

APPENDIX C

Abandoned, Vacant, Underutilized, and Potential
Brownfield Sites

INTRODUCTION

This section describes the regulatory requirements and overall processes that guide the redevelopment of brownfield sites in New York State. New York State defines brownfields as sites where there is confirmed contamination (or a reasonable basis to believe that contamination is likely to be present) which may be complicating the site's development or re-use. A discussion of the site conditions on identified brownfields and other vacant, abandoned, and underutilized lots is also included. In addition, a summary of relevant environmental investigations prepared to date for parcels within the project area is provided. The purpose of this section is to identify existing and historic conditions to assess the potential for the presence of hazardous materials in the project site; this information was in turn used to identify potential brownfield sites.

REGULATORY FRAMEWORK

The proposed project may be subject to federal and state regulatory requirements and guidelines, including the following:

- U.S. EPA Brownfield grant program;
- 6 NYCRR Part 375 - NYSDEC Brownfield Cleanup Program;
- 6 NYCRR Parts 595-599, 6 NYCRR Parts 612-614, NYSDEC STARS Memo #1 - chemical and petroleum bulk storage management and removal of aboveground or underground storage tanks;
- Article 71 of the New York State Environmental Conservation Law, 17 NYCRR Part 32, Article 12 of the Navigation Law - petroleum and chemical spill reporting;
- 6 NYCRR Part 360 and Part 364 - solid waste management requirements.

EXISTING CONDITIONS*BROWNFIELDS AND OTHER VACANT, ABANDONED, OR UNDERUTILIZED SITES*

Figure S-6 depicts the location of the project area's 226 identified brownfields and other vacant, abandoned, and underutilized lots, most of which are located along the Straight Path corridor from N. 9th Street on the north to Garrison Avenue on the south (see Chapter 1, "Project Description," for more information). The brownfields and other vacant, abandoned, or underutilized sites were identified based on visual inspections performed by AKRF in September 2007, a review of US EPA and NYSDEC and local databases regarding hazardous materials, and a review of past environmental reports prepared by or for the Town of Babylon (see "Summary of Current Investigation," below). Most of the identified brownfields and other vacant, abandoned, and underutilized lots consist of vacant land and both abandoned and occupied blighted buildings, with a history of industrial use. Table A-7 in Appendix A identifies

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by tax map number (based on the 2006 Suffolk County Tax Map) and briefly describes each brownfield or otherwise vacant, abandoned, or underutilized lot. The site uses were identified based on street level inspections conducted by AKRF in 2007.

SUMMARY OF CURRENT INVESTIGATION

AKRF conducted a review of past reports and regulatory records and performed limited street-level site inspections to assess the potential presence of hazardous materials in soil and/or groundwater and in existing buildings. These properties where contamination may be present are considered potential brownfield sites.

Methodology

For each tax lot within the project area, the following was conducted:

- A visual inspection (from sidewalks and public rights of way) to identify uses and assess existing conditions, such as the presence of fill pipes, vent caps, transformer vaults, dumping, abandoned drums, or other evidence of petroleum usage or hazardous materials.
- A review of US EPA and NYSDEC and local databases regarding hazardous materials. These records assisted in identifying the use, generation, storage, treatment, disposal, or release of hazardous materials. The following federal regulatory databases were reviewed: National Priority List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Emergency Response Notification System (ERNS); Toxic Chemical Release Inventory System (TRIS); the Permit Compliance System of Toxic Wastewater Discharges (WWD); USEPA Civil Enforcement Docket and the Air Discharge Facilities (ADF) Index. The following state regulatory databases were reviewed: petroleum spills; Resource Conservation and Recovery Act (RCRA) notifiers (includes treatment, storage and disposal sites; hazardous waste generators and transporters; and corrective action sites); Chemical Bulk Storage (CBS); Solid Waste Facilities (SWF); Petroleum Bulk Storage (PBS); State Inactive Hazardous Waste Disposal Sites (SHWS); State Hazardous Substance Waste Disposal Sites (SHSWDS); Major Oil Storage Facilities (MOSF); Historic Utility Sites; Environmental Restoration Program (ERP); Voluntary Cleanup Program (VCP) and Brownfield Cleanup Program (BCP).
- Past reports prepared by or for the Town of Babylon were reviewed as part of the project. These reports included SLI's *Wyandanch Blight Conditions Study* (2004), the Town's *Pre-Nomination Study* prepared as part of its BOA Program Application to New York State in 2005, and site-specific Phase I and Phase II Environmental Site Assessments (ESAs) performed by O'Brien & Gere Engineers, Inc. (O'Brien & Gere), Gannett Fleming Engineers, P.C. (Gannett Fleming), and Kost Environmental Services, Inc. (Kost). Phase I ESAs have been conducted for Section 40, Block 1, Lots 59.1, 59.2, and 64; Section 56, Block 3, Lots 55, 56, 57, 58, 69.1, 70, 71, 72 and 73; Section 57, Block 1, Lots 16, 17, 19.1, 32, 33.1, 33.2, 34, 36, 40.5, 41 and 45; Section 58, Block 4, Lots 17 and 18; and Section 80, Block 2, Lot 1.1. To the extent information was available, the Phase I ESAs included a site reconnaissance, review of site-specific records from local agencies, interviews with site owners/operators and review of historic aerial photographs and historical topographic maps. Phase II ESAs, including soil and groundwater sampling, have been conducted for Section 56, Block 3, Lots 56, 57, 72 and 73 and Section 57, Block 1, Lots 33.1 and 45.

