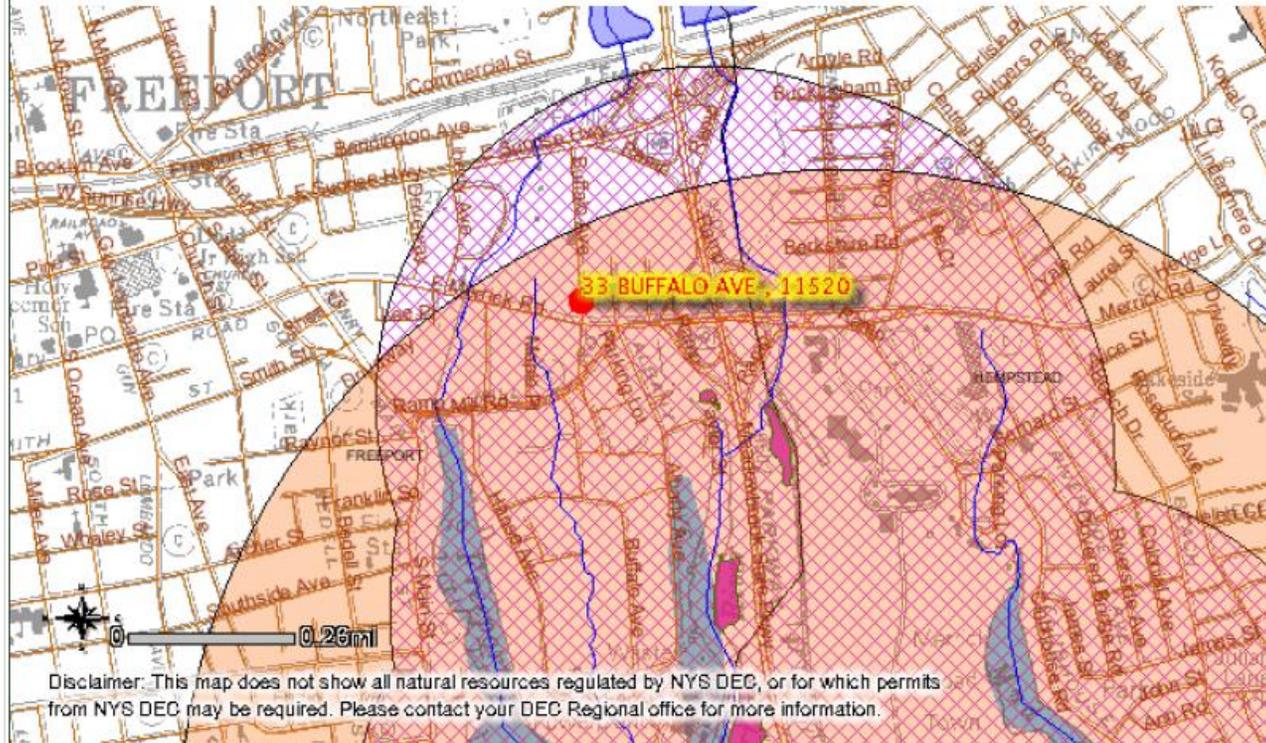


Figure 1. Project Location



Figure 2. Aerial View of Project Site

Moxey Rigby



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

MinX: 619395, MaxX: 622549, MinY: 4501842, MaxY: 4500524

Visible Layers

- Classified Streams
- Classified Ponds
- Rare Plants and Rare Animals
- Significant Natural Communities Buffered
- Natural Communities Nearby
- Significant Natural Communities
- Interstate Highways
- Adirondack Park Boundary
- Counties

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

The Coordinates of the point you clicked on are:

NYTM	E : 620826	Longitude/Latitude	W : 73.570
	N : 4501364		N : 40.654

Rare Plants and Rare Animals

This location is in the vicinity of one or more :
Rare Animals and/or Rare Plants

Natural Communities Near This Location:

Natural Community Name	Location	Ecological System
Salt panne	Hempstead Bay Wetlands	Tidal Wetlands (Estuary)
High salt marsh	Hempstead Bay Wetlands	Tidal Wetlands (Estuary)
Low salt marsh	Hempstead Bay Wetlands	Tidal Wetlands (Estuary)

Old or Potential Records (these records are not displayed on the map)

Common Name	Scientific Name	Date Last Documented	Location	Habitat Where Last Seen	Animal, Plant, or other	NYS Protected Status
Hyssop-skullcap	Scutellaria integrifolia	1898-07-11	Hempstead		Rare Plant	Endangered

USGS Quadrangle

USGS Quadrangle Name
FREEPORT

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

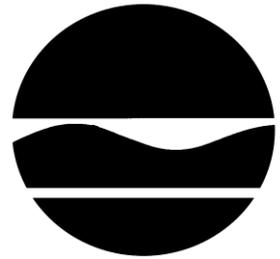
The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Figure 3 ERM Mapper Information

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



July 22, 2016

Lori A. Shirley
Governor's Office of Storm Recovery
Hampton Plaza, 38-40 State St.
Albany NY 12207

Re: Proposed demolition of Moxey Rigby apartments, and construction of new apartment building,
195 East Merrick Road
Town/City: Hempstead. County: Nassau.

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.

Enclosed is a report of significant natural communities that our database indicates are within .5 mile of your site, along the Merrick River.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to 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 sources may be required to fully assess impacts on biological resources.

Our database is continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Chaloux".

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program



The following rare plants, rare animals, and significant natural communities have been documented in the vicinity of your project site.

We recommend that potential onsite and offsite impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following significant natural communities are considered significant from a statewide perspective by the NY Natural Heritage Program. They are either occurrences of a community type that is rare in the state, or a high-quality example of a more common community type. By meeting specific, documented criteria, the NY Natural Heritage Program considers these community occurrences to have high ecological and conservation value.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
Wetland/Aquatic Communities			
Salt Panne			High-quality Occurrence of Uncommon Community Type
<p>Hempstead Bay Wetlands: This is a large salt panne in a complex system of tidal bays with variable tidal range. Two principal marsh types, backbarrier fringe marsh and mainland fringe marsh, are nearly eliminated by shoreline development and barrier spit stabilization. The marsh may be slightly underestimated in size. Some areas are unditched with well-developed pannes.</p>			8325
Low Salt Marsh			High-quality Occurrence of Uncommon Community Type
<p>Hempstead Bay Wetlands: This is a large marsh in a complex, five-bay system with variable tidal range. The marsh is missing two principal marsh types, backbarrier fringe marsh and mainland fringe marsh. The marsh may be underestimated in size by a factor of 2-3. Some areas are unditched and appear to have adequate tide circulation.</p>			313
High Salt Marsh			High-quality Occurrence of Uncommon Community Type
<p>Hempstead Bay Wetlands: This is a large marsh in a complex system of five bays with variable tidal range. There are large concentrations of mid-lagoon marshes. The marsh is missing nearly all backbarrier fringe marsh and mainland fringe marsh due to heavy shoreline and barrier spit development.</p>			6966

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage’s Conservation Guides at www.guides.nynhp.org. For descriptions of all community types, go to www.dec.ny.gov/animals/97703.html for Ecological Communities of New York State.

Appendix G – Thermal – Explosive Hazard Survey

ATTACHMENT I

**THERMA AND EXPLOSIVE HAZARDS
PHOTO INVENTORY**

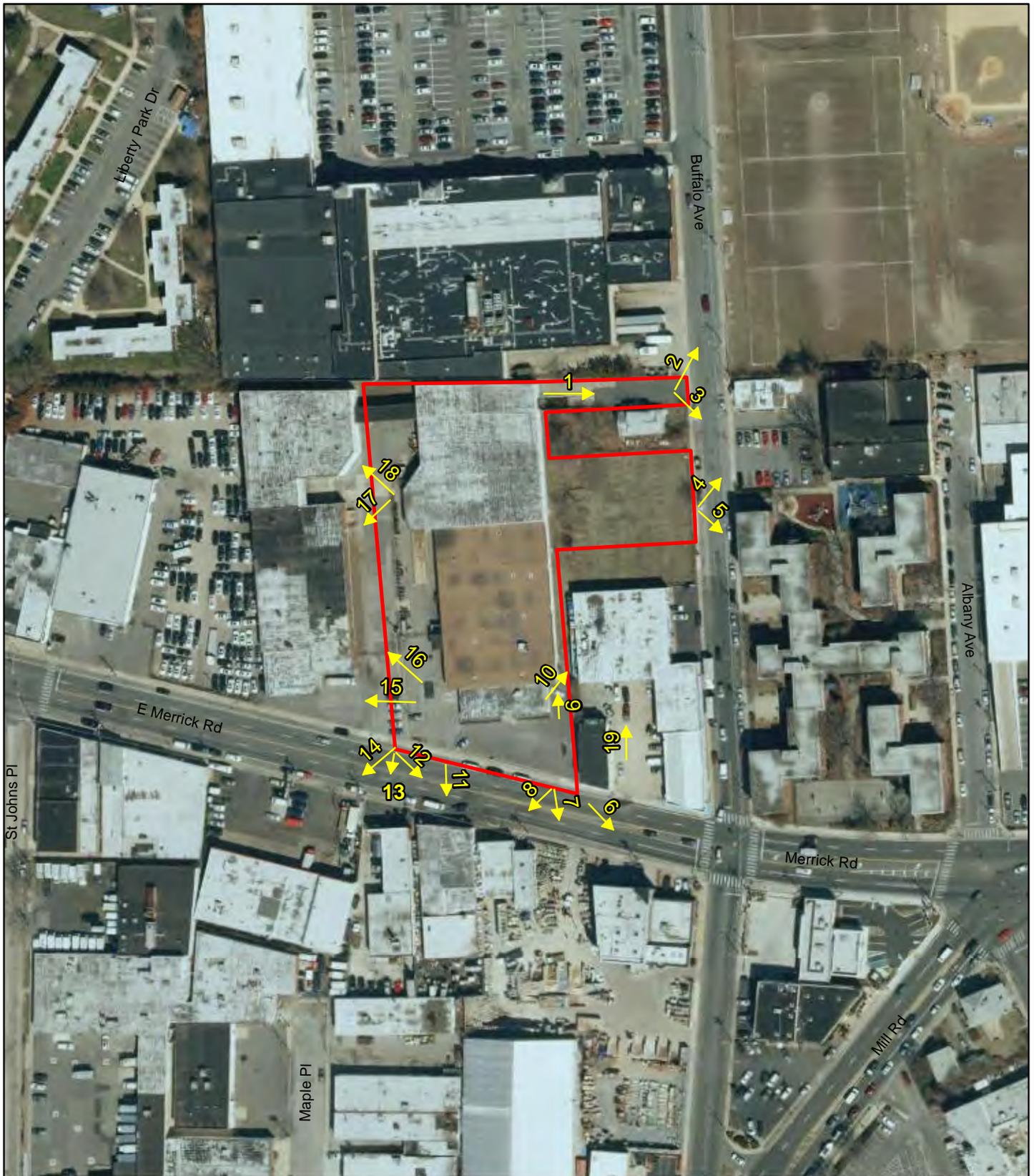


FIGURE 1
THERMAL & EXPLOSIVE HAZARD
ANALYSIS KEY MAP

195 E. Merrick Ave.
Freeport

Expanded EAF

Source: NYS Orthophotography, 2013

Scale: 1 inch = 150 feet



195 E. Merrick Road, Freeport



View 1



View 2



View 3



View 4

195 E. Merrick Road, Freeport



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12

195 E. Merrick Road, Freeport



View 13



View 14



View 15



View 16

195 E. Merrick Road, Freeport



View 17



View 18



View 19

Appendix H – SHPO Correspondence



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620
www.nelsonpopevoorhis.com

March 11, 2016

Ms. Lorraine Weiss
New York State Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Re: Freeport Housing Authority, New and Existing Moxey Rigby Apartments, Village of Freeport, Nassau Co., New York

Dear Ms. Weiss:

We are transmitting this project review cover form to enable New York State Historic Preservation Office (SHPO) review of this subject development in accordance with Section 106 of the National Historic Preservation Act and Section 14.09 of the New York State Historic Preservation Act. We are in the process of preparing an Environmental Assessment (EA)/Expanded Environmental Assessment Form (EAF) to comply with NEPA and SEQRA requirements.

The project involves the demolition of the existing Moxey Rigby Apartment complex, located at 33 Buffalo Avenue, Freeport, NY, due to damage the building sustained during Hurricanes Irene and Sandy. A replacement building is proposed to be constructed just to the west of the existing site at 195 East Merrick Road, Freeport, NY, as well as several smaller properties to the east which front to Buffalo Avenue (see attached location map).

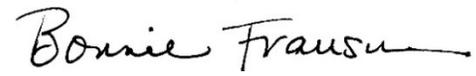
A review of the NY Cultural Resource Information System (CRIS) indicates that the existing Moxey Rigby complex had been reviewed previously (USN Nos. 05920.000480 and 05920.000481) and was determined not to be eligible for listing on the National Register of Historic Places.

We are attaching the requisite information necessary for you to render a determination regarding the proposed project. We have included Sanborn maps for the New Moxey Rigby site which show previous uses and disturbances.

We appreciate your review. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

NELSON, POPE & VOORHIS

A handwritten signature in black ink that reads "Bonnie Franson" with a horizontal line extending to the right.

Bonnie Franson, AICP CEP
Associate Environmental Planner



New York State Office of Parks, Recreation and Historic Preservation Historic Preservation Field Services Bureau

Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
Delaware Avenue, Cohoes 12047 (Delivery)

(518) 237-8643

PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of **any and all information submitted to this office** for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER PR

COUNTY Nassau

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.

If you have checked this box you will need to complete ALL of the following information.

Project Name Freeport Housing Authority - Demolition of Existing Building; New Construction

Location 195 East Merrick Road (new construction); 33 Buffalo Avenue (demolition)
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village Village of Freeport
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Nassau
If your undertaking* covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

No Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
<u> </u> US HUD	<u> </u> Approval of Property Disposition/Demolition	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Freeport Village Board	<u> </u> Zoning Amendment	<input type="checkbox"/>	<input type="checkbox"/>
<u> </u> NYSDEC	<u> </u> SWPPP NOI	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B. Have you consulted the NYSHPO web site at ****<http://nysparks.state.ny.us>** to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

Yes No

Was the project site wholly or partially included within an identified archeologically sensitive area? Yes No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places? Yes No

CONTACT PERSON FOR PROJECT

Name Bonnie Franson Title Associate Environmental Planner

Firm/Agency Nelson, Pope, and Voorhis, LLC

Address 572 Walt Whitman Road City Melville STATE NY Zip 11747

Phone (631) 427-5665 Fax (631) 427-5620 E-Mail bfranson@nelsonpopevoorhis.com

**<http://nysparks.state.ny.us> then select HISTORIC PRESERVATION then select On Line Resources

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978. regulations on line at:

<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

NEW
MOXEY RIGBY
APARTMENTS

EXISTING
MOXEY RIGBY
APARTMENTS

BUFFALO AVE

ALBANY AVE

E MERRICK RD

Freeport

18

17

16

15

14

13

22

21

11

10

26

1

2

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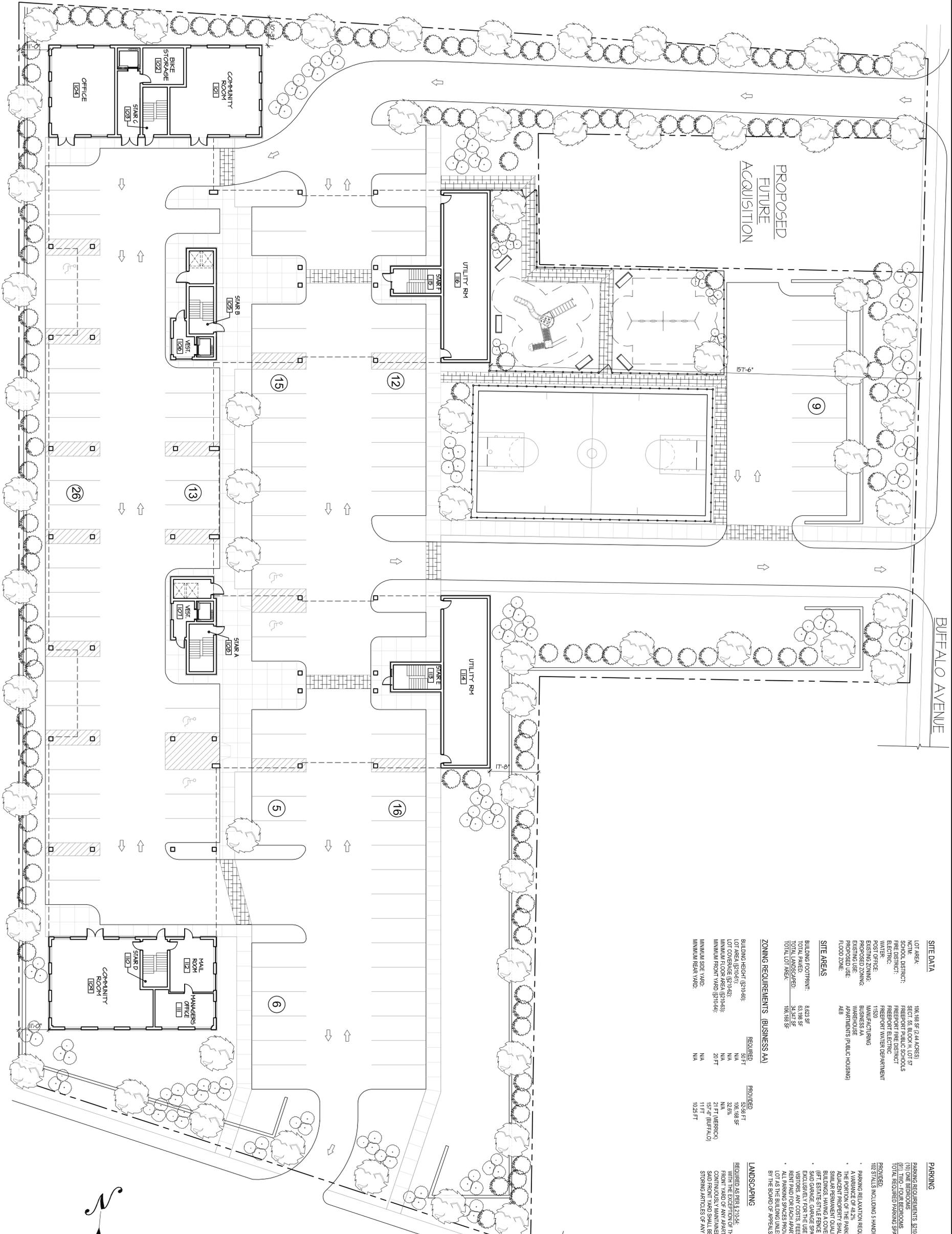
338

339

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350



SITE DATA

LOT AREA:	148,148 SF (3.4 ACRES)
NOTICE:	SECTION 204(4)(D) 27
SCHOOL DISTRICT:	FREEPORT PUBLIC SCHOOLS
FIRE DISTRICT:	FREEPORT FIRE DISTRICT
ELECTRIC:	FREEPORT ELECTRIC
WATER:	FREEPORT WATER DEPARTMENT
POST OFFICE:	1530
PROPOSED ZONING:	BUSINESS AA
EXISTING USE:	WAREHOUSE
PROPOSED USE:	APARTMENTS (PUBLIC HOUSING)
FLOOD ZONE:	A/B

SITE AREAS

BUILDING FOOTPRINT:	8,823 SF
TOTAL PAVED:	63,198 SF
TOTAL LANDSCAPED:	33,477 SF
TOTAL LOT AREA:	106,675 SF

ZONING REQUIREMENTS (BUSINESS AA)

	REQUIRED	PROVIDED
BUILDING HEIGHT (S710-80):	30 FT	32-36 FT
LOT AREA (S710-71):	N/A	106,168 SF
MINIMUM FRONT YARD (S710-83):	N/A	21 FT (MERRICK)
MINIMUM FRONT YARD (S710-84):	20 FT	15'-7" (BUFFALO)
MINIMUM SIDE YARD:	N/A	11 FT
MINIMUM REAR YARD:	N/A	10.25 FT

PARKING

PARKING REQUIREMENTS S710-172	1.5 SPACES PER APPT	=	15
TOTAL REQUIRED PARKING SPACES	2.0 SPACES PER APPT	=	18

PROVIDED: 102 SPACES INCLUDING 5 HANDICAP

PARKING BY VACTION REQUESTED 197 REQUIRED, 102 PROVIDED.

AVANCEMENT OF 42%.

THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.

8'11" ESH STYLET FENCE TO BE PROVIDED

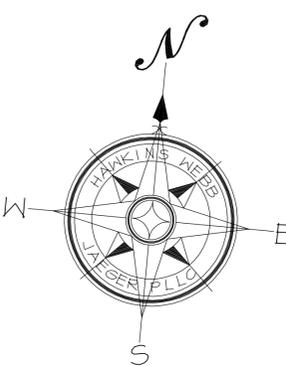
ALL PARKING SPACES AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND OTHER VISITORS. ANY COSTS, FEES AND RENTS FOR SAID SPACES SHALL BE INCLUDED IN THE RENT PAID FOR EACH APARTMENT OR DWELLING UNIT.

ALL PARKING SPACES PROVIDED PURSUANT TO THIS SECTION SHALL BE ON THE SAME LOT AS THE BUILDING UNLESS A PERMIT FOR THEIR LOCATION ELSEWHERE IS GRANTED BY THE BOARD OF APPEALS. ALL PARKING SPACES SHALL BE PAVED.

LANDSCAPING

REQUIRED AS PER S710-214.

EXCESSIVE GRASS: THE NECESSARY GRASSMANS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRASSED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND.





195 East Merrick Road, Freeport

195 East Merrick Road

Freeport, NY 11520

Inquiry Number: 4454225.2

November 02, 2015

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/02/15

Site Name:

195 East Merrick Road,
195 East Merrick Road
Freeport, NY 11520

Client Name:

Nelson, Pope & Voorhis LLC
572 Walt Whitman Road
Melville, NY 11747



EDR Inquiry # 4454225.2

Contact: Steven Mcginn

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Nelson, Pope & Voorhis LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 195 East Merrick Road, Freeport
Address: 195 East Merrick Road
City, State, Zip: Freeport, NY 11520
Cross Street:
P.O. # 15243
Project: 195 E Merrick Rd., Freeport
Certification # BA45-49A0-9A29



Sanborn® Library search results
Certification # BA45-49A0-9A29

Maps Provided:

1998 1928
1984
1969
1961
1951
1941

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1998 Source Sheets



Volume 1, Sheet 763



Volume 1, Sheet 720



Volume 1, Sheet 719

1984 Source Sheets



Volume 7, Sheet 719



Volume 7, Sheet 720



Volume 7, Sheet 763

1969 Source Sheets



Volume 7, Sheet 719



Volume 7, Sheet 720

1961 Source Sheets

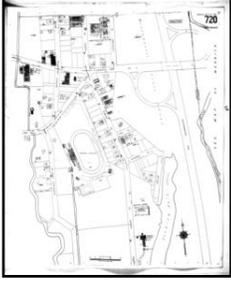


Volume 7, Sheet 719

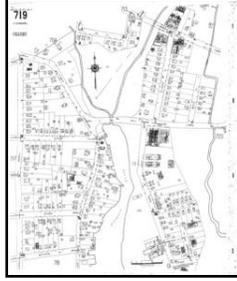


Volume 7, Sheet 720

1951 Source Sheets



Volume 7, Sheet 720



Volume 7, Sheet 719

1941 Source Sheets



Volume 7, Sheet 719



Volume 7, Sheet 720

1928 Source Sheets

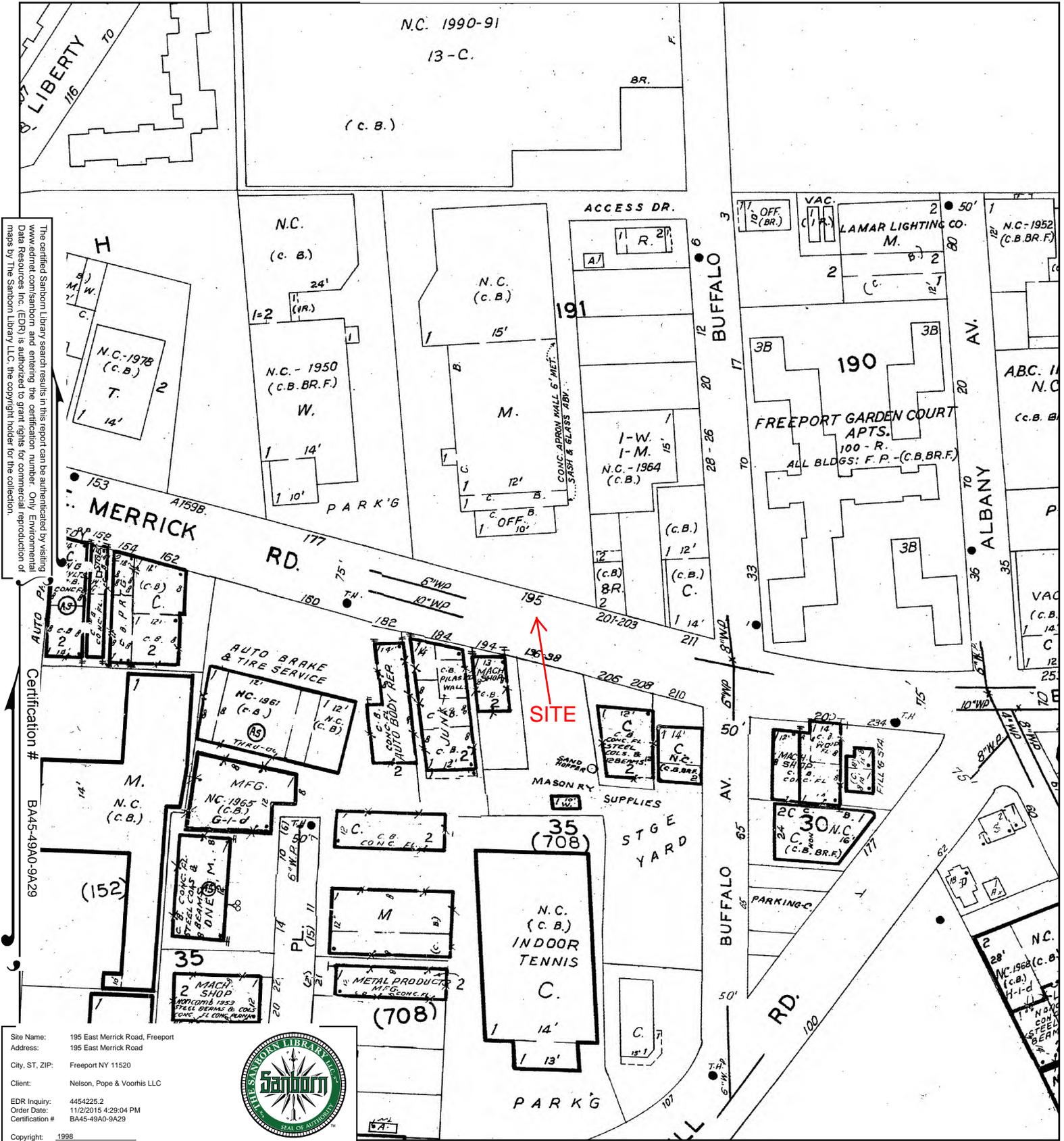


Volume 1, Sheet 19



Volume 1, Sheet 11

1998 Certified Sanborn Map



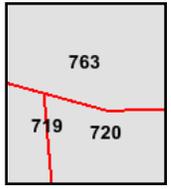
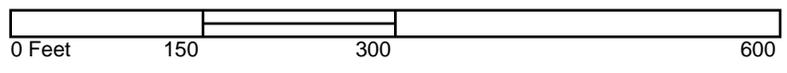
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Certification # BA45-49A0-9A29

Site Name: 195 East Merrick Road, Freeport
 Address: 195 East Merrick Road
 City, ST, ZIP: Freeport NY 11520
 Client: Nelson, Pope & Voorhis LLC
 EDR Inquiry: 4454225.2
 Order Date: 11/2/2015 4:29:04 PM
 Certification #: BA45-49A0-9A29
 Copyright: 1998



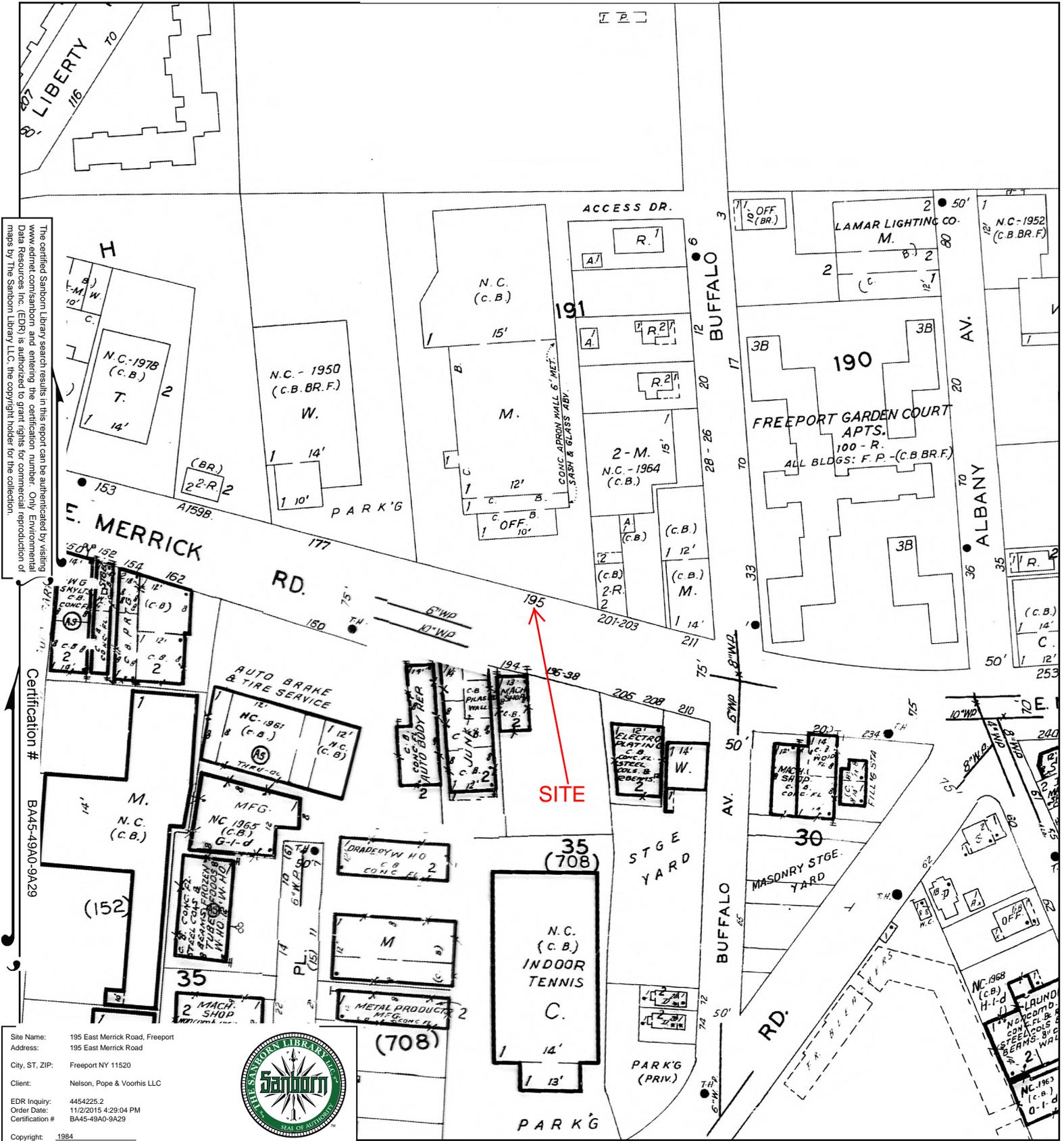
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 763
 Volume 1, Sheet 720
 Volume 1, Sheet 719



1984 Certified Sanborn Map



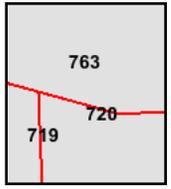
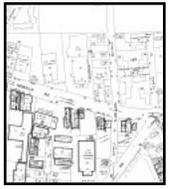
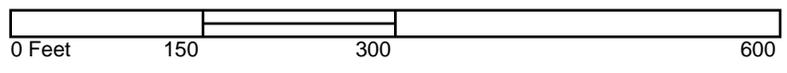
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Volume 7, Sheet 719
 Volume 7, Sheet 720
 Volume 7, Sheet 763



1969 Certified Sanborn Map



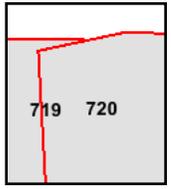
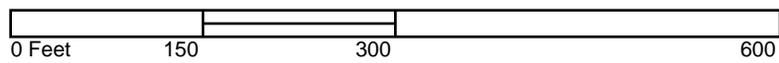
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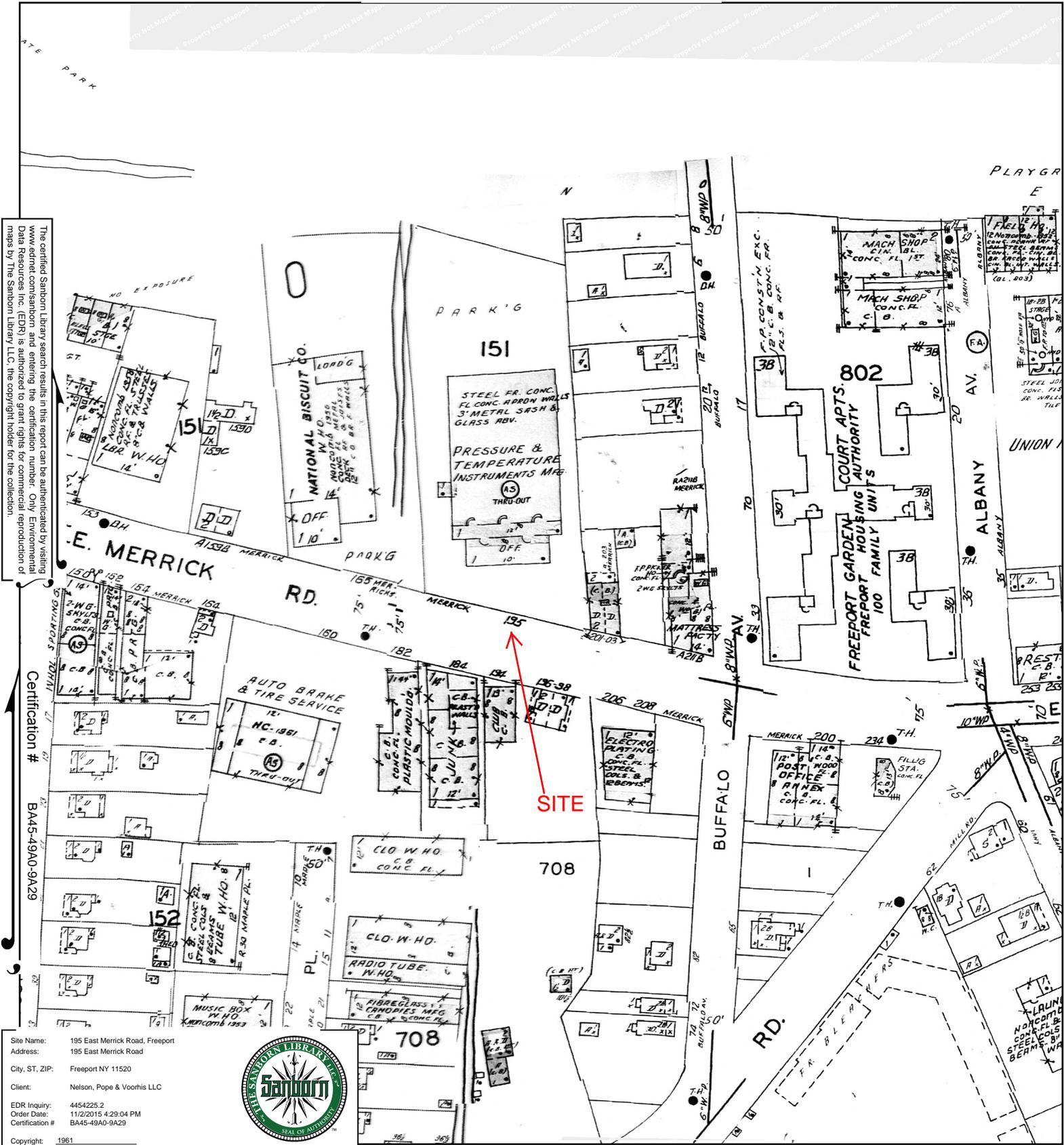
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Volume 7, Sheet 719
 Volume 7, Sheet 720