Tax lots were assessed to determine whether (and how) future development activities would disturb the area, whether there are existing data on site conditions, and whether remediation had

already occurred (such as spill closure). Historical fire insurance maps were not available for the project area. Table E-1 identifies each of the 226 brownfields or otherwise vacant, abandoned, or underutilized lots in the project area by tax map number and provides a summary of the regulatory database review, visual inspection findings, and previous environmental report findings. In general, environmental concerns include industrial land use, gasoline stations, automobile repair, current and historical generation of hazardous materials, storage of petroleum in underground or aboveground storage tanks, reported spills of petroleum and other chemicals, and known groundwater and soil contamination. In addition, Appendix D of the Draft Plan includes descriptive profiles of the strategic sites and relevant information related to land use and zoning, ownership, infrastructure and utilities, proximity to transportation networks, environmental history, and use potential.

Potential Contaminants of Concern

Soil and groundwater can become contaminated as a result of past or current activities on the site itself or on adjacent or nearby properties. Many past and current industrial activities use, store, or generate contaminated materials that can be spilled, dumped, or buried nearby. Other activities common in mixed-use neighborhoods—such as gas stations and auto repair shops—can also result in contamination due to improper management of their products and/or waste materials.

Fill material of unknown origin is also a source of potential contamination; however, because the nature and extent of fill material on individual lots is not known, the potential presence of fill material was not a sole condition which was used to identify a site as a potential brownfield. In the past, waste materials, including coal and incinerator ash, demolition debris, and industrial wastes, were sometimes used as fill in urban areas. Even fill material consisting primarily of soil may exhibit elevated levels of contaminants.

Subsurface soil and groundwater contamination can remain undetected for many years, unexposed, and posing no threat to site workers or the community. Excavation, earthmoving, dewatering, and other construction activities associated with redevelopment can, however, expose the contaminants, providing a pathway of exposure and introducing potential risk to construction workers and others nearby if such contaminants are not properly managed.

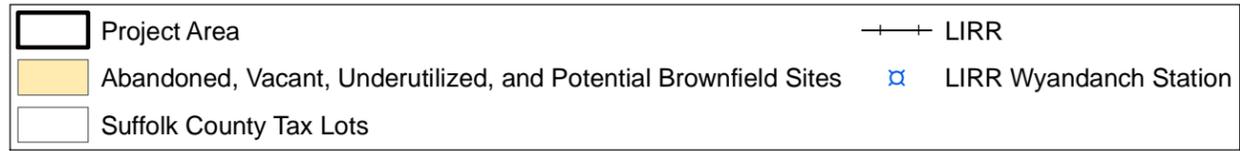
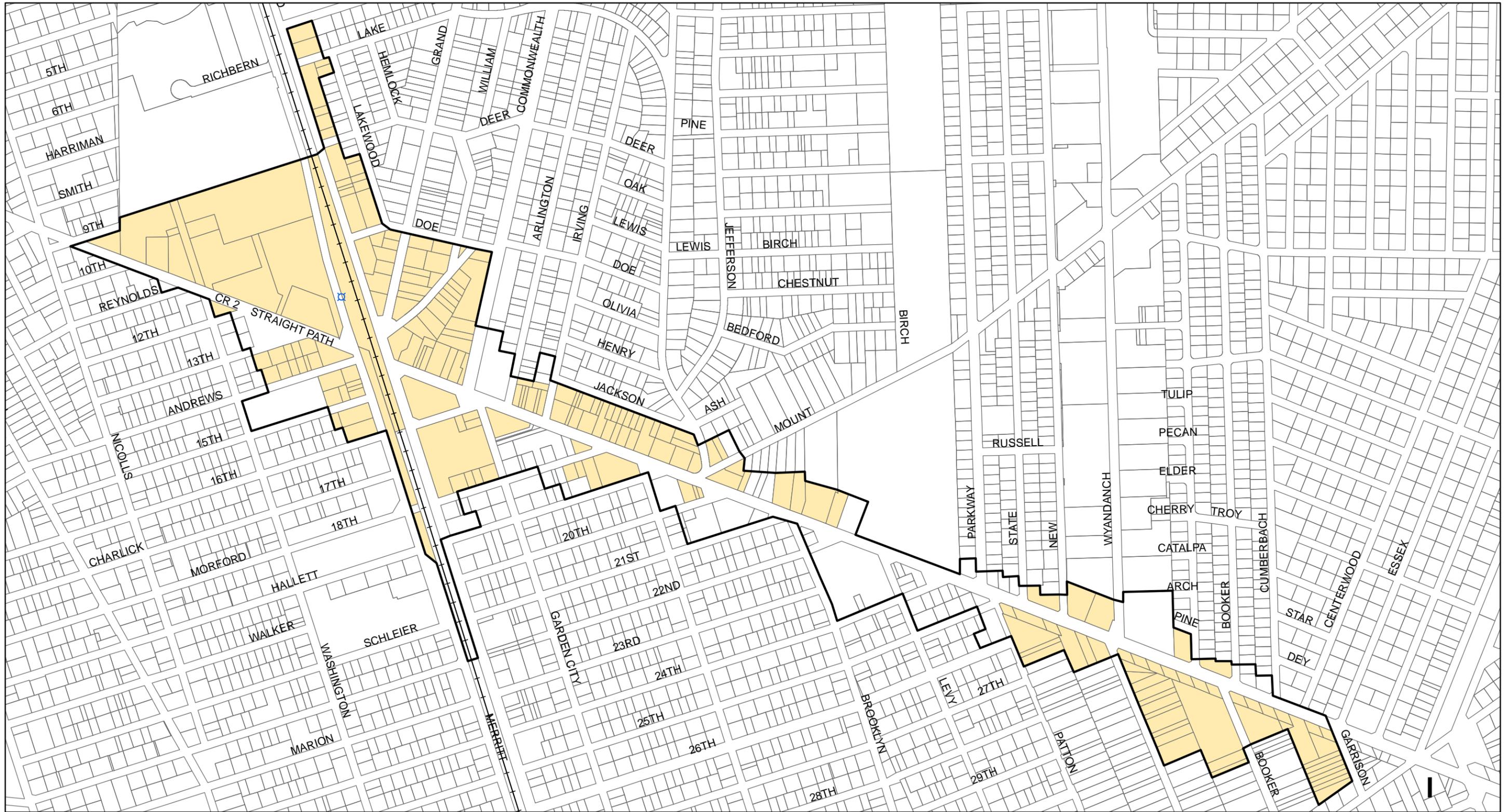
Demolition of existing structures that have asbestos-containing materials, lead-based paints or PCB-containing electrical equipment also has the potential to release contaminants, if these materials are not properly managed.