1961 Certified Sanborn Map



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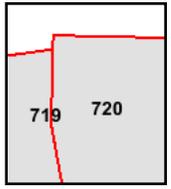
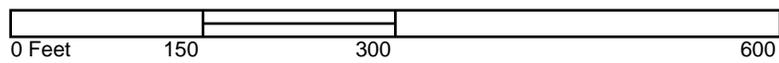
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Site Name: 195 East Merrick Road, Freeport
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 Certification # BA45-49A0-9A29



Copyright: 1961

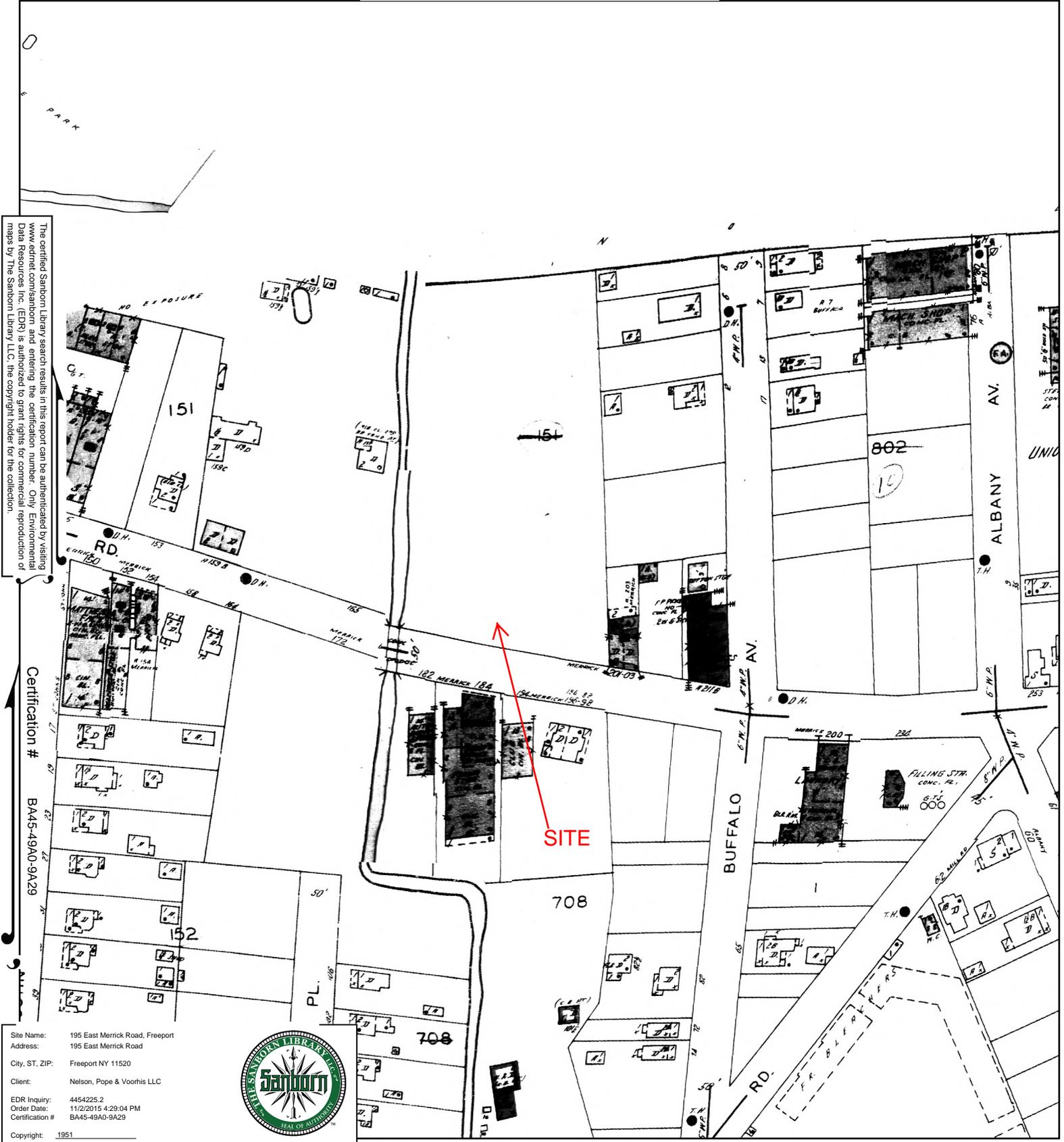
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Volume 7, Sheet 719
 Volume 7, Sheet 720



1951 Certified Sanborn Map



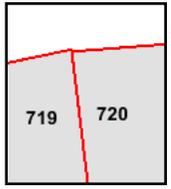
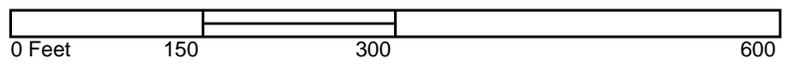
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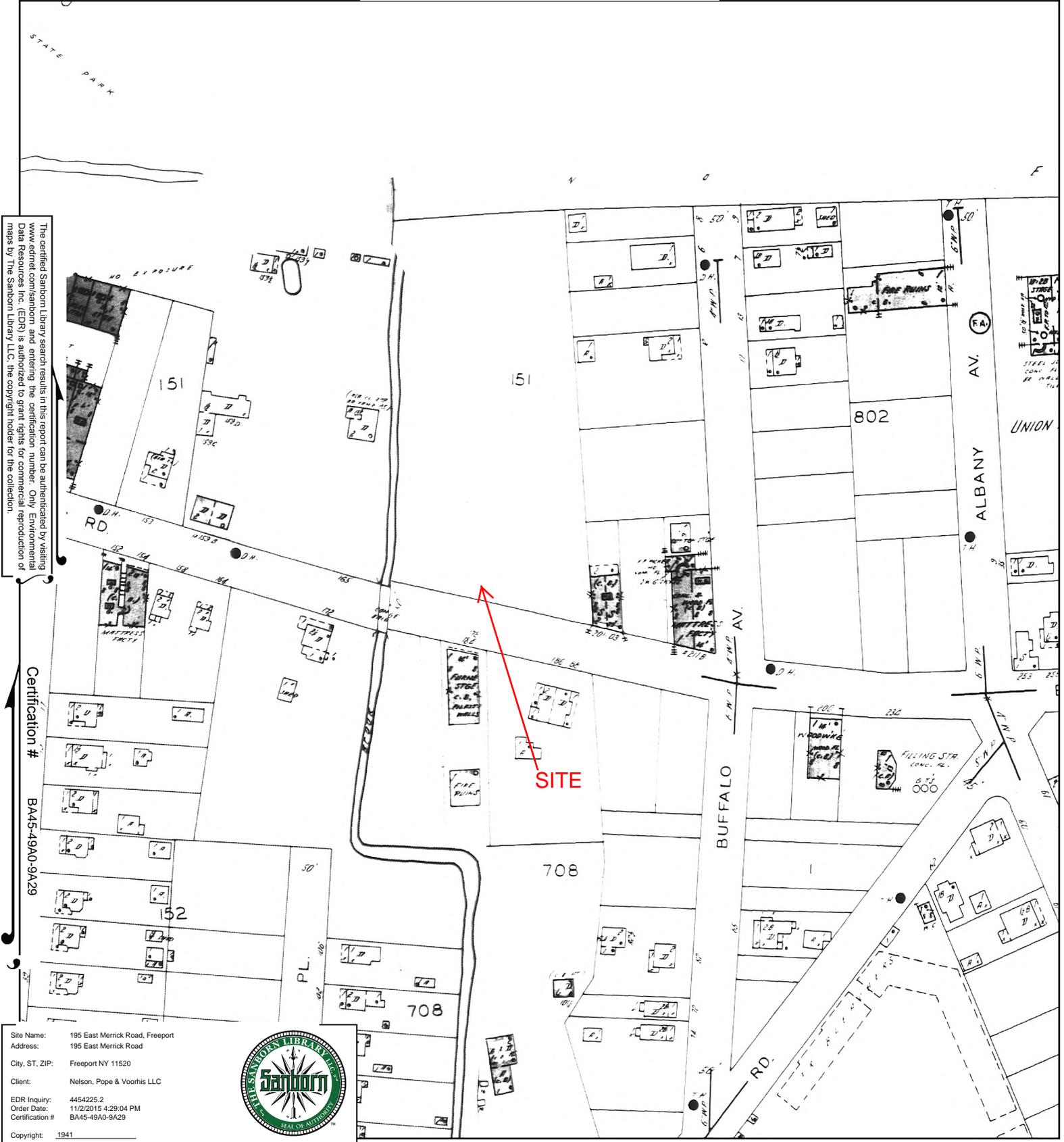
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Volume 7, Sheet 720
 Volume 7, Sheet 719



1941 Certified Sanborn Map



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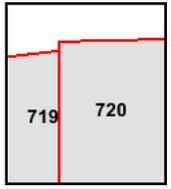
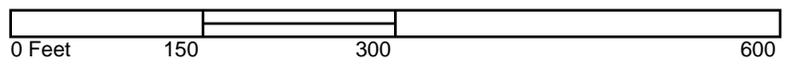
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 EDR Inquiry: 4454225.2
 Order Date: 11/2/2015 4:29:04 PM
 Certification # BA45-49A0-9A29



Copyright: 1941

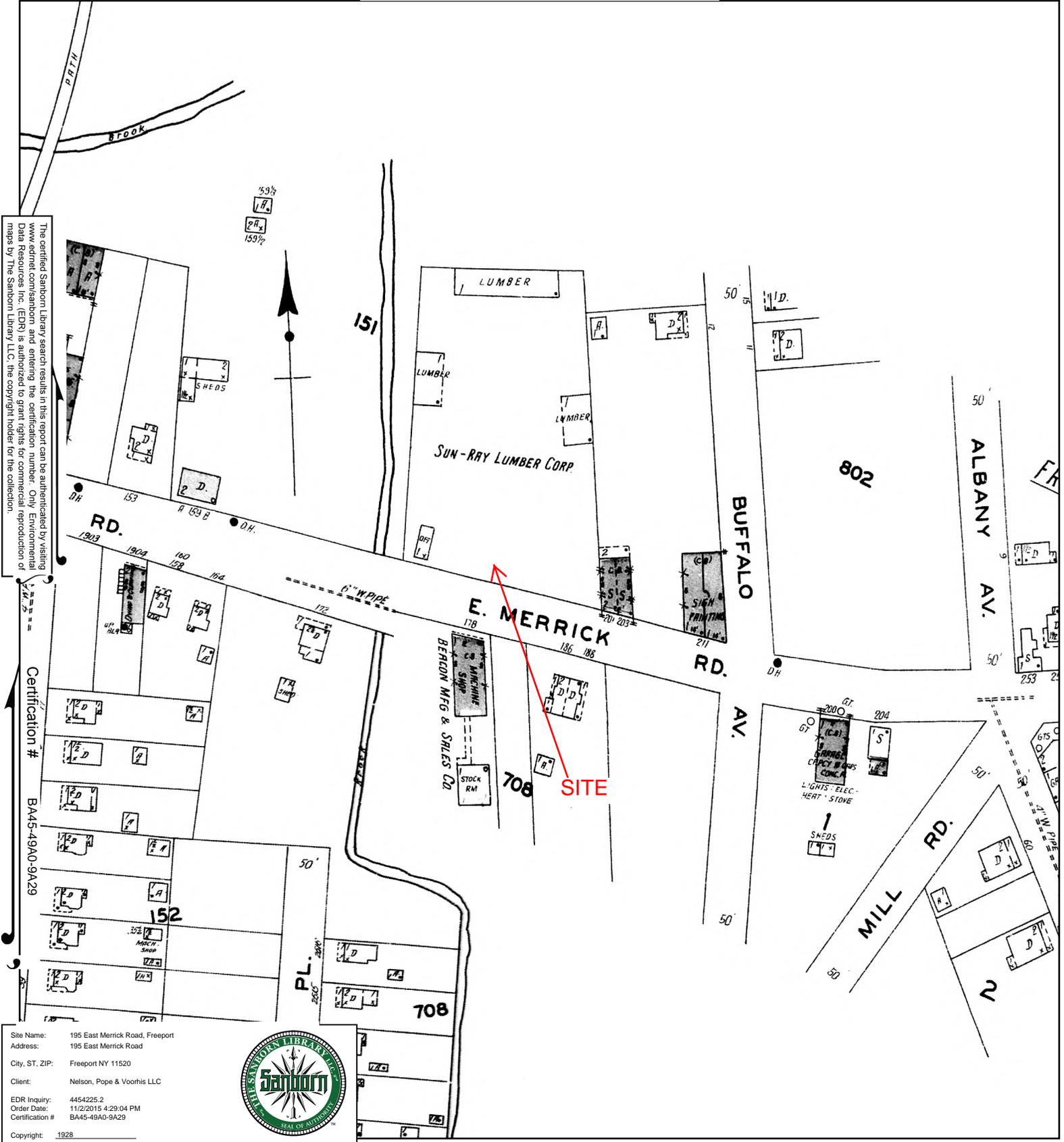
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Volume 7, Sheet 719
 Volume 7, Sheet 720



1928 Certified Sanborn Map



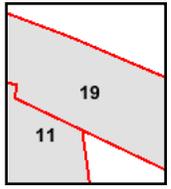
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Certification # BA45-49A0-9A29

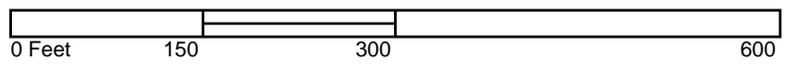
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 Address: 195 East Merrick Road
 City, ST, ZIP: Freeport NY 11520
 Client: Nelson, Pope & Voorhis LLC
 EDR Inquiry: 4454225.2
 Order Date: 11/2/2015 4:29:04 PM
 Certification # BA45-49A0-9A29
 Copyright: 1928



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 19
 Volume 1, Sheet 11





Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
195 East Merrick Road, 17-25-33 Buffalo Ave, 20-30-36 Albany Ave; Freeport/ Nassau County

16PR01591

Dear Mr. King:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 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 Environmental Conservation Law Article 8).

Based on this review, the opinion of the SHPO is that there will be No Historic Properties Affected by the proposed undertaking.

If I can be of further assistance, please contact me at (518) 268-2187 or Larry.moss@parks.ny.gov

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist
CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Appendix I – Tribal Correspondence



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

June 17, 2016

Kerry Holton, President
Delaware Nation
P.O. Box 825
Anadarko, OK 73005

Re: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear President Kerry Holton:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for design and construction of a new municipal complex in the Town of Blenheim, Schoharie County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Stockbridge-Munsee Community Band of Mohicans, Shinnecock Indian Nation, and the Unkechaug Nation.

Area of Potential Effect: GOSR is preparing a NEPA environmental review under 24 CFR Part 58.35a for the replacement of the Moxey Rigby Apartments in Freeport, Nassau County, New York, with a new apartment building across the street to the west: (**Figures 1 and 2**).

The existing Moxey Rigby Apartment site, located at 17-36 Buffalo Avenue, is a 2.2 acres site, fully developed with six residential buildings sharing three foundations, the Freeport Housing Authority office on the north end, parking lot, patios, walkways, and paved recreational areas. The proposed site for the new Moxey Rigby Apartments is a set of two parcels, totaling 2.44 acres, located across Buffalo Avenue to the west of the existing apartment complex. The largest parcel, with the address 195 East Merrick Road, is fully developed with a 43,000 square foot one-story facility with an office area in the southern portion of the building and a manufacturing/warehouse area in the northern portion. The remaining area of the property consisted of paved parking areas to the west and south, a small grass area in the northwest portion of the property, a paved access and a loading dock to the northeast. The remaining parcels with an address of 12 Buffalo Avenue, form a large grass lot on the east side of the warehouse property. The parcel at 6 Buffalo Avenue, occupied by a private residence, could potentially be acquired in the future



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

and is therefore will be considered part of the project in order to fully assess the potential impacts of the project.

Program Overview: The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

The extent of damage at the buildings at the Moxey Rigby Apartment complex was assessed and the cost to bring them back to the pre-disaster condition was estimated at approximately \$5,735,000. However, the repairs would only return the buildings in the complex to their pre-storm condition. The buildings would still not meet many modern code requirements. Generators are not present on site, the buildings are not equipped with a fire sprinkler system, and are not handicapped accessible. Due to the original design of the buildings, it is not feasible to implement the type of storm resiliency measures that would prevent similar damage from a future severe storm event. Therefore, the Freeport Housing Authority determined that a replacement facility was needed.

Proposed Project Description: The project would include demolition of the existing structures at the new site, construction of a new five-story apartment building, and demolition of the existing apartment complex. Both the existing and new project sites are served by the same community public services, facilities and utility providers. The number of residential units in the new apartment building would be the same as those in the existing complex. There is no anticipated need for additional construction related to utility services.