Based on the types of contaminants that are typically found in urban areas, some of the potential contaminants of concern are described below. The list provides a summary description and potential sources of the categories of contaminants and is not a comprehensive list of all contaminants that may be encountered:

- **Volatile organic compounds (VOCs).** These include aromatic compounds—such as benzene, toluene, ethylbenzene, xylene (BTEX), and methyl tertiary butyl ether (MTBE), which are found in petroleum products (especially gasoline)—and chlorinated compounds, such as tetrachloroethene (also known as perchloroethylene or “perc”) and trichloroethene, which are common ingredients in solvents, degreasers, and cleansers. VOCs represent the greatest potential for contamination issues since, in addition to soil and groundwater contamination, they can generate organic vapors. Former or current gasoline stations, dry cleaners, auto body shops, and other industrial land uses are the most likely sources for substantial VOC contamination.

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- **Semivolatile organic compounds (SVOCs).** The most common SVOCs encountered are polycyclic aromatic hydrocarbons (PAHs), which are constituents of partially combusted coal or petroleum-derived products, such as coal ash and fuel oil. PAHs are common in fill material and associated with spilled fuel oil.
- **Polychlorinated biphenyls (PCBs).** Commonly used as a dielectric fluid in transformers, some underground high-voltage electric pipelines, and some hydraulically-operated machinery, PCBs are of special concern at electrical transformer and rail yard/train maintenance locations where leakage into soil may have occurred. PCBs and/or PCB-containing materials were once widely used in manufacturing and industrial applications (e.g., hydraulic lifts, transformers, and plastic manufacturing.).
- **Pesticides, herbicides, and rodenticides.** These are commonly used to control rodents and/or insects, and vegetation in vacant structures or in unpaved areas.
- **Metals (including lead, arsenic, cadmium, chromium, and mercury).** Metals are often used in smelters, foundries, and metal works and are found as components in paint, ink, petroleum products, and coal ash. These metals tend not to travel far in soil; therefore, they would be of greatest concern at the site where they were generated. Metals, at levels above natural background levels, are frequently present in fill material.
- **Asbestos.** In addition to asbestos used for fireproofing or other purposes within existing structures, utility lines beneath some streets may be coated with asbestos or encased in “transite.” There are well-defined regulatory programs to manage asbestos during demolition and construction work.
- **Fuel oil and gasoline storage tanks.** Numerous residences and businesses within the project area likely have, or once had, both known and undocumented above-ground storage tanks (ASTs) or underground storage tanks (USTs) for fuels, including heating oil and gasoline. Some of these tanks may have been removed, and others, although no longer in use, may remain buried in place. Some of the tanks are known to have leaked, and others have possibly leaked with no evidence of a spill to date. Some of the spills have been cleaned up in accordance with state regulations, but others have not because they have not yet been discovered or because cleanup, which can take several years, is ongoing. However, both the regulatory process and technologies are in place to address removal of tanks and cleanup of any associated releases. *