Consultation with the New York State Office of Parks, Recreation and Historic Preservation determined that the existing Moxey Rigby complex is not eligible for listing on the National Register of Historic Places and that no historic properties will be affected by the project. With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project(s) described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 20 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
Hampton Plaza, Suite 4N
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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

Sincerely,

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery

Enclosures:
Project Maps
SHPO Response Letter

Electronic letter sent to:
Nekole Alligood, Cultural Preservation Director
Delaware Nation
P.O. Box 825
Anadarko, OK 73005

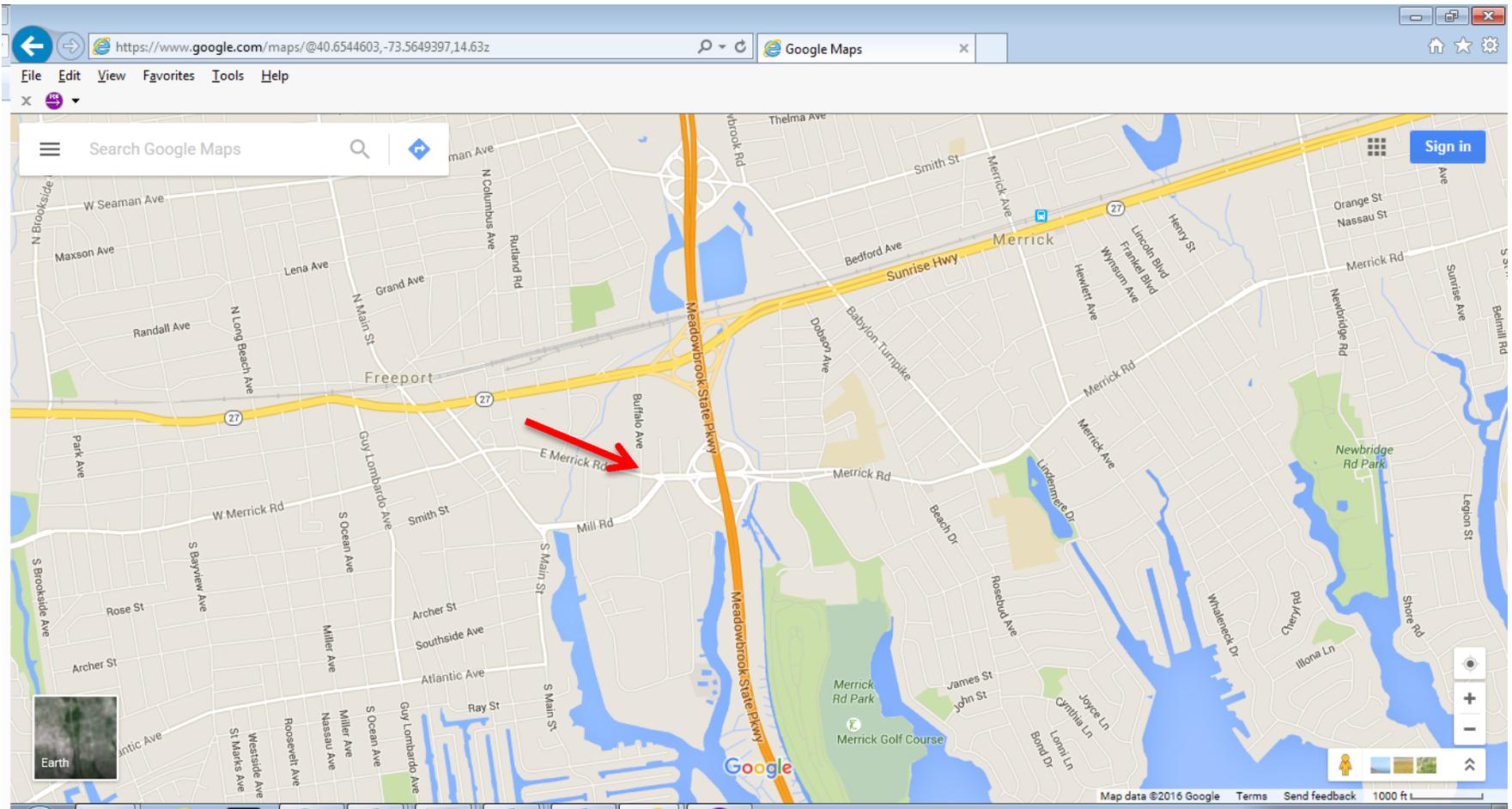


Figure 1. Project Location



Figure 2. Aerial View of Project Site



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
195 East Merrick Road, 17-25-33 Buffalo Ave, 20-30-36 Albany Ave; Freeport/ Nassau County

16PR01591

Dear Mr. King:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 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 Environmental Conservation Law Article 8).

Based on this review, the opinion of the SHPO is that there will be No Historic Properties Affected by the proposed undertaking.

If I can be of further assistance, please contact me at (518) 268-2187 or Larry.moss@parks.ny.gov

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist
CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Delaware Tribe Historic Preservation Representatives
P.O. Box 64
Pocono Lake, PA 18347
temple@delawaretribe.org

August 3, 2016

Governor's Office of Storm Recovery
Bureau of Environmental Review and Assessment
Att: Lori Shirley
25 Beaver St.
New York, NY 10004

Re: Section 106 Consultation for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, NY

Ms. Shirley,

Thank you for sending the Delaware Tribe information regarding the above referenced project. Our review indicates that there are no known religious or culturally significant sites within this area. We have no objection to the project.

We ask that in the event that a concentration of artifacts and/or in the unlikely event any human remains are accidentally unearthed during the course of the project that all work is halted until the Delaware Tribe of Indians is informed of the inadvertent discovery and a qualified archaeologist can evaluate the find.

We appreciate your cooperation and look forward to working together on our shared interests in preserving Delaware cultural heritage. If you have any questions, feel free to contact this office by phone at (610) 761-7452 or by e-mail at temple@delawaretribe.org.

Sincerely,

A handwritten signature in black ink on a light-colored background. The signature appears to be "Susan Bachor" written in a cursive style.

Susan Bachor
Delaware Tribe Historic Preservation Representative



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

June 17, 2016

Chet Brooks, Chief
Delaware Tribe of Indians, Delaware Tribal Headquarters
5100 Tuxedo Blvd
Bartlesville, OK 74006

Re: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear Chief Chet Brooks:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Tribe to respond with any concerns or comments

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for design and construction of a new municipal complex in the Town of Blenheim, Schoharie County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Stockbridge-Munsee Community Band of Mohicans, Shinnecock Indian Nation, and the Unkechaug Nation.

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Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Program Overview: The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

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Proposed Project Description: The project would include demolition of the existing structures at the new site, construction of a new five-story apartment building, and demolition of the existing apartment complex. Both the existing and new project sites are served by the same community public services, facilities and utility providers. The number of residential units in the new apartment building would be the same as those in the existing complex. There is no anticipated need for additional construction related to utility services.

Consultation with the New York State Office of Parks, Recreation and Historic Preservation determined that the existing Moxey Rigby complex is not eligible for listing on the National Register of Historic Places and that no historic properties will be affected by the project. With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project(s) described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Tribe, please respond within 20 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
Hampton Plaza, Suite 4N
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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Sincerely,

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery

Enclosures:
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SHPO Response Letter

Electronic letter sent to:
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Delaware Tribe of Indians Historic Preservation Representative
P.O. Box 64
Pocono Lake, PA 73005

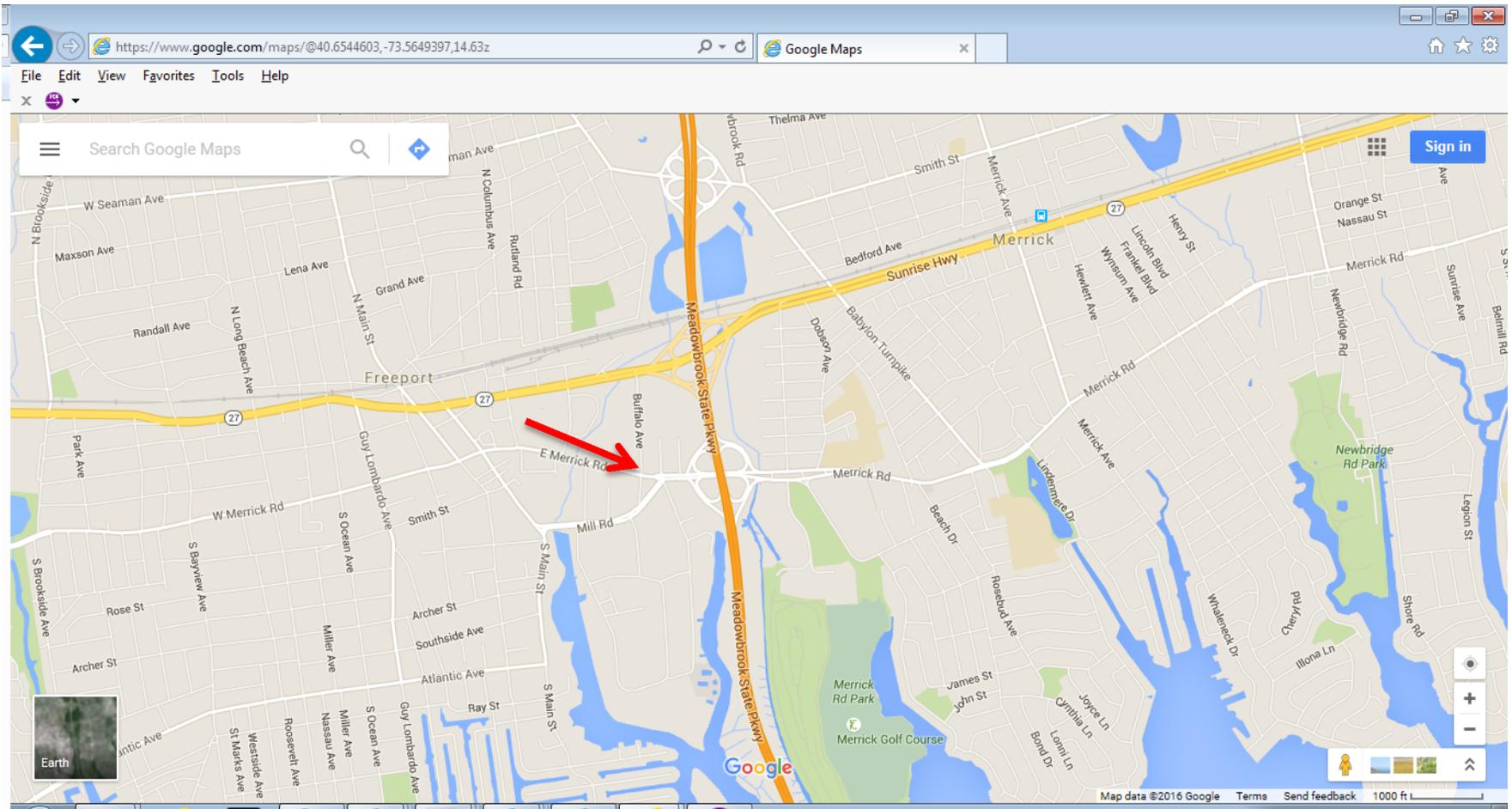
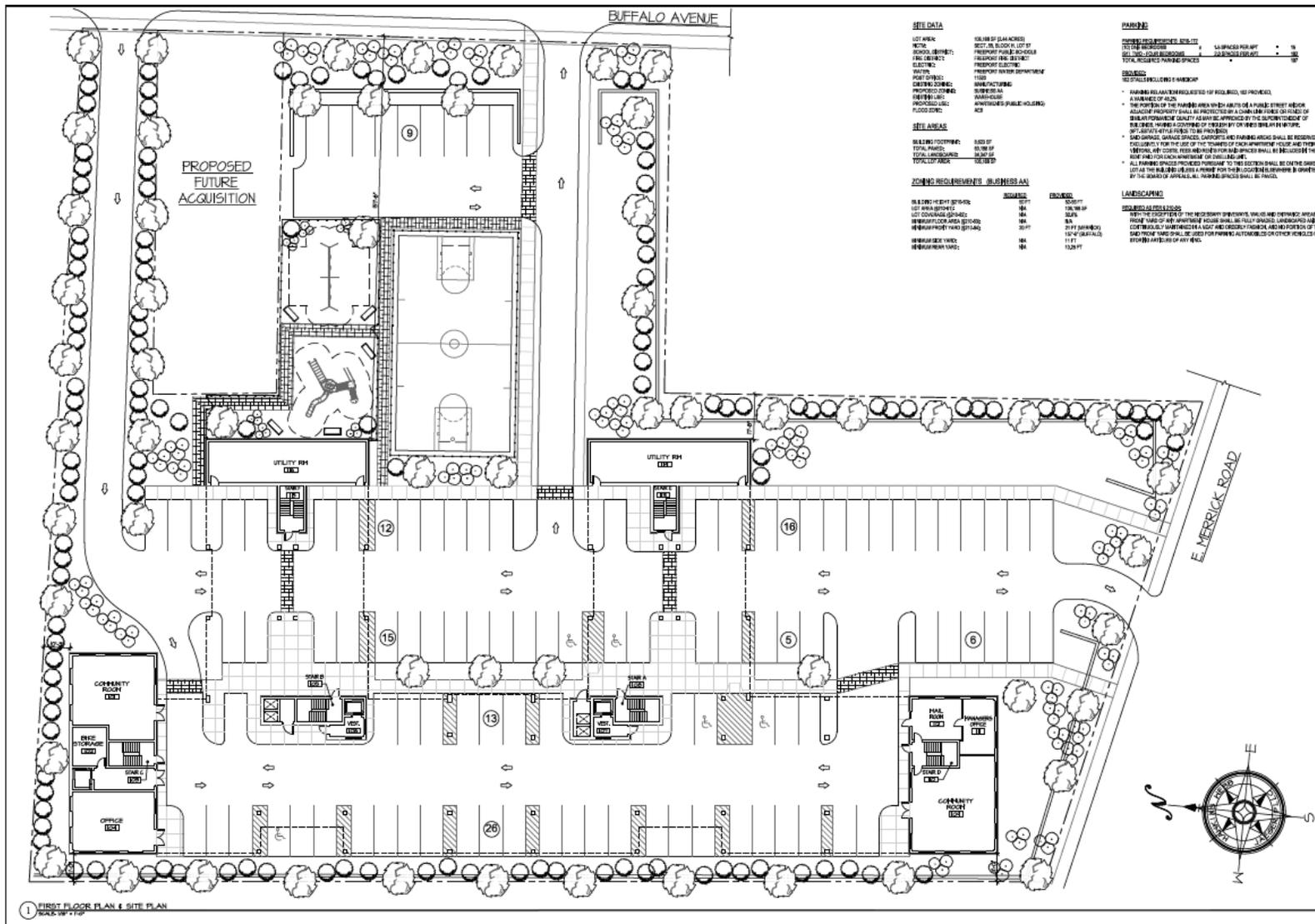


Figure 1. Project Location



Figure 2. Aerial View of Project Site





Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
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Based on this review, the opinion of the SHPO is that there will be No Historic Properties Affected by the proposed undertaking.

If I can be of further assistance, please contact me at (518) 268-2187 or Larry.moss@parks.ny.gov

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist
CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

June 17, 2016

Shannon Holsey, President
Stockbridge-Munsee Community, Band of the Mohicans
N8476 Moh He Con Nuck Road
Bowler, WI 54416

Re: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear President Shannon Holsey:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Community to respond with any concerns or comments

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for design and construction of a new municipal complex in the Town of Blenheim, Schoharie County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Stockbridge-Munsee Community Band of Mohicans, Shinnecock Indian Nation, and the Unkechaug Nation.

Area of Potential Effect: GOSR is preparing a NEPA environmental review under 24 CFR Part 58.35a for the replacement of the Moxey Rigby Apartments in Freeport, Nassau County, New York, with a new apartment building across the street to the west: (**Figures 1 and 2**).

The existing Moxey Rigby Apartment site, located at 17-36 Buffalo Avenue, is a 2.2 acres site, fully developed with six residential buildings sharing three foundations, the Freeport Housing Authority office on the north end, parking lot, patios, walkways, and paved recreational areas. The proposed site for the new Moxey Rigby Apartments is a set of two parcels, totaling 2.44 acres, located across Buffalo Avenue to the west of the existing apartment complex. The largest parcel, with the address 195 East Merrick Road, is fully developed with a 43,000 square foot one-story facility with an office area in the southern portion of the building and a manufacturing/warehouse area in the northern portion. The remaining area of the property consisted of paved parking areas to the west and south, a small grass area in the northwest portion of the property, a paved access and a loading dock to the northeast. The remaining parcels with an address of 12 Buffalo Avenue, form a large grass lot on the east side of the warehouse property. The parcel at 6 Buffalo Avenue, occupied by a private residence, could potentially be acquired in the future



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

and is therefore will be considered part of the project in order to fully assess the potential impacts of the project.

Program Overview: The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

The extent of damage at the buildings at the Moxey Rigby Apartment complex was assessed and the cost to bring them back to the pre-disaster condition was estimated at approximately \$5,735,000. However, the repairs would only return the buildings in the complex to their pre-storm condition. The buildings would still not meet many modern code requirements. Generators are not present on site, the buildings are not equipped with a fire sprinkler system, and are not handicapped accessible. Due to the original design of the buildings, it is not feasible to implement the type of storm resiliency measures that would prevent similar damage from a future severe storm event. Therefore, the Freeport Housing Authority determined that a replacement facility was needed.

Proposed Project Description: The project would include demolition of the existing structures at the new site, construction of a new five-story apartment building, and demolition of the existing apartment complex. Both the existing and new project sites are served by the same community public services, facilities and utility providers. The number of residential units in the new apartment building would be the same as those in the existing complex. There is no anticipated need for additional construction related to utility services.

Consultation with the New York State Office of Parks, Recreation and Historic Preservation determined that the existing Moxey Rigby complex is not eligible for listing on the National Register of Historic Places and that no historic properties will be affected by the project. With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project(s) described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Community, please respond within 20 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
Hampton Plaza, Suite 4N
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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

Sincerely,

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery

Enclosures:
Project Maps
SHPO Response Letter

Electronic letter sent to:
Bonney Hartley
THPO, New York Office
Stockbridge-Munsee Community, Band of the Mohicans
65 1st Street
Troy, NY 12180

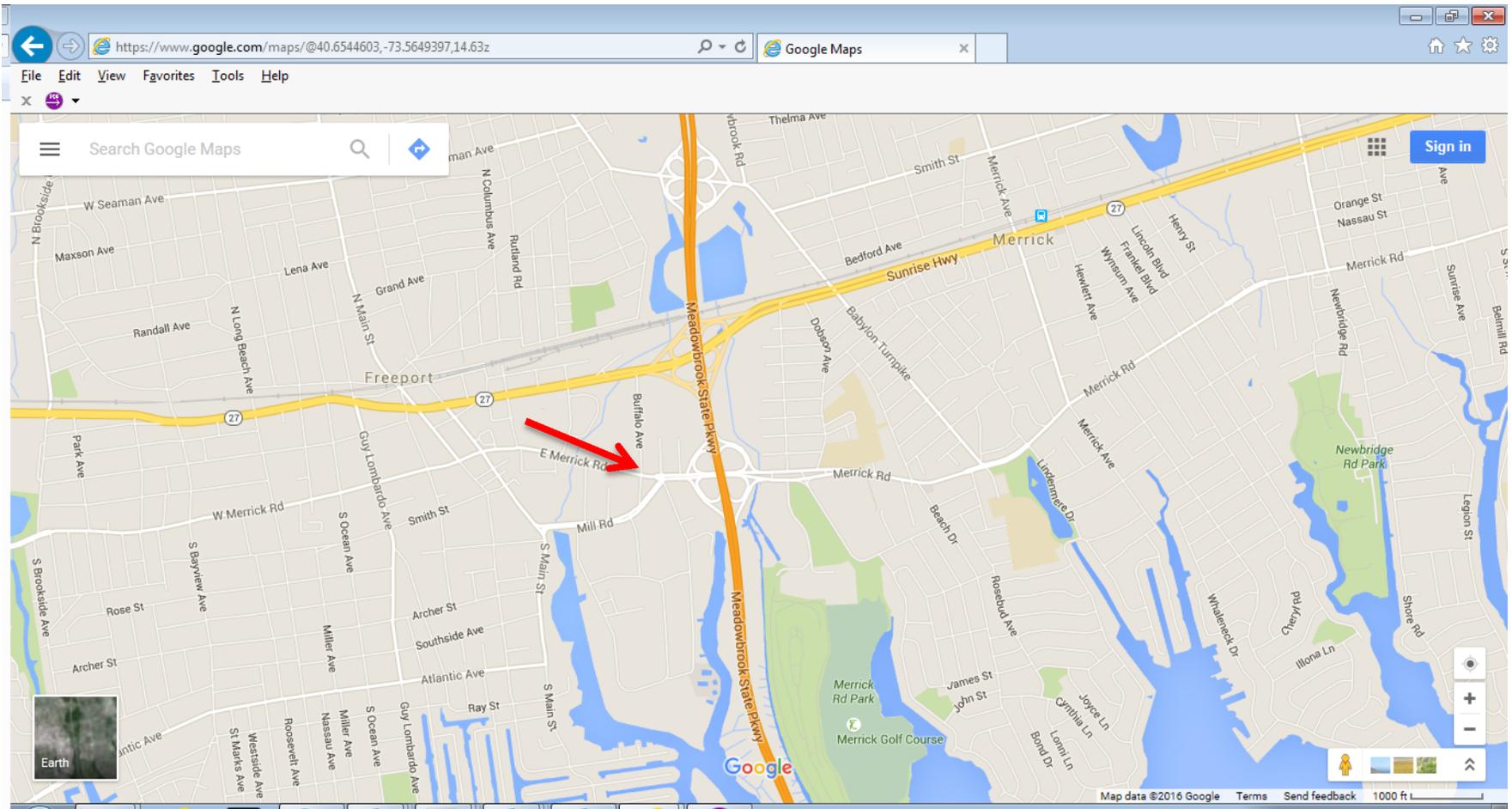


Figure 1. Project Location



Figure 2. Aerial View of Project Site



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
195 East Merrick Road, 17-25-33 Buffalo Ave, 20-30-36 Albany Ave; Freeport/ Nassau County

16PR01591

Dear Mr. King:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 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 Environmental Conservation Law Article 8).