**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
39-4-33	15,035	275 Merritt Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	National Propane LP
39-4-52	23,243	Wyan Tax Map 58 282	Municipal Parking Lot	Unknown	No listing	No	No	No on-site issues	NA	No	Town of Babylon
40-1-21	19,978	23 N 16th St	Storage and parking	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Demopoulos
40-1-23	20,022	309 Merritt Av	Commercial Building	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Demopoulos
40-1-24	5,000	10 N 15th St	Vacant Residence	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Pascarella
40-1-59.1	9,999	7 N 15th St	Vacant Residence	Unknown	No listing		No	No on-site issues identified in Phase I ESA	Secondary Strategic Site F	No	Town of Babylon (In Contract)
40-1-59.2	5,000	5 N 15th St	Tire Shop	Unknown	No listing		No	Potential auto repair	Secondary Strategic Site F	No	Town of Babylon (In Contract)
40-1-60	5,000	311 Merritt Av	Retail Stores	Unknown	The property listed as Emannel Fuel oil Co., at 311 Merritt Ave. has a closed spill (Spill Number: 8600041) that resulted from a leaking No. 2 fuel oil tank on 04/01/1986. The quantity spilled was approximately 100 gallons. Spill closed 11/28/1986.	No	No	Fuel oil tank, closed spill	Secondary Strategic Site F	No	Chang
40-1-61	2,500	313 Merritt Av	Retail Stores	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Joe II Realty Corp
40-1-62	3,100	315 & 317 Merritt Av	Retail Stores	Unknown	The property listed as Joseph Massero at 317 Merritt Ave., has a closed spill (Spill Number: 9310818) that resulted from a ruptured 275-gallon No. 2 fuel oil tank located in the basement on 12/06/1993. The quantity spilled was approximately 100 gallons that leaked onto the basement floor. Sixty gallons were recovered and a new tank was installed. Spill closed 12/20/1993. 315 Merritt Ave. Wyandanch Photo and Gift listed as a small quantity hazardous waste generator, Facility Id: NYR000000570	No	No	Fuel oil tank; closed spill; RCRA hazardous waste generator	Secondary Strategic Site F	No	Joe II Realty Corp
40-1-63	9,400	319-329 Merritt Av	Retail Stores	Unknown	Chance Liquors at 327 Merritt Ave. was listed with a closed #2 fuel oil spill on 10/26/1994 (Spill Number: 9410009). The quantity spilled was minimal and the spill was closed the following day. 327 Merritt Ave. listed as Peerless Importers as a haz waste generator/transporter Facility Id: NYP000865501	No	No	RCRA hazardous waste generator	Secondary Strategic Site F	No	Baack
40-1-64	15,001	8 Andrews Av	Vacant	Unknown	No listing		No	No on-site issues identified in Phase I ESA	Secondary Strategic Site F	No	County of Suffolk
40-1-97	10,000	19 Andrews Av	Church	Unknown	No listing	No	No	No on-site issues	NA	No	God is Love Church

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40-1-98	7,499	17 Andrews Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	Keshet
40-1-99	4,999	15 Andrews Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	My Jose Corp
40-1-100	4,988	13 Andrews Av	Church	Unknown	No listing	No	No	No on-site issues	NA	No	Church of God & True Holiness of Apostolic Faith
40-1-101	2,511	Andrews Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Church of God & True Holiness of Apostolic Faith
40-1-102	7,489	9 Andrews Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site F	No	Church of God & True Holiness of Apostolic Faith
40-1-103	18,524	1580 Straight Path	Gas Station	Unknown	The property listed as Getty Station 58838 at 1580 Straight Path, has a closed spill (Spill Number: 0307251) that resulted from a 4-gallon gasoline leak onto the pavement on 10/09/2003. Spill closed on 10/10/2003. The Hess SS is listed for a closed gasoline spill on 06/14/1988 (Spill No. 8802321) during a tank replacement. 110 yards of contaminated soil were removed and GW monitoring wells were installed. The spill was closed on 04/11/1996. The site was listed on PBS: (3) 8,000-gallon gasoline UST removed, 10,000-gallon diesel UST removed, (2) 550-gallon No.2 fuel oil UST removed, (3) 10,000-gallon gasoline UST permitted expired, 10,000-gallon diesel UST permitted expired. Amerada Hess at Merritt Ave. and Straight Path is listed as a RCRA haz waste generator / transporter for waste that exhibits the characteristic of ignitability in 1988.	No	No	Gasoline station; 6 petroleum USTs removed and 4 USTs with permits expired (potentially in service); Closed spill; RCRA hazardous waste generator/transporter	Secondary Strategic Site F	Yes	Leemilts Petroleum Inc
40-1-105.1	9,558	2 Winter Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	God is Love Church
40-1-106	4,989	6 Winter Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	County of Suffolk
40-2-9	8,413	1616 Straight Path	Auto Repair	Unknown	No listing	No	No	Auto repair	NA	No	Smith
40-2-10.3	78,606	1621 Straight Path	Parking Lot	Unknown	The property listed as Lilco at 1621 Straight Path, has a closed spill (Spill Number: 9206403) that resulted from a leaking transformer on 09/02/1992. The quantity spilled was unknown and spill closed 09/15/1994. PBS 00948: no tank information; RCRA haz waste generator/transporter Facility Id: NYD981495047	No	No	Closed spill; RCRA hazardous waste generator	Strategic Site A	Yes	New Park Realty Ltd