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If I can be of further assistance, please contact me at (518) 268-2187 or Larry.moss@parks.ny.gov

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist
CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Shirley, Lori (NYSHCR)

Subject: FW: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

From: Bonney Hartley [<mailto:Bonney.Hartley@mohican-nsn.gov>]

Sent: Wednesday, June 22, 2016 3:49 PM

To: Barthelme, Mary (STORMRECOVERY) <Mary.Barthelme@stormrecovery.ny.gov>

Subject: RE: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Mary:

I have completed review of the Moxey Rigby Apartments Project (Freeport, Nassau County NY) and determined on behalf of Stockbridge-Munsee Mohican Tribe that we do not have any known cultural sites in this location and do not have significant concerns. However, we ask as always to be notified immediately of any cultural sites that may be inadvertently discovered during construction.

Thank you,
Bonney

Bonney Hartley

Tribal Historic Preservation Officer
Stockbridge-Munsee Mohican Tribal Historic Preservation
New York Office
65 1st Street
Troy, NY 12180

(518) 244-3164

Bonney.Hartley@mohican-nsn.gov

www.mohican-nsn.gov

From: Barthelme, Mary (STORMRECOVERY) [<mailto:Mary.Barthelme@stormrecovery.ny.gov>]

Sent: Friday, June 17, 2016 1:21 PM

To: Bonney Hartley

Cc: Shirley, Lori (NYSHCR)

Subject: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear Bonney,

Please see the attached updated consultation for the above-mentioned project.

A hard copy is being sent today by mail. Please let me know if you have any questions.

Thank you,

Mary Barthelme

Mary Barthelme

Environmental and Historic Preservation Specialist

Bureau of Environmental Review and Assessment

Governor's Office of Storm Recovery

99 Washington Avenue Suite 1224

Albany, New York 12260

Office: (518) 473-0154

Cell: (646) 706-6748

Mary.Barthelme@stormrecovery.ny.gov



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

June 17, 2016

Bryan Polite, Chairman
Shinnecock Nation
P.O. Box 5006
Southampton, NY 11969

Re: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear Chairman Bryan Polite:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for design and construction of a new municipal complex in the Town of Blenheim, Schoharie County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Stockbridge-Munsee Community Band of Mohicans, Shinnecock Indian Nation, and the Unkechaug Nation.

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Andrew M. Cuomo
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Executive Director

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Program Overview: The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

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Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
Hampton Plaza, Suite 4N
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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

Sincerely,

Lori A. Shirley
Environmental Certifying Officer
Governor's Office of Storm Recovery

Enclosures:
Project Maps
SHPO Response Letter

Electronic letter sent to:
Ray Clendenin Jr.
Tribal File Clerk
Shinnecock Indian Nation
P.O. Box 5006
Southampton, NY 11969

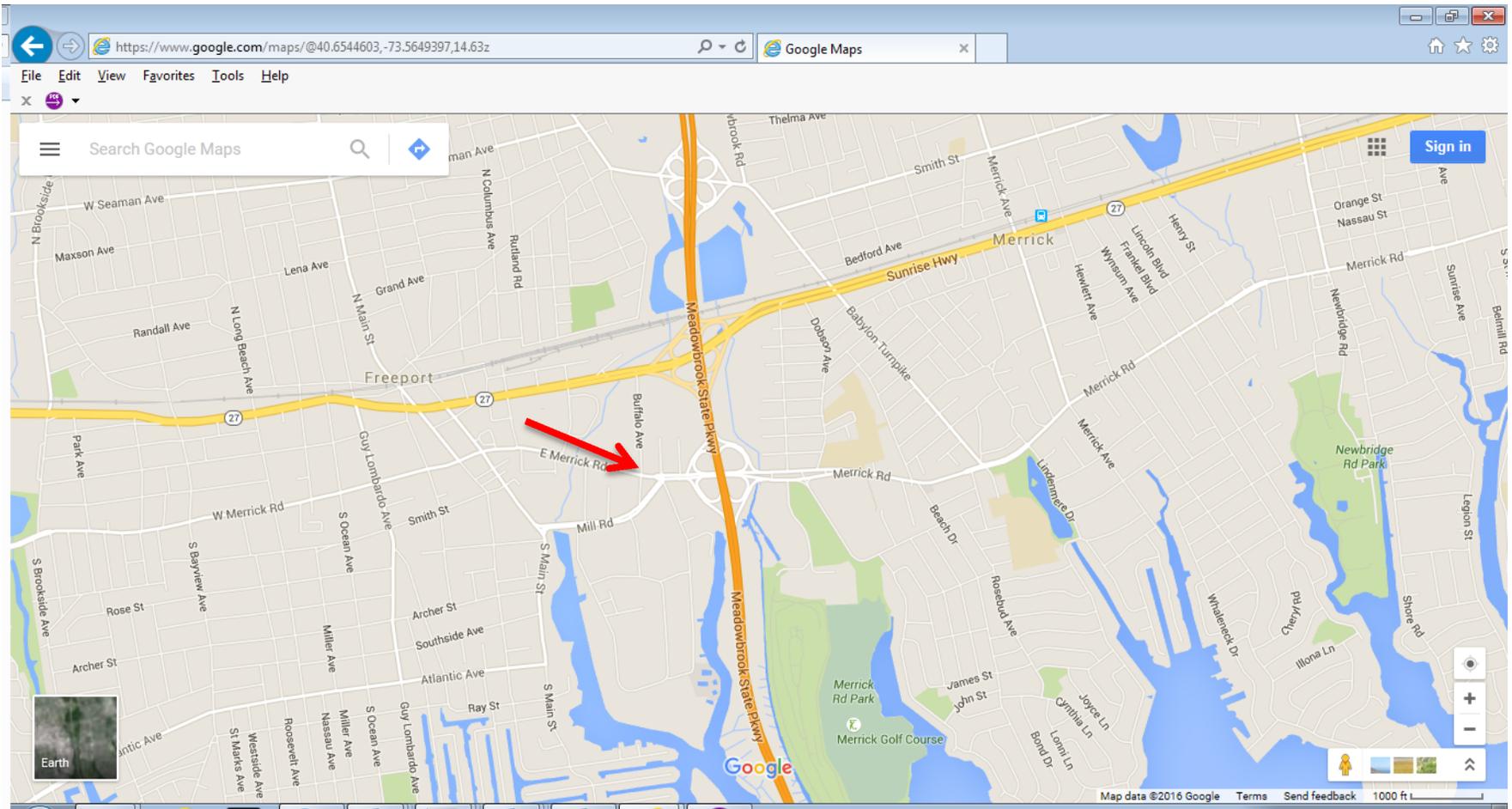


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Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
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16PR01591

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CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

June 17, 2016

Harry B. Wallace, Chief
Unkechaug Nation
207 Poospansk Lane
Mastic, NY 11950

Re: Section 106 Compliance for the Moxey Rigby Apartments Project, Village of Freeport, Nassau County, New York

Dear Chief Harry Wallace:

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Program Overview: The existing Moxey Rigby Apartment complex was constructed in and around 1957 and is not designed to modern floodplain development standards. As a result, it has been subjected to recurring flooding, and the complex most recently sustained significant damage as a result of Superstorm Sandy. The storm damaged all six buildings when the basements were flooded with over 50 inches of contaminated salt water, causing extensive damage to mechanical, electrical, plumbing, contents and specialty systems rendering them inoperable. The sub-basement was completely submerged from the floor to the ceiling. A community center on the first floor of one building was flooded with up to a foot of water.

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Environmental Certifying Officer
Governor's Office of Storm Recovery
NYS Homes and Community Renewal
Hampton Plaza, Suite 4N
38-40 State Street
Albany, New York 12207



Governor's Office of Storm Recovery



Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
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If you have any questions or require additional information regarding this request, please feel free to contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

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Enclosures:
Project Maps
SHPO Response Letter

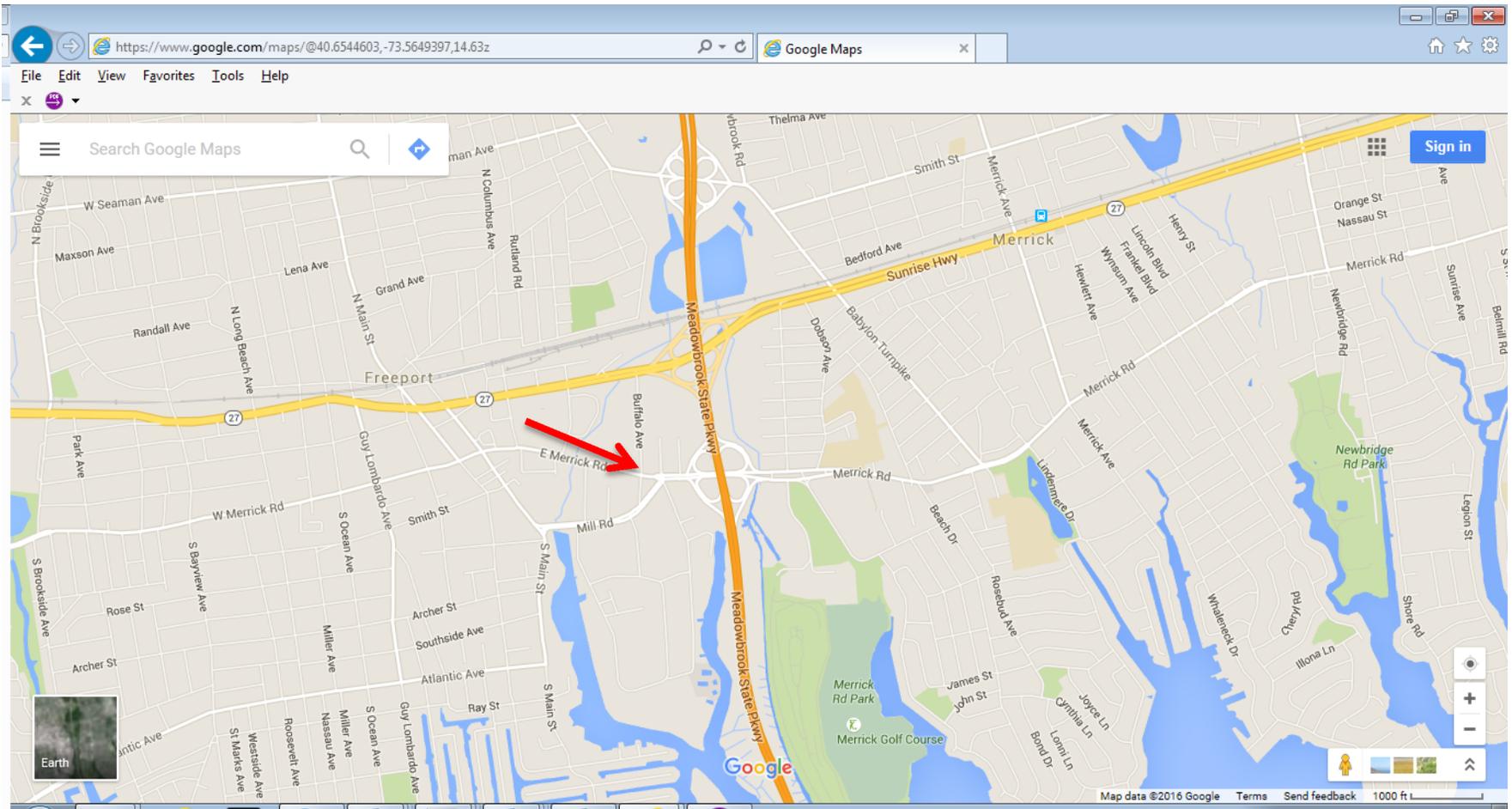


Figure 1. Project Location



Figure 2. Aerial View of Project Site



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
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March 28, 2016

Thomas King
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
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Re: GOSR/ NYSHCR/ HUD CDBG Disaster Recovery Program
Moxey Rigby Apartments demolition and rebuilding
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16PR01591

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Sincerely,

Larry K Moss, Historic Preservation Technical Specialist
CC: Lori Shirley, NYSHCR
Bonnie Franson, Nelson, Pope & Voorhis

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Appendix J – Noise

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="45"/>	<input type="text" value="45"/>	<input type="text" value="45"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="60"/>	<input type="text" value="3"/>	<input type="text" value="1"/>
Night Fraction of ADT	<input type="text" value="8"/>	<input type="text" value="8"/>	<input type="text" value="8"/>
Road Gradient (%)			<input type="text" value="0"/>
Vehicle DNL	40.1	27.1	42.7
<input type="button" value="Calculate Road #1 DNL"/>	44.7	<input type="button" value="Reset"/>	

Road # 2 Name:

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="270"/>	<input type="text" value="270"/>	<input type="text" value="270"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="8"/>	<input type="text" value="1"/>	<input type="text" value="1"/>
Night Fraction of ADT	<input type="text" value="7"/>	<input type="text" value="7"/>	<input type="text" value="7"/>
Road Gradient (%)			<input type="text" value="0"/>
Vehicle DNL	19.4	10.4	30.8
<input type="button" value="Calculate Road #2 DNL"/>	31.2	<input type="button" value="Reset"/>	

Railroad #1 Track Identifier:

Rail # 1

Train Type	Electric <input checked="" type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="1500"/>	<input type="text" value="1500"/>
Average Train Speed	<input type="text" value="55"/>	<input type="text" value="55"/>
Engines per Train	<input type="text" value="1"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text" value="9"/>	<input type="text" value="6"/>
Average Train Operations (ATO)	<input type="text" value="174"/>	<input type="text" value="7"/>
Night Fraction of ATO	<input type="text" value="28"/>	<input type="text" value="28"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	50.5	44.4
<input type="button" value="Calculate Rail #1 DNL"/>	51.5	<input type="button" value="Reset"/>

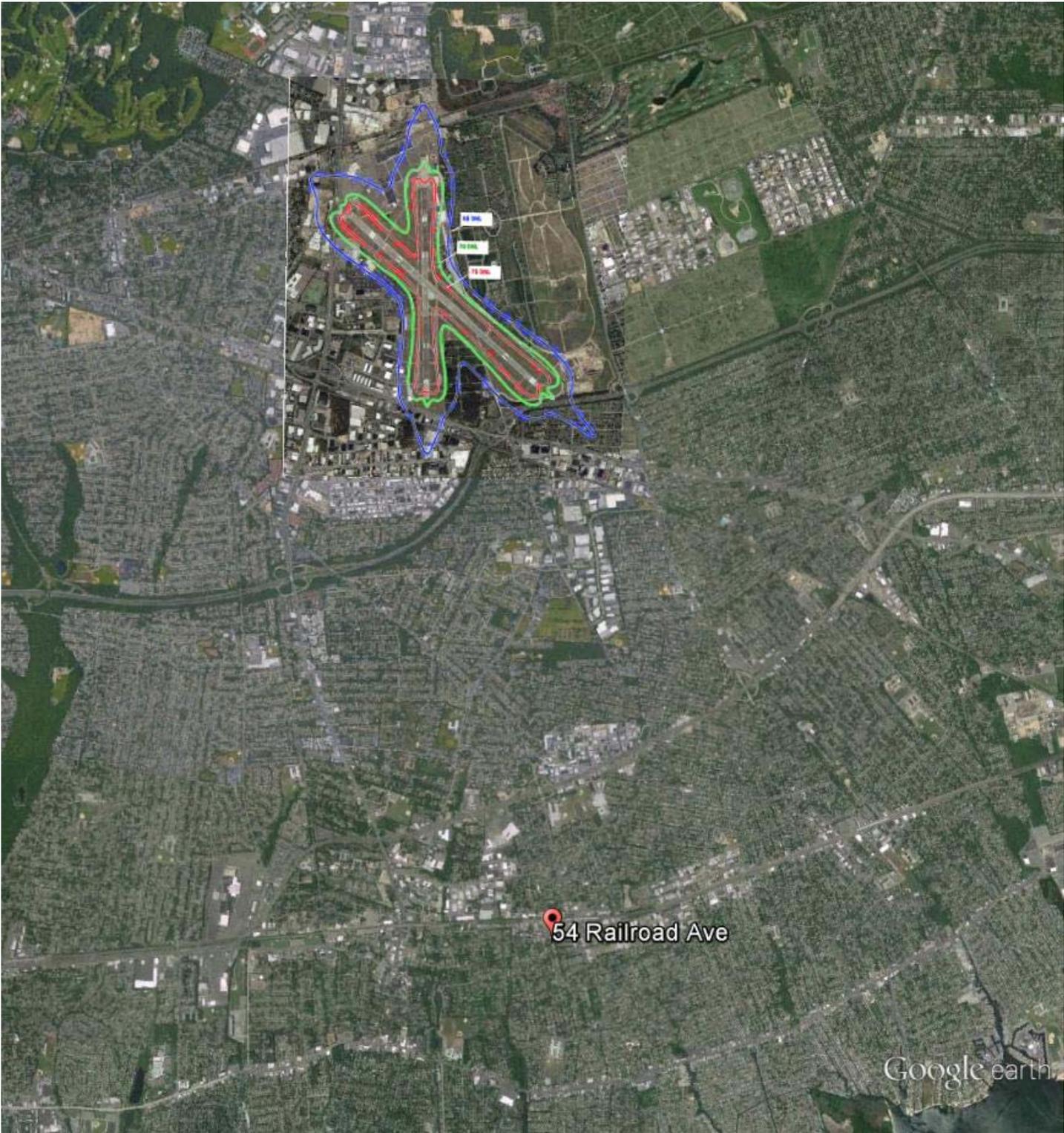
Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources **52.4**

Combined DNL including Airport **N/A**

Site DNL with Loud Impulse Sound



Google earth



Appendix K – Sole Source Aquifer Correspondence



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

JUL 13 2016

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

Dear Ms. Shirley:

This is in response to your June 14, 2016 letter to the Environmental Protection Agency (EPA) requesting a Sole Source Aquifer (SSA) review of the proposed "Moxey Rigby Apartments – Peconic Crossing" housing project to be located in the Village of Freeport, Nassau County, New York. The project involves the replacement of the Moxey Rigby Apartments with a new apartment building across the street. The project is to receive funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant – Disaster Recovery program (CDBG-DR). The proposed project is located in the Long Island Nassau/Suffolk Aquifer System, designated by the EPA as a Sole Source Aquifer on June 21, 1978 (citation 43 FR 26611). Therefore, our review has been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The existing Moxey Rigby Apartment complex is located on a 2.2-acre site at 17-36 Buffalo Avenue. Superstorm Sandy had flooded basements, causing extensive damage to basement and sub-basement mechanical, electrical and plumbing systems. The 1957 complex, which was not constructed to modern floodplain standards, will be demolished. The site is currently fully developed with six residential buildings sharing three foundations, the Freeport Housing Authority office on the north end, a parking lot, patios, walkways, and paved recreational areas.