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Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
40-2-10.4	99,104	Straight Path	Commercial Building	Unknown	The property listed as Euclid Equipment at Washington Ave. / Straight Path, has a closed spill (Spill Number: 8703405) that resulted from a leaking No. 4 fuel oil tank on 7/27/1987. Spill closed on 10/14/1987. Euclid Equipment at 2 Washington Ave. is also listed as an air discharge facility for VOCs and in the TRIS database for copper in 1989 and 1992. The property listed as Manhattan Beverage at 2 Washington Ave. has three closed spills including a 2003 diesel spill, a 1998 diesel spill and a 1998 2,000 gallon diesel spill. PBS 00948-0609: 21 tanks, most have been removed but 2 were "awaiting construction" and 1 was active	No	No	21 tanks listed, 16 of which were removed, abandoned or never installed; 3 closed status spills; Air Discharge Facility; TRIS	Strategic Site A	Yes	County of Suffolk
40-2-10.2	18,981	4 Washington Av	Access Driveway	Unknown	PBS 00982: no tank information	No	No	Petroleum storage	Strategic Site A	No	Mobile Management LLC
40-2-11	63,039	1589 Straight Path	Shopping Center	Unknown	The property listed as Wyandanch Shop / Nessian at 1589 - 1605 Straight Path, has a closed spill (Spill Number: 0108109) that resulted from a leaking 1,000-gallon No. 2 fuel oil tank on 11/09/2001. The quantity spilled was unknown and approximately 5 cubic yards of soil was removed. Spill closed on 12/17/2001. PBS 15714: (2) 1,000-gallon No. 2 fuel oil USTs removed. Mimis Cleaners at 1597 Straight Path PBS 02857: no tank information. All In Cleaners at 1593 Straight Path PBS 16325: no tank information.	No	No	Petroleum storage tanks; closed spill; potential former dry cleaners	Strategic Site A	Yes	Nessian Holding LLC
40-2-12	165,327	305 Acorn St	Municipal Parking Lot	Unknown	No listing	No	No	No on-site issues	Strategic Site A	No	County of Suffolk
40-2-13	174,087	Wyan Pub Svc 141 1A 5	LIRR Station, Parking, Tracks	Unknown	No listing	No	No	Railroad tracks	NA	No	MTA
40-2-14	247,216	1617 Straight Path	Car dealership	Airplane and submarine manufacturing until 1980s (originally owned by Fairchild Aerospace Co., sold to Grumman Aerospace 1960s).	PBS 02692: no tank information . PBS 01048: (2) 5,000-gallon polyester resin AST removed, 4,000-gallon gasoline UST removed and drum storage; Prestige Auto is listed as small quantity generator Facility Id: NYD982723231; Lunn Ind. Inc. is listed as a small quantity hazardous waste generator Facility Id: NYD002045615. Lunn Ind. Inc is listed in the TRIS database for acetone discharges in 1992 and 1990 and as a Civil Administrative Enforcement Docket site for reporting requirement violations.	No	No	Car dealer (potential auto repair); petroleum and other chemical storage tanks (removed); RCRA hazardous waste generator or transporter; TRIS for acetone discharges; Enforcement Docket	Strategic Site A	Yes	Mobile Management LLC
40-2-15.7	3,121	Straight Path	Part of auto repair lot	Unknown	No listing	No	No	Auto repair	Strategic Site A	No	Hirshman Family Trust of 1988
40-2-15.8	80,142	1633 Straight Path	Industrial Use	Unknown	No listing	No	No	Industrial land use	Strategic Site A	No	Liberator Inc

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Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
40-2-15.3	31,406	1623 Straight Path	Auto Repair	Unknown	PBS 16635: (2) 275-gallon diesel AST removed. Suffolk Complete Auto Body Inc. listed as a small quantity hazardous waste generator Facility Id: NYD982528937	No	No	Auto repair; 2 ASTs removed; RCRA hazardous waste generator	Strategic Site A	No	Hirshman Family Trust of 1988
40-2-15.6	27,900	Straight Path Access Rd		Unknown	No listing	No	No	No on-site issues	Strategic Site A	No	County of Suffolk
40-2-33	27,518	1627 Straight Path	Industrial Use	Unknown	PBS 16630: 350-gallon diesel AST removed	No	No	Industrial use; 1 AST removed	Strategic Site A	No	Allied Scrap LLC
40-2-45.1	16,193	1645 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site A	No	Liberator Inc
55-2-65	2,716		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	4 Brooklyn Av
55-2-80	2,479		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	18 S 20th St
55-2-81	2,521		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	31 S 21St St
55-2-84	1,834	1 S 20th St	Parking Lot	Unknown	No listing	No	No	No on-site issues	NA	No	Pirinea
55-2-85	1,730	2 S 20th St	Church	Unknown	No listing	No	No	No on-site issues	NA	No	Salvation & Deliverance Church
55-2-86	10,083	15 S 20th St	Church	Unknown	No listing	No	No	No on-site issues	NA	No	Salvation & Deliverance Church
55-3-1	15,746	816 Mount Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Landmark 1311 Ltd
55-3-2	5,395	1479 Straight Path	Barber Shop	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Charles
55-3-6	25,173	1465 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Town of Babylon
55-3-7	19,914	1461 Straight Path	Auto Repair	Unknown	No listing	No	No	Auto repair	Strategic Site D	No	Dockery
55-3-8	37,517	1453 Straight Path	Vacant Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Jackson
55-3-9	17,191	1451 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Jackson
55-3-20	7,632	812 Mount Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Cobb
55-3-21	9,815	5 Mount Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	County of Suffolk
55-3-22	6,000	7 Mount Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Terrell
56-3-40	5,000		Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	27 S 19th St