The proposed site for the new Moxey Rigby Apartments is a set of parcels, totaling 2.44 acres, located on the northwest corner of the intersection between Buffalo Avenue and East Merrick Road. The information provided states that the largest parcel, with the address 195 East Merrick Road, is fully developed with a 43,000 square foot one-story facility with an office area in the southern portion of the building. A manufacturing/warehouse area is located in the northern portion. The remaining area of the property consists of paved parking areas to the west and south, a small grass area in the northwest portion of the property, a paved access road, and a loading dock to the northeast. The remaining parcels with an address of 12 Buffalo Avenue, form a large grass lot on the east side of the warehouse property. We note that the parcel at 6 Buffalo Avenue is occupied by a private residence which could potentially be acquired in the future, and therefore has been considered part of this project in order to fully assess the potential impacts of the project.

The project would include demolition of the existing structures at the new site, construction of a new apartment building, and demolition of the existing apartment complex as detailed below:

- ❖ Demolition of structures at the new site: The existing building at the proposed new site will be demolished, and existing footings and other subsurface structures removed. Several areas with soils with elevated lead, hexavalent chromium and acetone will be remediated by removal of contaminated soils. This soil will have to be carted off to a facility that can accept the contaminated soil. All 2.44 acres of the new site would be disturbed by the project.
- ❖ Construction of the new apartment complex: After demolition, clean fill will be added to the project site to raise it to an elevation of approximately 4 feet above the base flood elevation. This elevation allows the space necessary to install drainage facilities; within the added fill will also be installed connections to the main lines of the Village's public water and sewer service. Therefore, limited dewatering will be required in the transition areas from existing grade to the new (filled) grade for the water, sewer and drainage facilities. The foundation is to be pile supported, with pile caps, grade beams and a structural slab of asphalt (at grade) for parking. A 5-story multifamily residential building will be constructed with 101 rental dwelling units. The first floor will be a parking structure, with residential units beginning on the second floor. The project is to include on-site recreational uses, including: a basketball court and playground; on-site parking; and a community room.
- ❖ Demolition of the existing apartment complex: Existing residents would be relocated from the existing Moxey Rigby Apartment complex to the new apartment building. The vacated residential buildings will be decommissioned and demolished and would be converted to vacant land. The former administrative area on the north end of the existing Moxey Rigby site may be retained and utilized for storage. Future use of the vacated site is unknown at this time. We understand that at such time that a project is advanced for the site, the project would be evaluated in accordance with all land use regulations in effect at that time, and would be subject to its own environmental review process.

Our review brings to light a possible problem with the proposed project concerning the pilings (whose actual number and length have not yet been determined). We note that initial plans call for wooden pilings – either Southern Pine or West Coast Douglas Fir – that will most likely go below the water table, which is at a depth of approximately 4 feet at the site. We further note that the pilings will be infused with a creosote-based preservative. Our concern is that depending on the preservative's composition and mode of introduction into the wood, it could potentially leach out of the wood and pose a threat to the aquifer because of its toxicity. It is our understanding that the pilings will conform to ASTM D25, however this standard contains specifications for round timber and does not address preservatives. The information provided also indicates that the pilings will conform to AWWA Standard P1 or P2, however these standards pertain to creosote's performance in protecting wood and not to its leachability. In view of this uncertainty, we would



like to have evidence-based assurance, in writing, from the Nassau County Department of Health that, in their experience, creosote or its formulations do not leach significantly into surrounding soil or water.

The information provided indicates that stormwater management will attempt to minimize off-site runoff and will direct stormwater to recharge the water table. We note that runoff that does go off site will be captured by the Village's stormwater drainage system. Heat and hot water will be provided by natural gas and there will be no fuel storage tanks on site. Please see our recommendations below on construction and demolition. Please consider using permeable pavement for parking areas and access roads, as well as energy- and water- efficient products for residences and other areas. We also encourage environmentally-friendly landscaping and Low Impact Development to address potential stormwater runoff issues.

* If it can be demonstrated that creosote, or another substance/method that may be used, will not leach from the pilings, we do not believe that the proposed project would have a significant effect on 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.

EPA offers the following for your consideration to reduce environmental impacts and to create a more sustainable project.

Construction and Demolition:

We recommend that, to the maximum extent possible, the utilization of local and recycled materials in the construction process and the recycling of materials generated onsite (i.e., demolition debris/materials). For more information, please see the following websites:

<http://www.epa.gov/wastes/nonhaz/industrial/cd/index.htm>

<http://www.epa.gov/osw/conserves/imr/index.htm>

Typical bid specifications do not address opportunities for recycling, salvage, and building disassembly and materials reuse. Working with recycling facilities and deconstruction operations can lead to improved environmental outcomes and material sales may offset some project costs. Although this is not a residential demolition project, you may still find useful EPA's report and tool, "On the Road to Reuse: Residential Demolition Bid Specification Development Tool" (EPA Report 560K13002). The tool allows the user to anticipate the environmental issues and concerns such that they can be factored into the planning and procurement process. The user is aided in developing contract language for a bid package that instructs contractors on specific technical requirements to achieve improved environmental results in a demolition project. Please refer to: <http://www2.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development>

Clean Diesel:

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>

Stormwater:

We emphasize the importance of Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. For further information, please see the following website:

<http://water.epa.gov/polwaste/green/>

Encourage cost-efficient, environmentally-friendly landscaping:

There are many benefits to making greener landscaping choices. For additional information, please see the following website:

<http://www2.epa.gov/greenerproducts/identifying-greener-landscaping-choices>

Energy-Efficiency:

Energy-efficient technologies should be incorporated into the residences as well as all aspects of the project. Please see the following website: <http://www.energystar.gov>

Water conservation and efficiency:

Promote water conservation and efficiency through the use of water efficient products and practices in the residences and other areas. We recommend considering the use of products with the WaterSense label where appropriate. Please refer to the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, and 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. Here are some useful links to water conservation information:

http://www.wbdg.org/resources/water_conservation.php

<http://www.allianceforwaterefficiency.org/>

<http://www.wateruseitwisely.com/100-ways-to-serve/index.php>

If you have any questions concerning this matter or would like additional information, please feel free to contact Rajini Ramakrishnan of my staff at (212) 637-3731.

Sincerely yours,

A handwritten signature in cursive script that reads "Grace Musumeci". The signature is written in dark ink and is positioned above the typed name.

Grace Musumeci, Chief
Environmental Review Section



August 31, 2015

Lori Shirley
Deputy Developer, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes and Community Renewal
38-40 State Street, Hampton Plaza
Albany, NY 12207

Re: Pile Foundation System
Moxey Rigby Apartments
Freeport, NY

Dear Ms. Shirley,

As the architects for the referenced project, HWJ confirms that the project will utilize steel piles with concrete endpoint plugs. Formerly, we had considered wood piles, which required a preservative. Due to the results of the soil borings, we have changed the pile system to a more economical material. Therefore, no preservative will be used.

If you have any questions, please do not hesitate to contact me directly at 631-732-7777 x603.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Russo', with a stylized flourish at the end.

Michael J Russo
Associate – HWJ

Appendix L – Wetlands

E1UBL	Estuarine and Marine Deepwater
E1UBLx	Estuarine and Marine Deepwater
E2EM1P	Estuarine and Marine Wetland
E2EM1Pd	Estuarine and Marine Wetland
PFO1A	Freshwater Forested/Shrub Wetland
PFO1Ad	Freshwater Forested/Shrub Wetland
PSS1/EM1Cd	Freshwater Forested/Shrub Wetland
PSS1F	Freshwater Forested/Shrub Wetland
PUBH	Freshwater Pond

 New Moxey Rigby
 Existing Moxey Rigby

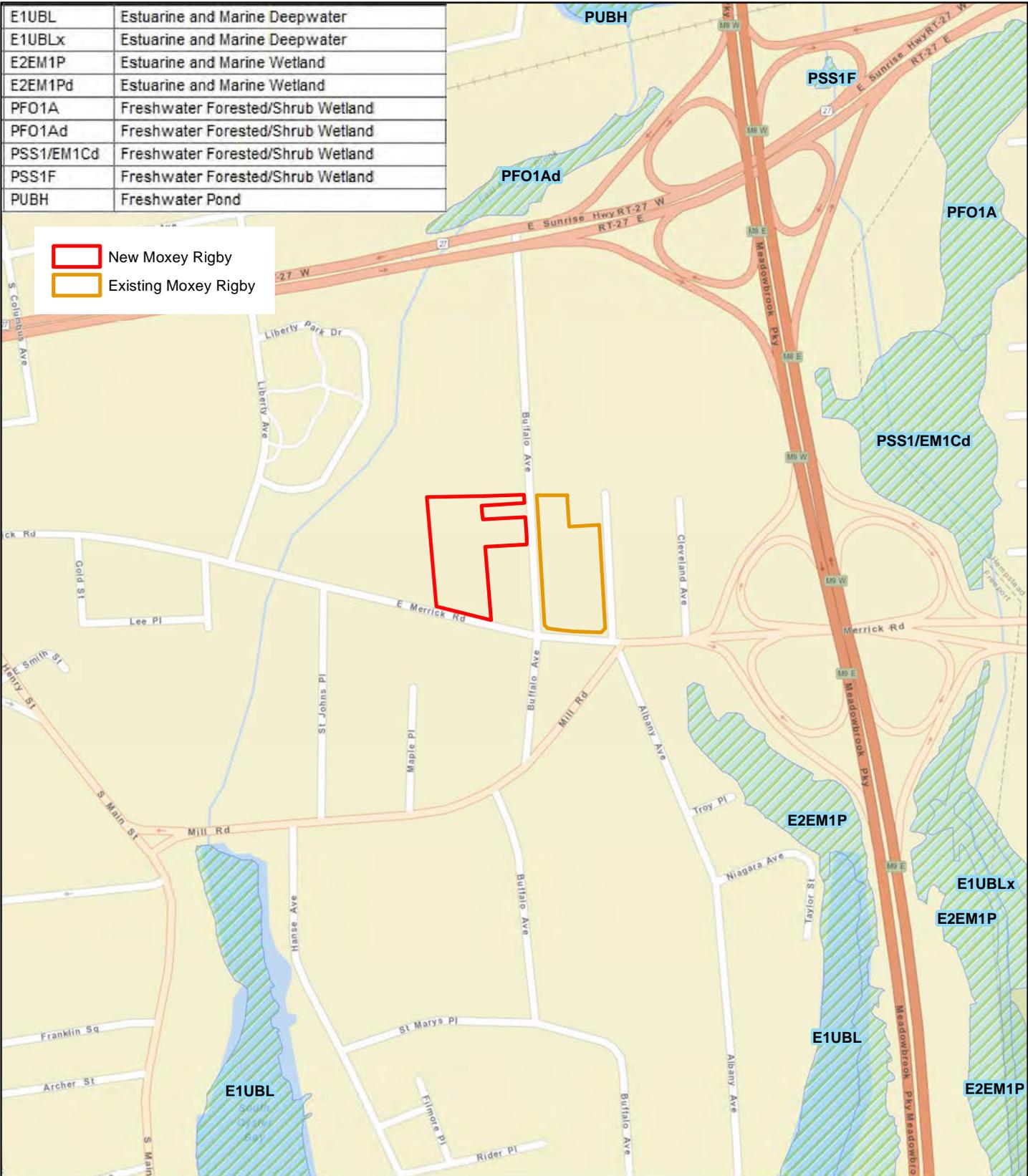


FIGURE 2-4
NATIONAL WETLANDS
INVENTORY MAP

Source: ESRI Web Mapping Service, National Wetlands Inventory Map
 Scale: 1 inch = 500 feet

195 E. Merrick Ave.
 Freeport

Expanded EAF

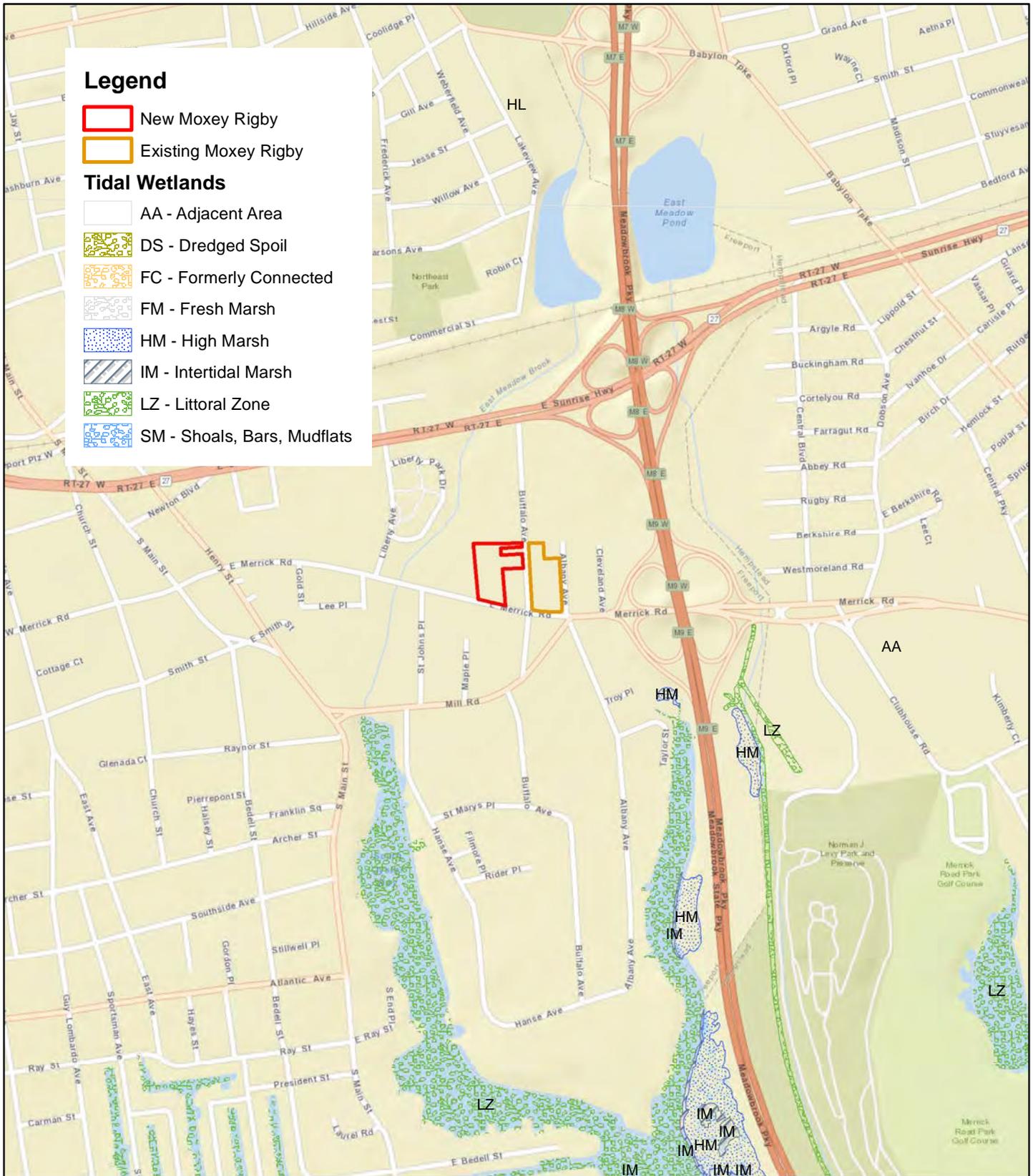


FIGURE 2-5
NYSDEC TIDAL WETLANDS
MAP

Source: ESRI Web Mapping Service, NYSDEC
 Tidal wetlands, 2013
 Scale: 1 inch = 1,000 feet