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56-3-41	12,499		Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	25 S 19th St
56-3-43	39,814	1500 Straight Path	Auto Repair	Unknown	PBS 01290: no tank information	No	No	Auto repair; Petroleum storage tank	Strategic Site B	No	Ramirez
56-3-44.1	14,999	8 S 18th St	Auto Repair	Unknown	The property listed as Everlast Auto Collision at 8 S 18th St., has a closed spill (Spill Number: 0112307) that was reported due to poor waste oil housekeeping on 03/30/2002. The quantity spilled was unknown. Spill closed on 03/16/2005; 18th Street Garage listed as a small quantity hazardous waste generator, Facility Id: NYD987039732	No	No	Auto repair; Closed status spill; RCRA hazardous waste generator	Strategic Site B	Yes	Fiorini Munch LLC
56-3-45	5,000	10 S 18th St	Auto Repair	Unknown	No listing	No	No	Auto repair	Strategic Site B	No	Fiorini Munch LLC
56-3-46	7,500	12 S 18th St	Bus storage	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	Thomas
56-3-47	5,000	14 S 18th St	Vacant Residential Land	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	16 S 18th St
56-3-48	2,501	16 S 18th St	Vacant Residential	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	S 18th St
56-3-49	7,501	18 S 18th St	Vacant Residential	Unknown	Switzer Construction Corp. AT 18 S 18th St, is listed as a PBS 01916: (2) 550-gallon gas USTs removed, (1) 550-gallon diesel USTs removed, (1) 1,000-gallon diesel USTs removed, (1) 275-gallon waste oil ASTs removed, (2) 275-gallon No. 2 USTs exempt.	No	No	7 petroleum USTs removed	Strategic Site B	No	20 S 18th St
56-3-53.2	2,501		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	S 18th St
56-3-55	10,001	43 S 18th St	Residence	Unknown	The property listed as Wolfgang at 43 S 18th St, has a closed spill (Spill Number: 8905456) that resulted from a leaking No. 2 fuel oil tank on 09/02/1989. The quantity spilled was approximately 212 gallons. Spill closed on 10/03/1989.	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008.	No	Petroleum storage tank; closed status spill	Strategic Site B	No	Town of Babylon
56-3-56	5,000	41 S 18th St	Vacant Land	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008 (Lot 56 only) and September 2008 (Lots 56, 57, 72 and 73)	A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008 (Lots 56, 57, 72 and 73).	Industrial use (associated with adjacent Lot 73); Soil samples less than TAGM RSCOs, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded SCDHSCO for TPH and lead; groundwater concentrations exceeded class GA Standards (gasoline-type compounds); Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation	Strategic Site B	No	Town of Babylon

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Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
56-3-57	5,000	39 S 18th St	Vacant Land	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008 (Lot 57 only) and September 2008 (Lots 56, 57, 72 and 73)	A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008 (Lots 56, 57, 72 and 73).	Industrial use (associated with adjacent Lot 73); Soil samples less than TAGM RSCOs, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded SCDHSCO for TPH and lead; groundwater concentrations exceeded class GA Standards (gasoline-type compounds); Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation	Strategic Site B	No	Town of Babylon
56-3-58	10,001	17 Garden City Av	Residence	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008.	No	No on-site issues identified in Phase I ESA	Strategic Site B	No	Town of Babylon
56-3-65	6,293	1522 Straight Path	Liquors; Crown Fired Chicken	Unknown	PBS 02650: (1) 8,000-gallon gasoline UST removed, (1) 3,000-gallon gasoline UST removed, (1) 2,000-gallon gasoline UST removed	No	No	3 petroleum USTs removed	Strategic Site B	No	Graham
56-3-69.1	26,882	1548 Straight Path	Vacant Retail	KFC (vacant since the late 1980s)	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No	No on-site issues identified in Phase I ESA	Strategic Site B	No	Town of Babylon (In Contract)
56-3-70	5,000	1 Garden City Av	Parking Lot	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in March 2008.	No	No on-site issues identified in Phase I ESA	Strategic Site B	No	Rosenberg Wyandanch LLC
56-3-71	5,000	3 Garden City Av	Residence	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008.	No	55-gallon drum with unknown contents identified in Phase I ESA	Strategic Site B	No	Town of Babylon
56-3-72	4,999	6 S 16th St	Industrial Use	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008 (Lot 72 only) and September 2008 (Lots 56, 57, 72 and 73)	A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008 (Lots 56, 57, 72 and 73).	Industrial use (associated with adjacent Lot 73); AST; Soil sample less than TAGM, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded SCDHSCO for TPH and lead; groundwater concentrations exceeded class GA Standards (gasoline-type compounds); Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation	Strategic Site B	No	Town of Babylon

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
56-3-73	135,198	276 Long Island Av	Industrial Use	Unknown	The property listed as Weld Built Wreckers has an open spill (Spill Number: 9006900) that resulted from an leaking gasoline tank on September 24, 1994. The quantity spilled is unknown. The property also listed as Body Shop, at 276 Long Island Ave., has a closed spill (Spill Number: 9704213) that resulted from a waste oil spill on 07/09/1997. The quantity spilled was unknown. Spill closed on 02/15/2001. PBS 01517: 1,000-gallon gasoline UST removed, 2,000-gallon gasoline UST removed, 550-gallon hydraulic oil AST permitted expired, 300-gallon hydraulic oil AST permitted expired, 275-gallon hydraulic oil AST permitted expired; Weld Built Body Co Inc. listed as a conditionally exempt small quantity hazardous waste generator, Facility Id: NYR000048447	A Phase I ESA was completed by Kost Environmental Services, Inc. in September 2008 (Lots 56, 57, 72 and 73)	A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008 (Lots 56, 57, 72 and 73).	Industrial use; petroleum storage tanks; closed status spill and open gasoline spill; RCRA hazardous waste generator; Soil sample less than TAGM, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded SCDHSCO for TPH and lead; groundwater concentrations exceeded class GA Standards (gasoline-type compounds); Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation	Strategic Site B	Yes	Town of Babylon
56-3-75.1	4,951		Driveway	Unknown	No listing	No	No	No on-site issues	Strategic Site B	No	Town of Babylon (In Contract)
57-1-1	10,105	320 Long Island Av	Auto Repair	Unknown	PBS 01165: (3) 550-gallon waste oil UST removed, (2) 4,000-gallon gasoline UST removed, 6,000-gallon gasoline UST removed; South Bay Car Care listed as a small quantity hazardous waste generator, Facility Id: NYD986981561	No	No	Auto repair; 6 petroleum storage tanks; RCRA hazardous waste generator	Secondary Strategic Site G	No	Sheppy
57-1-3.1	16,462	330 Long Island Av	Auto Repair	Unknown	PBS 17030: 280-gallon motor oil AST, 275-gallon waste oil AST; Island Truck Repair listed as a small quantity hazardous waste generator, Facility Id: NYR000137257	No	No	Auto repair; 2 petroleum storage tanks; RCRA hazardous waste generator	Secondary Strategic Site G	No	Ark Property Management LLC
57-1-4	20,993	350 Long Island Av	Commercial Building	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Long Island Head Start
57-1-5	9,111	9 Grand Blvd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Long Island Head Start
57-1-6	10,977	17 Grand Blvd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Iraheta
57-1-8	6,309	52 Doe St	Residence	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Neyer
57-1-9	6,000	19 Grand Blvd	Residence	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Cooper
57-1-10	5,796	25 Grand Blvd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Cooper
57-1-11	12,001	24 Grand Blvd	Residential	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Castro
57-1-12	15,000	18 Grand Blvd	Residence	Unknown	The property listed as Carter Residence at 18 Grand Blvd., has a closed spill (Spill Number: 0010025) that resulted from a 15-gallon No. 2 fuel oil leak onto the basement floor on 12/05/2000. Spill closed on 01/07/2002.	No	No	Closed status spill	Strategic Site C	No	Carter

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
57-1-13	6,995	16 Grand Blvd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Carter
57-1-15.1	10,492	14 Grand Blvd	Residence	Unknown	The property listed as Melborne Residence at 14 Grand Blvd., has a closed spill (Spill Number: 9912481) that resulted from a No. 2 fuel oil leak onto the basement floor on 02/01/2000. The quantity spilled unknown. Spill closed on 02/14/2001.	No	No	Closed status spill	Strategic Site C	No	Okonkwo
57-1-16	11,266	10 Grand Blvd	Residence	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in March 2008.	No	Numerous five-gallon containers of unknown contents, no odors or staining of soil identified during Phase I ESA	Strategic Site C	No	Palazzo
57-1-17	6,382	8 Grand Blvd	Residence	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008.	No	No on-site issues identified in Phase I ESA	Strategic Site C	No	Wyandanch Homes & Property Development Corp
57-1-19.1	13,693	2 Grand Blvd	Vacant Land	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in December 2007.	No	No on-site issues identified in Phase I ESA	Strategic Site C	No	Town of Babylon
57-1-20	5,605	41 Woodland Rd	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Centeno
57-1-21	17,423	53 Woodland Rd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Force Welding Corp
57-1-22	9,733	40 Doe St	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Wyandanch Community Development Corp
57-1-23	1,808	Woodland Rd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Town of Babylon
57-1-24	8,486	52 Woodland Rd	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Munoz
57-1-26	4,818	46 Woodland Rd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	County of Suffolk
57-1-27	5,200	42 Woodland Rd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Hodges
57-1-28	5,584	38 Woodland Rd	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Hodges
57-1-29	5,968	34 Woodland Rd	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	County of Suffolk
57-1-30	13,768	30 Woodland Rd	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Salvaggio
57-1-31	16,253	20 Woodland Rd	Vacant Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Anderson
57-1-32	13,818	16 Woodland Rd	Vacant Commercial Building	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No (however, 1 boring onsite as part of 57-1-33.1 Phase II)	Numerous storage drums of unknown content and storage tanks with stained soil documented in Phase I ESA.	Strategic Site C	No	Nzinga Realty Inc

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
57-1-33.2	15,927	1585 Straight Path	Vacant Retail	Unknown	The property listed as Auther Bobrow Corp., at 1585 Straight Path, has a closed spill (Spill Number: 9005040) that resulted from a waste oil spill onto soil on 04/07/1990. The quantity spilled is unknown. Spill closed on 10/09/1990.	A Phase I ESA was completed by Kost Environmental Services, Inc. in December 2006.	No (however, 1 boring onsite as part of 57-1-33.1 Phase II)	Closed status spill	Strategic Site C	No	Town of Babylon
57-1-33.1	18,610	300 Long Island Av	Auto Repair, retail	Unknown	The property listed as B&R Auto Collision, at 300 Long Island Ave., has an open spill (Spill Number: 9414817) that resulted from an leaking gasoline tank on 10/28/1994. The quantity spilled was unknown. The property also listed as Lyons Service Center, at 300 Long Island Ave., has a closed spill (Spill Number: 8806584) that resulted from a leaking gasoline tank on 11/04/1988. The quantity spilled was unknown. Spill closed on 12/05/1988. PBS 00377: 3,000-gallon waste oil UST removed, 4,000-gallon gasoline UST removed, (2) 275-gallon waste oil USTs abandoned, (2) 3,000-gallon gasoline USTs abandoned, (2) 275-gallon No. 2 fuel oil ASTs exempt; B & R Auto Collision listed as a conditionally exempt small quantity hazardous waste generator, Facility Id: NYD038154084	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	A Phase II ESA was completed by Kost Environmental Services, Inc. in July 2007.	Auto repair; petroleum storage tanks closed, abandoned in place and exempt; closed and active status spills; RCRA hazardous waste generator; Soil sample less than TAGM, cesspool sample less than SCDHS; groundwater concentrations exceeded class GA Standards (petroleum, solvents); Phase II reported "no significant contamination"	Strategic Site C	Yes	Town of Babylon
57-1-34	7,060	1577 Straight Path	Retail Store	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No (however, 1 boring onsite as part of 57-1-33.1 Phase II)	1 fuel oil AST; numerous storage drums of unknown materials or waste documented in Phase I ESA	Strategic Site C	No	Nzinga Realty Inc
57-1-35	3,000	1575 Straight Path	Vacant Commercial Building	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Nzinga Realty Inc
57-1-36	6,000	1571 Straight Path	Retail Store	Unknown	PBS 01737: 550-gallon No. 2 fuel oil UST exempt	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No	Petroleum UST	Strategic Site C	No	Nzinga Realty Inc
57-1-37	20,000	1569 Straight Path	U.S. Post Office	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	United States Postal Service
57-1-39	58,459	1570 Straight Path	MLK Jr. Health Center	KFC (vacant since the late 1980s)	The site is listed as a small quantity hazardous waste generator for silver, chromium and solid waste that exhibits the characteristic of ignitability. PBS 01079: no tank information	No	No	Petroleum storage tank; RCRA hazardous waste generator	Strategic Site B	No	Rosenberg Wyandanch LLC
57-1-40.4	10,000	1567 A Straight Path	U.S. Post Office	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	United States Postal Service
57-1-40.5	11,801	1567 Straight Path	Retail Store	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No	No on-site issues identified in Phase I ESA	Strategic Site C	No	Town of Babylon (In Contract)
57-1-41	5,662	1563 Straight Path	Retail Store	Unknown	No listing	A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007.	No	No on-site issues identified in Phase I ESA	Strategic Site C	No	Town of Babylon (In Contract)
57-1-42	14,276	13 Commonwealth Dr	U.S. Post Office	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	United States Postal Service