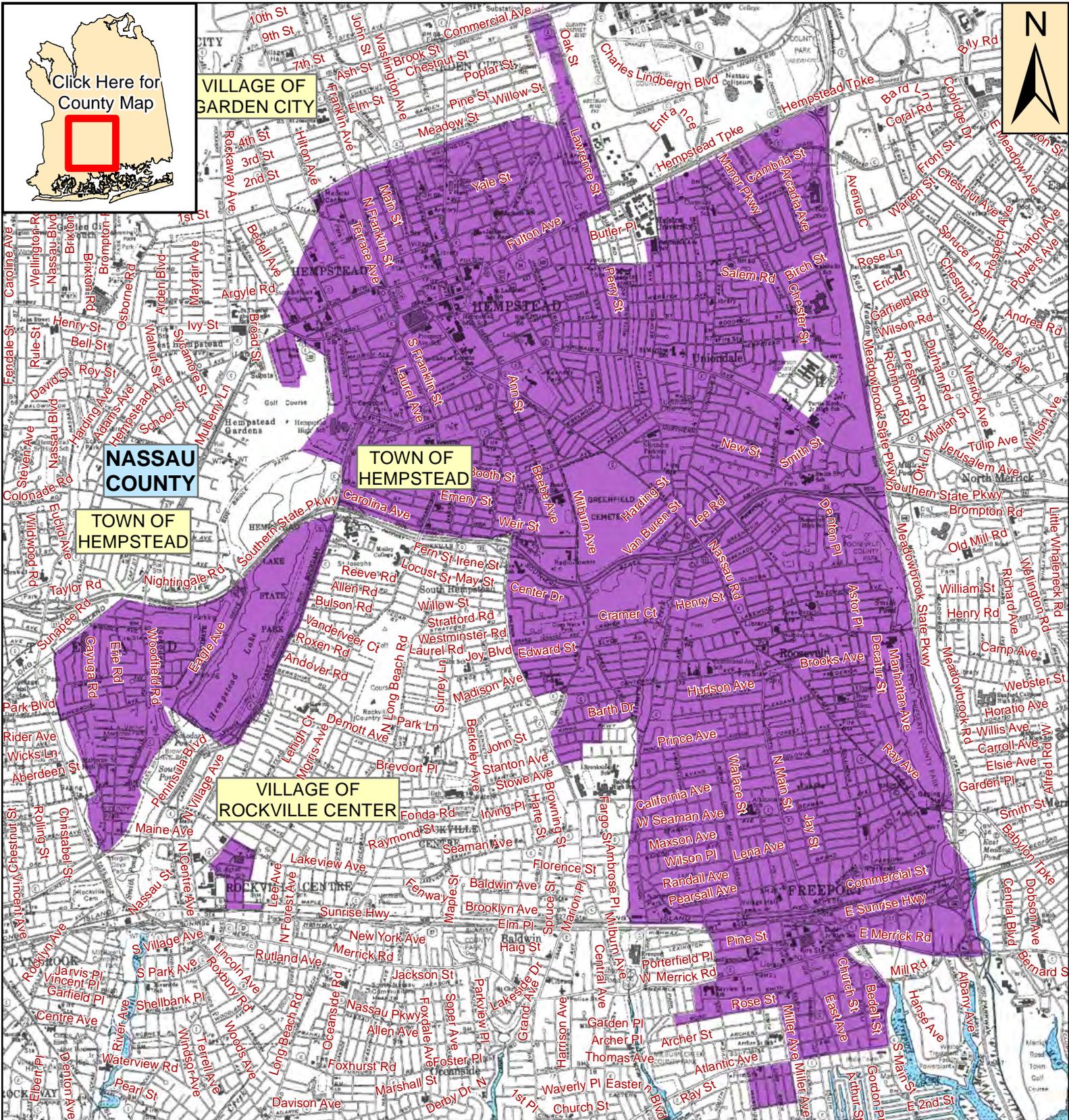
195 E. Merrick Ave.
 Freeport

Expanded EAF



Appendix M – Potential Environmental Justice Area Map

Potential Environmental Justice Areas in the Town of Hempstead (central detail) and Village of Freeport, Nassau County, New York



This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

Neither EPA nor NYSDEC guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

Data Source for Potential Environmental Justice Areas: U.S. Census Bureau, 2000 U.S. Census

Legend

- Potential EJ Area
- County Boundary
- Waterways

0 0.2 0.4 0.6 0.8 1 Miles

SCALE: 1:45,000

For questions about this map contact:
 New York State Department of
 Environmental Conservation
 Office of Environmental Justice
 625 Broadway, 14th Floor
 Albany, New York 12233-1500
 (518) 402-8556
 ej@gw.dec.state.ny.us



Appendix N – Capacity Letters



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620
www.nelsonpopevoorhis.com

March 11, 2016

PSEG Long Island
Customer Order Fulfillment Department
175 East Old Country Road
Hicksville, NY 11801
Attn: Carolyn Mackin, Manager

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Ms.Mackin:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information with regard to electric service in the project vicinity. Specifically, I am requesting the following:

- The location(s) and capacities of the lines which would be used to serve the new site;
- Whether the amount of usage would significantly impact the ability of PSEG Long Island to supply services to its other customers in the area; and,
- Confirmation that PSEG Long Island can service the project.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it. I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink that reads "Bonnie Franson".

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/



First is Service First in Value

April 7, 2016

Nelson, Pope & Voorhis, LLC
Bonnie Franson
572 Walt Whitman Rd
Melville, NY 11747

Re: Electric Availability
Proposed new Moxy Rigby location.
101 Unit Residential apartment building and associated structures.
Sec 55 Block 55 Lot H

To whom it may concern,

The Village of Freeport, Freeport Electric Municipal Light and Power can supply power to the above-mentioned location. Given the nature and scope of this project it is imperative that Freeport Electric be involved early in the design phase. All electrical work at this location must be underground and must allow for onsite pad mount transformers. Please have your electrical engineer contact me to discuss this project.

If you have any questions regarding this project please contact me at (516) 377-2235.

Thank you,

Lester A. Endo Jr.
Supervisor, Electric Service

Via Email Bfranson@nelsonpope.com
C: Building Department

First in Service First In Value
46 North Ocean Ave, Freeport, NY 11520 Tel: 516-377-2220 Fax: 516-377-2359



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620
www.nelsonpopevoorhis.com

March 11, 2016

Chief Thomas Butler
Freeport Fire Department
P.O. Box 290, 15 Broadway
Freeport, NY 11520

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Chief Butler:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information in regard to Freeport Fire Department's facilities, services, and capabilities which may be pertinent to the project. Specifically, I am requesting the following:

- The location of the fire station(s) that would serve the site;
- A listing of the major pieces of firefighting & EMS equipment at each facility;
- The number of firefighters and assigned to each facility;
- Indicate any specialized firefighting and EMS capabilities of the District; and
- Any other information or comments you may have regarding the District's ability to serve the project in the future.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it.

I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/

NEW
MOXEY RIGBY
APARTMENTS

EXISTING
MOXEY RIGBY
APARTMENTS

BUFFALO AVE

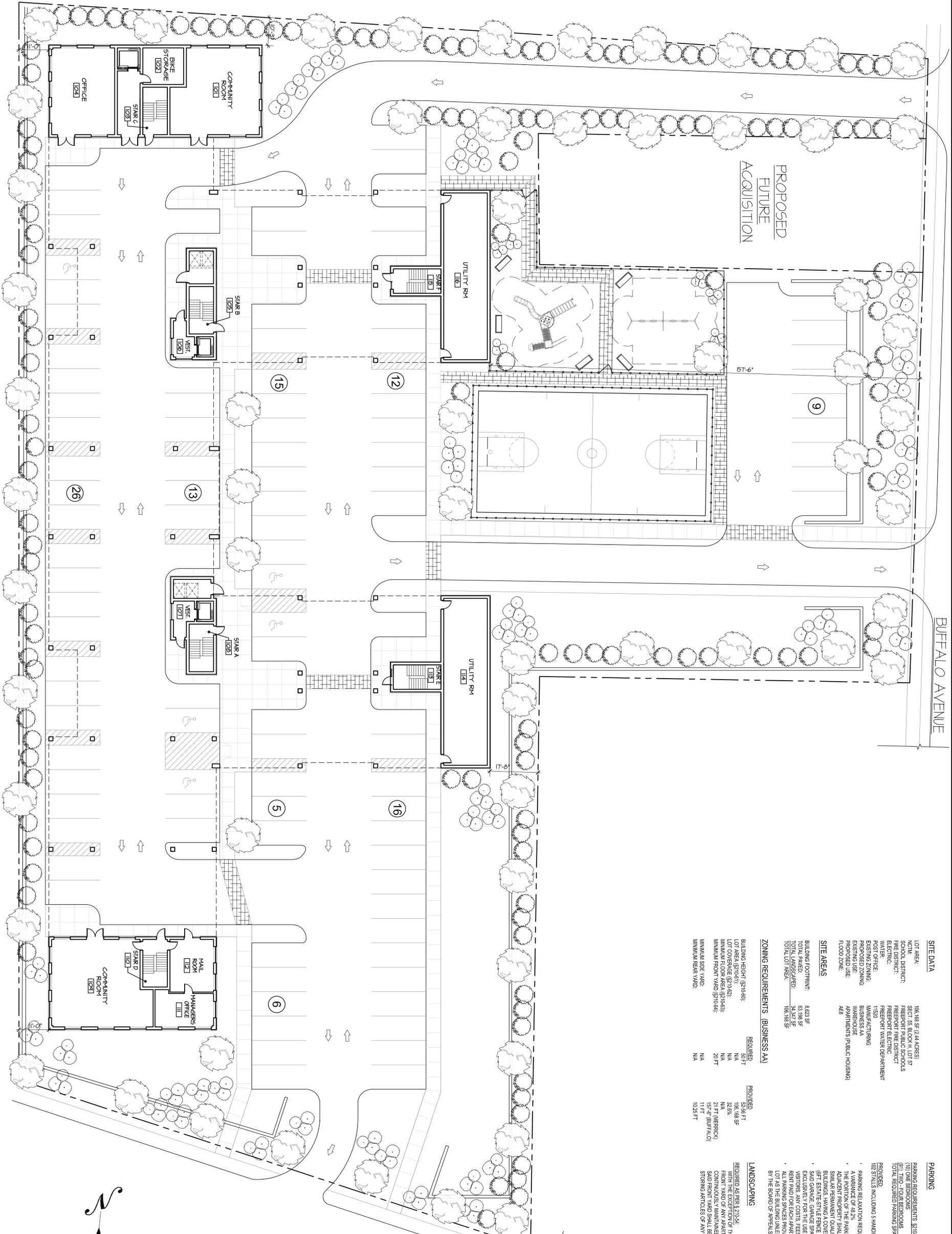
ALBANY AVE

E MERRICK RD

Freeport



1 FIRST FLOOR PLAN & SITE PLAN
SCALE: 1/8" = 1'-0"



SITE DATA

LOT AREA:	148,148 SF (3.4 ACRES)
NOT A BOUNDARY:	SECTION 8, TOWNSHIP 27
SCHOOL DISTRICT:	FREEMONT PUBLIC SCHOOLS
FIRE DISTRICT:	FREEMONT FIRE DISTRICT
ELECTRIC:	FREEMONT ELECTRIC
WATER:	FREEMONT WATER DEPARTMENT
POST OFFICE:	1530
PROPOSED ZONING:	BUSINESS AA
EXISTING USE:	WAREHOUSE
PROPOSED USE:	APARTMENTS (PUBLIC HOUSING)
FLOOD ZONE:	A/B

SITE AREAS

BUILDING FOOTPRINT:	8,823 SF
TOTAL PAVED:	63,198 SF
TOTAL LANDSCAPED:	33,473 SF
TOTAL LOT AREA:	106,671 SF

ZONING REQUIREMENTS (BUSINESS AA)

	REQUIRED	PROVIDED
BUILDING HEIGHT (S710-80):	30 FT	32-36 FT
LOT AREA (S710-81):	N/A	106,168 SF
MINIMUM FRONT YARD (S710-83):	N/A	21 FT (MERRICK)
MINIMUM FRONT YARD (S710-84):	20 FT	15'-7" (BUFFALO)
MINIMUM SIDE YARD:	N/A	11 FT
MINIMUM REAR YARD:	N/A	10.25 FT

PARKING

PARKING REQUIREMENTS S710-172	1.5 SPACES PER APPT	=	15
TOTAL REQUIRED PARKING SPACES	2.0 SPACES PER APPT	=	18
TOTAL PROVIDED PARKING SPACES	20	=	18

PROVIDED: 102 STALLS INCLUDING 5 HANDICAP

PARKING RELAYATION REQUESTED: 197 REQUIRED, 102 PROVIDED.

AVANCEMENT OF 42%.

THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.

8'11" ESH STYLET FENCE TO BE PROVIDED

ALL PARKING SPACES AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND OTHER REAT PAID FOR EACH APARTMENT OR DWELLING UNIT.

ALL PARKING SPACES PROVIDED PURSUANT TO THIS SECTION SHALL BE ON THE SAME LOT AS THE BUILDING UNLESS A PERMIT FOR THEIR LOCATION ELSEWHERE IS GRANTED BY THE BOARD OF APPEALS. ALL PARKING SPACES SHALL BE PAVED.

LANDSCAPING

REQUIRED AS PER S710-24.

EXCESSIVE GRASS: THE NECESSARY GRASSMANS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRASSED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND.

	<p>HAWKINS WEBB JAEGER PLLC</p> <p>560 WALT WHITMAN RD MELVILLE, NY 11747 P (631) 732-7777 F (631) 732-7760</p> <p>ARCHITECTS · ENGINEERS · SURVEYORS · PLANNERS</p>	<p>FHA / GEORGICA GREEN NEW MOXIE-RIGBY APARTMENTS MERRICK RD / BUFFALO AVE, FREEMONT, NY</p> <p>FIRST FLOOR PLAN & SITE PLAN</p> <p>PROJECT: NCTM: 55-H-57</p> <p>DRAWING NAME: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>ISSUE: _____</p> <p># DATE COMMENT</p>	#	DATE	COMMENT									
#	DATE	COMMENT												
<p>A-101</p>	<p>PROJECT No. H15X152</p> <p>DATE: 1/3/2016</p> <p>DRAWN BY: JTM</p> <p>CKD. BY: MLR</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>SEAL</p>												



FREEPORT FIRE DEPARTMENT

15 BROADWAY • P.O. BOX 290 • FREEPORT, NY 11520

Phone: (516) 377-2190 Fax: (516) 377-2499

E-Mail: rmaguire@freeportny.gov

Raymond F. Maguire
Executive Director

May 5, 2016

To: Bonnie Franson, AICP CEP, PP
Nelson, Pope and Voorhis, LLC

Re: Moxey Rigby Apartments NPV # 15243

The Freeport Fire Department is made up of 336 Volunteer Fire/EMS personnel. We have eight companies stationed in 6 Firehouses throughout the Inc Village of Freeport. The Fire Department operates 6 - Engines, 1 - 100' Ladder, 1 - 85' Tower Ladder, 1 - Heavy Rescue, 1 - Ambulance and multiple support apparatus. The Department also has a Fire Police Squad, Dive/ Marine Unit, Technical Rescue Team and a Public Fire Safety Division.

Reponses are dictated by the information received by our Dispatcher. Typical response to this complex is a General alarm which summons all Companies.

If you have any questions, please feel free to contact me.

Sincerely,

Raymond F. Maguire
Executive Director



FREEPORT FIRE DEPARTMENT

15 BROADWAY • P.O. BOX 290 • FREEPORT, NY 11520

Phone: (516) 377-2190 Fax: (516) 377-2499

E-Mail: rmaguire@freeportny.gov

Raymond F. Maguire
Executive Director

May 17, 2016

Ms. Bonnie Franson
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RE: Proposed Moxey Rigby Apartments
195 East Merrick Road
Freeport, NY 11520

Dear Ms. Franson,

This is in response to your request for information regarding a proposed residential subdivision to create 101 new multifamily apartment units at the above listed location. The subject property is within the jurisdiction of the Freeport Fire Department. The Freeport Fire Department has the staff and equipment necessary to service the proposed project. We will work with the applicant to ensure that the site plan addresses any comments we may have with regard to access and that the building meets New York State Fire Code.

If you require any additional information, please feel free to contact me at 516-377-2190.

Sincerely,



Raymond F. Maguire
Executive Director



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620
www.nelsonpopevoorhis.com

March 11, 2016

National Grid
Gas Sales Support
25 Hub Drive
Melville, NY 11747
Attn: Lillie Manjarrez

Re: Demolition of Existing Moxey Rigby Apartments and Construction of New Moxey Rigby Apartments at 195 East Merrick Road, Freeport, NY (NPV #15243)

Dear Ms. Manjarrez:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information in regard to the natural gas capabilities in the vicinity of the project. Specifically, I am requesting the following:

- Whether natural gas can be supplied to the site. If natural gas is available, the location(s) and sizes of the supply lines which would be used;
- Whether the amount of usage would impact National Grid's ability to service other customers in the area; and,
- If natural gas can be provided, please send a letter to my attention confirming that such service can be provided.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it. I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink that reads 'Bonnie Franson'.

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/

From: [Scibelli, Joseph](#)
To: [Bonnie Franson](#)
Cc: [Robinson, Edward S.](#)
Subject: RE: EXT || FW: gas load
Date: Friday, April 08, 2016 11:43:19 AM

Good Morning Bonnie,

As previously discussed, The Village of Freeport Housing Authority would be handled by their Account Executive Mr. Sean Robinson. I have forwarded over to him the documentation that you had e-mailed me earlier. We do have High Pressure mains on Buffalo Ave and East Merrick Rd. however, we will not be able to provide you with a letter to serve until your exact gas requirements for the project are provide to us.

Sean Robinson can be reached at 917-763-9804. If you have any further questions, please feel free to contact me.

Joe Scibelli
nationalgrid
Gas Sales Support
175 E. Old Country Rd Ops # 3
Hicksville NY, 11801
P: (516 545-4569
C: (516) 512-9704
Fax: (315) 477-7165

From: Bonnie Franson [mailto:BFranson@nelsonpope.com]
Sent: Wednesday, April 06, 2016 4:11 PM
To: Scibelli, Joseph
Subject: EXT || FW: gas load

Hello Joe! Thank you for the phone message...I will be calling you, but wanted to forward the information below to you.

Regards,

Bonnie Franson, AICP CEP, PP

Associate Environmental Planner

NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING

Hudson Valley Office: Direct Dial: (845) 891-8873

Long Island (Melville) Office: ph: (631) 427-5665 x166

Mailing Address:

572 Walt Whitman Road
Melville, NY 11747
bfranson@nelsonpopevoorhis.com

Please visit our website at www.nelsonpopevoorhis.com

From: John Perrotta
Sent: Wednesday, April 06, 2016 4:07 PM
To: Mike Russo <mrusso@hwjaeger.com>; Bonnie Franson <BFranson@nelsonpope.com>
Cc: Chic Voorhis <CVoorhis@nelsonpope.com>
Subject: RE: gas load

Bonnie,

We estimated the gas load at 3.5M – 4M BTU for heating and hot water. This is a rough estimate. The load should be similar to the existing Moxey that will be disconnected from gas service when the new building is completed and occupied (swap of service – no substantial additional load on the grid).

If we go with an electric heat pump system we would still have a roughly 500,000 BTU gas load for hot water.

There will be a generator at the site, but we have not determined if it would be gas, diesel, or bi-fuel. Worst case would be straight gas with an estimated load of 4.3M BTU.

Please let me know if you need any additional utility information.

Thanks

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link:

<http://www.nationalgrid.com/corporate/legal/registeredoffices.htm>



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www.nelsonpopevoorhis.com

March 11, 2016

Chief of Police Miguel Bermudez
Freeport Police Department
40 North Ocean Ave.
Freeport, NY 11520

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Chief Bermudez:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information regarding the Freeport Police Department's facilities and services which may be pertinent to the project. Specifically, I am requesting the following:

- Confirmation that the site is served by your department;
- Response time to service the site;
- Ability to service the project.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it.

I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink that reads 'Bonnie Franson'.

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/



FREEPORT POLICE DEPARTMENT

Miguel Bermudez
Chief of Police

40 North Ocean Avenue, Freeport, New York 11520
(516) 378-0700 Fax (516) 377-2432

March 22, 2016

Bonnie Franson, AICP CEP, PP
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747-2188

RECEIVED
Bonnie MAR 24 2016 *W*
NELSON & POPE

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

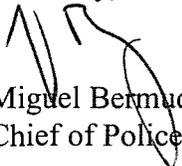
Bonnie Franson;

Thank you for contacting our agency in regards to the environmental review for the planned Moxy Rigby Apartments located at 195 East Merrick Road, Freeport, New York 11520. The Freeport Police Department serves the current and future location of the Moxy Rigby Apartments. The response time for calls to service is generally 2 minutes or less. In addition, the Freeport Police Department conducts regular routine patrols of the current Moxy Rigby Apartments and we will continue to conduct routine patrols of the new location as well. We are confident that our department will be able to service this project.

If you need any additional information, please contact me and I will gladly assist you.

Thank you again for contacting our department.

Sincerely,


Miguel Bermudez
Chief of Police



NELSON, POPE & VOORHIS, LLC

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(631) 427-5665 FAX (631) 427-5620
www.nelsonpopevoorhis.com

March 11, 2016

Mr. Louis S. Frontario,
Asst. Superintendent for Business
Freeport Public Schools
235 North Ocean Avenue
Freeport, NY 11520

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Mr. Frontario:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information in regard to school facilities and services which may be pertinent to the project. Specifically, I am requesting the following:

- Names and locations of the schools that will serve the students;
- Current and projected enrollments for the relevant schools;
- Information on (or a copy of) any school district plan or study that would apply;
- Ability to service the project.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it.

I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink that reads 'Bonnie Franson'.

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/



Freeport Public Schools

235 North Ocean Avenue • Freeport, New York 11520 • 516-867-5200

April 12, 2016

RECEIVED

APR 14 2016

Nelson, Pope, & Voorhis, LLC
Ms. Bonnie Franson, AICP CEP, PP
Environmental Planning, Consulting
572 Walt Whitman Road
Melville, NY 11747

NELSON & POPE B.F. A.M.

Louis S. Frontario
Assistant Superintendent
for Business

e-mail address:
lfrontario@freeportschools.org

RE: Demolition of Existing Moxey Rigby Apartments and
Construction of New Moxey Ribgy Apartments at
195 East Merrick Road, Freeport, NY (NPV #15243)

Phone (516) 867-5212
Fax (516) 623-1286

Dear Ms. Franson:

I am responding to your letter of March 11, 2016, regarding the above referenced housing projects. In your letter you had some specific requests which I am enclosing as follows:

- A listing of the names and addresses of the schools that are servicing the students. (Attachment A)
- A current and projected enrollment for all the schools in our district. (Attachment B)
- There are no district plans or studies that would be applicable to your planning purposes.

It is important to note that we are currently serving all of the children in this complex and fully expect to serve the children who live in this complex when the new structure is completed. It is important to note that Freeport has an open enrollment for its Kindergarten through grade four schools. Parents can pick the elementary school of their choice without regard to attendance zones.

I trust this information will be helpful in your planning process.

Please feel free to contact me if you have any questions at (516) 867-5212.

Sincerely,

Louis S. Frontario
Assistant Superintendent for Business

LSF:no
Enclosures

Cc: Dr. Kishore Kuncham, Superintendent of Schools

ATTACHMENT B



School	Enrollment (as of 4/4/2016)	Projections
Freeport High School	2261	2294
J. W. Dodd Middle School	926	939
New Visions School	534	542
Archer Street School	707	717
Bayview Avenue School	653	662
Caroline G. Atkinson School	934	948
Columbus Avenue Early Childhood Center	461	468
Leo F. Giblyn School	704	715
TOTAL	7180	7285



ATTACHMENT B

Freeport Public Schools

**Columbus Avenue School
Early Childhood Center**
150 N. Columbus Avenue
Freeport, NY 11520

**Archer Street School
Language Arts, Mathematics & Technology**
255 Archer Street
Freeport, NY 11520

**Bayview Avenue School
of Arts and Sciences**
325 W. Merrick Road
Freeport, NY 11520

**Leo F. Giblyn School
A Passport to Learning**
450 S. Ocean Avenue
Freeport, NY 11520

**New Visions School
of Exploration and Discovery**
80 Raynor Street
Freeport, NY 11520

Caroline G. Atkinson School
58 W. Seaman Avenue
Freeport, NY 11520

J. W. Dodd Middle School
25 Pine Street
Freeport, NY 11520

Freeport High School
50 S. Brookside Avenue
Freeport, NY 11520



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www.nelsonpopevoorhis.com

March 11, 2016

Shila Shah-Gavnoudias, P.E., Commissioner
Nassau County Department of Public Works
1194 Prospect Avenue
Westbury, New York 11590-2723

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Commissioner Shah-Gavnoudias:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information with regard to the wastewater treatment facilities that would be utilized by the proposed replacement project. Specifically, I am requesting the following:

- The locations, sizes and capacities of the sewer lines to be utilized;
- Confirmation that the Cedar Creek STP would be utilized to treat and dispose of the wastewater generated;
- The current average and peak volume of wastewater treated at the STP, the STP's design capacity, and the available capacity of the STP and information on any problems or service difficulties which this facility may be experiencing, if any;
- Please provide confirmation that treatment capacity exists to serve the relocated project.

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it. I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/

EDWARD P. MANGANO
COUNTY EXECUTIVE



SHILA SHAH GAVNOUDIAS, P.E.
COMMISSIONER

COUNTY OF NASSAU
DEPARTMENT OF PUBLIC WORKS
1194 PROSPECT AVENUE
WESTBURY, NEW YORK 11590-2723

April 8, 2016

Bonnie Franson
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

RECEIVED

APR 21 2016

Re: Sanitary Sewer Availability
Proposed Residential Development
195 East Merrick Road
Freeport, New York 11520

NELSON & POPE

B.F.
A.M.

Dear Ms. Franson:

We have received your request for sewer availability (see attached letter dated March 11, 2016) for a proposed new development on East Merrick Road in Freeport. The proposed new construction will consist of a new apartment building with one-hundred (100) dwellings.

The expected sanitary discharge from the apartment building is 30,000 gallons per day. All sewage generated by this project will be collected by the Inc. Village of Freeport (Village) sewer system and treated at the Nassau County Cedar Creek Water Pollution Control Plant. Be advised that the Cedar Creek Plant has sufficient capacity for the anticipated discharge.

However, final approval to connect to the sanitary sewer system will be by permit issued by the Village of Freeport.

Should you have any questions, please contact Mr. David M. Raio at (516) 571-7519.

Very truly yours,

Shila Shah-Gavnaudias, P.E.
Commissioner of Public Work

SSG:KGA:JLD:cs

Attachment

c: Joseph L. Davenport, Unit Head, Water/Wastewater Engineering Unit
David M. Raio, Civil Engineer II



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www.nelsonpopevoorhis.com

March 11, 2016

Mr. Jerry Cardoso
Freeport Water Department
355 Albany Avenue
Freeport, New York 11520

**Re: Demolition of Existing Moxey Rigby
Apartments and Construction of New Moxey
Rigby Apartments at 195 East Merrick Road,
Freeport, NY (NPV #15243)**

Dear Mr. Cardoso:

Nelson, Pope & Voorhis, LLC, is an environmental and planning consulting firm that has been retained to conduct a federal and state environmental review of the potential impacts associated with the proposed demolition of the existing Moxey Rigby Apartments, and construction of the New Moxey Rigby Apartments to be located at 195 East Merrick Road, just to the west of the intersection of East Merrick Road with Buffalo Avenue. The proposed project will result in the relocation of 100 dwellings from a current location at 33 Buffalo Avenue to the new site (see attached maps). Access to the new building will be provided from both East Merrick Road and Buffalo Avenue.

I am writing to obtain information in regard to village water supply facilities which may be pertinent to the project. Specifically, I am requesting the following:

- General description of the Village's water supply network;
- Water lines present in proximity to the project site, and size and condition of lines;
- A Letter of Water Availability and ability to serve the project;

Your responses will be considered in the environmental review of this project; if you have any additional information which you believe is pertinent, please include it.

I appreciate your attention to this request. You may send a response letter to the address listed above. An email response may also be provided – my email address is bfranson@nelsonpopevoorhis.com. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in black ink that reads "Bonnie Franson".

Bonnie Franson, AICP CEP, PP
Associate Environmental Planner

Enc/



VILLAGE OF FREEPORT
Water & Sewer Department
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2379 Fax (516) 378-0364
E-Mail – jcardoso@freeportny.gov

Robert T. Kennedy
MAYOR

Jerry Cardoso
SUPERINTENDENT OF Water & Sewer

March 22, 2016

Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road.
Melville, NY 11747

Reference: New Moxey Rigby Apatrments (NPV #15243)

Dear Bonnie Franson:

This will acknowledge the receipt of your letter of March 11, 2016 concerning the availability of water service at the above referenced location. The water production facilities of the Freeport Municipal Water Department will be able to provide water service to the referenced location only in accordance with the details of the request and subject to the system operation and performance, water conservation plan, rules and regulations and Chapter 201- Water, of the Code of Ordinances of the Village of Freeport.

The following requirements are made part of the availability letter:

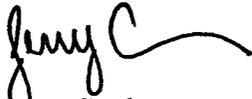
- 1) Compliance with State and local Health Department regulations for Cross Connection.
- 2) All plumbing fixtures are to be of the water saving type as required by law. Water closets are to be low flush with an average flush volume of no more 1.6 gallons per flush.
- 3) Shower heads must use no more than 3 gallons per minute.
- 4) Lavatory faucets must use no more than 3 gallons per minute.
- 5) All other faucets must use no more than 3 gallons per minute.
- 6) Urinals must flush at no more than 1 gallon.
- 7) Lavatory faucets designed for use in public buildings and facilities, and all drinking water fountains, must be self-closing.
- 8) **Other as required subject to all building department, zoning board and site plan approvals.**
- 9) **Reduced Pressure Zone required.**

March 22, 2016

Page2

The limitations on water production imposed by the New York State Department of Environmental Conservation have reduced the quantity of water available to our consumers. Therefore, please be advised that water availability is also subject to future restrictions on water usage as imposed by the Freeport Water Department. The applicant for the building permit must also demonstrate their implementation and compliance with all water conservation measures as required by the Water Department.

Sincerely,
Freeport Water Department

A handwritten signature in black ink, appearing to read "Jerry C.", with a long, sweeping horizontal stroke extending to the right.

Jerry Cardoso
Superintendent of Water & Sewer

C: Building Department
File



New Money Piggy
Apartments

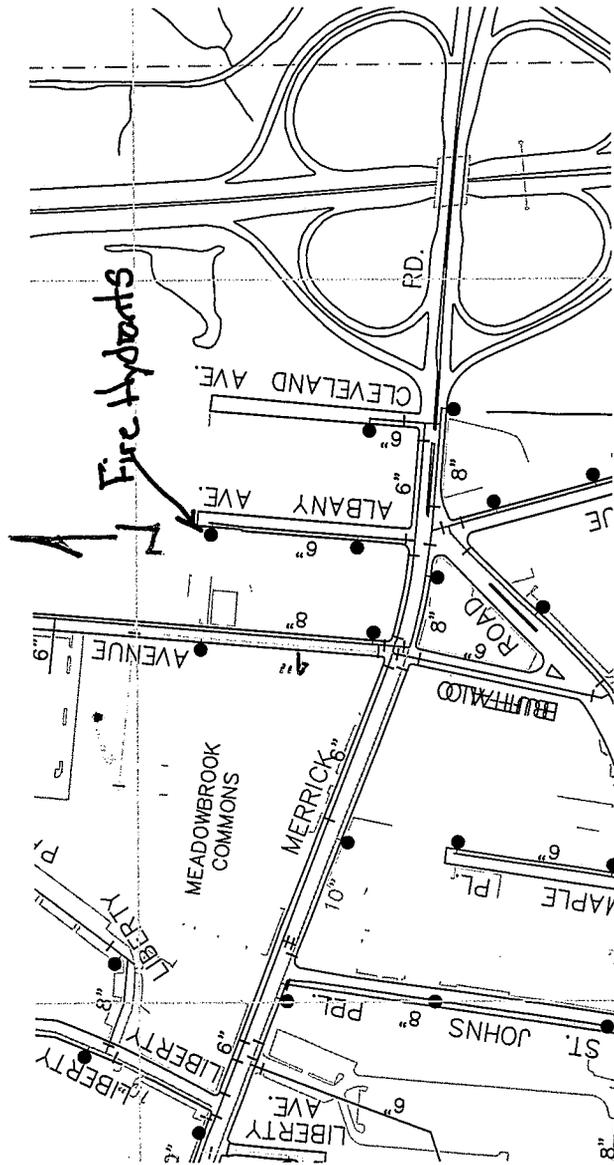
33 Buffalo Ave

10th St

10th St

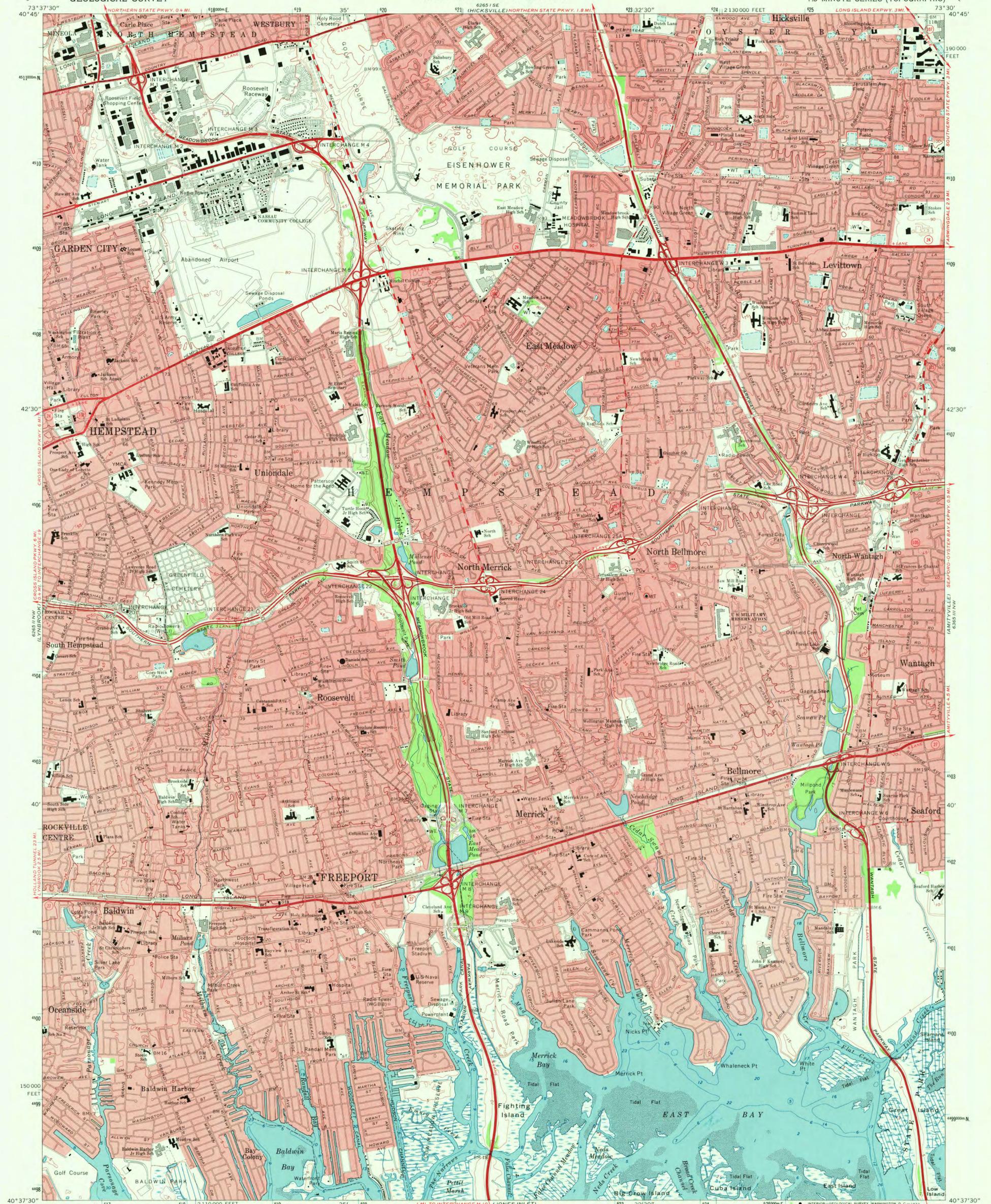
Geo

401 191 5464 M-78324 15338 W 0166 B11



1

Appendix O – Topographic Map



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, USCE, and Nassau County

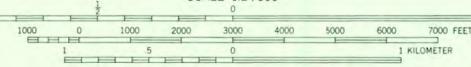
Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1969. Supersedes Army Map Service map dated 1955.

Selected hydrographic data compiled from USC&GS Chart 1205C (1969). This information is not intended for navigational purposes.

Polyconic projection. 1927 North American datum. 10,000-foot grid based on New York coordinate system. Long Island zone 1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue.

Red tint indicates areas in which only landmark buildings are shown.

SCALE 1:24,000



CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 FEET



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
State Route	

FREEMPORT, N. Y.

N4037.5—W7330/7.5

1969

AMS 6265 II NE—SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

USGS
HISTORICAL FILE
TOPOGRAPHIC DIVISION

JUL 19 1972

4105