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
57-1-43	7,815	17 Commonwealth Dr	U.S. Post Office	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	United States Postal Service
57-1-44	13,942	21 Commonwealth Dr	U.S. Post Office	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	United States Postal Service
57-1-45	50,477	37 Commonwealth Dr	Vacant Land	Unknown	No listing	A Site Characterization Report (Phase I and Phase II ESA) was completed by O'Brien & Gere in May 2006.		Unregulated dumping was remediated by Town in 1993 and 1997; 2006 soil sampling showed concentrations of TAGM; groundwater concentrations exceeded Class GA Standards for VOCs, SVOCs and metals; Phase II recommends off-site sampling, more extensive groundwater sampling and dust suppression during development	Strategic Site C	No	Town of Babylon
57-1-46	7,980	47 Commonwealth Dr	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site C	No	Wyandanch Day Care Center Inc
57-2-1	23,457	354 -366 Long Island Av	Retail Store	Unknown	PBS 00141: no tank information	No	No	Petroleum storage tank	Secondary Strategic Site G	No	O'Shea Living Trust
57-2-2	4,071	370 Long Island Av	Retail Store	Unknown	Spill Number 9405606, Closed 05/20/1997	No	No	Closed status spill	Secondary Strategic Site G	No	Horner
57-2-3	2,036	Long Island Av	Parking	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Horner
57-2-5.1	4,071	384 Long Island Av	Vacant Converted Residence	Unknown	No listing	No	No	No on-site issues	Secondary Strategic Site G	No	Ramsaran
57-2-11.4	22,393	394 Long Island Av	Retail Store	Unknown	PBS 01845: 2,000 -gallon gasoline UST removed	No	No	Petroleum storage tank	Secondary Strategic Site G	No	RWM Jr Realty Holdings LLC
57-2-14	4,071	37 Lakewood St	Parking	Unknown	No listing	No	No	No on-site issues	NA	No	Baldwin
57-2-16.1	8,143	33 Lakewood St	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Reed
57-2-17	4,072	31 Lakewood St	Vacant Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Theroux
57-2-18	6,107	27 Lakewood St	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	3M Carting Inc
57-2-19	23,455	17 Lakewood St	New Warehouse	Unknown	No listing	No	No	No on-site issues	NA	No	Giffone
57-3-1	5,999	402 Long Island Av	Materials Storage	Unknown	No listing	No	No	No on-site issues	NA	No	RWM Jr Realty Holdings LLC
57-3-2	9,000	406 Long Island Av	ESTI Warehouse	Unknown	No listing	No	No	No on-site issues	NA	No	Long Island Avenue LLC
57-3-3	5,000	410 Long Island Av	ESTI Warehouse	Unknown	PBS 01373: no tank information	No	No	Petroleum storage tank	NA	No	Roarty
57-3-4	27,999	414 Long Island Av	Commercial Building	Unknown	Karl's Kerosene at 420 Long Island Ave. PBS 02899: 4,000-gallon kerosene UST removed.	No	No	Petroleum storage tank	NA	No	KAH Properties LP

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
57-3-5.2	16,500	436 Long Island Av	Auto Repair	Unknown	The property listed as Tony's Tire Service at 436 Long Island Ave., has a closed spill (Spill Number: 8800865) that resulted from a leaking gasoline tank on 4/27/1988. The quantity spilled was unknown. Spill closed on 09/26/1988. PBS 01904: (2) 3,000 -gallon diesel USTs removed, 4,000 -gallon diesel UST removed, 550 -gallon diesel UST removed	No	No	Auto repair; 4 petroleum USTs removed; closed status spill	NA	No	County Line Holding Corp
57-3-5.1	16,500	438 Long Island Av	Industrial Use	Unknown	No listing	No	No	Industrial use	NA	No	County Line Holding Corp
57-3-32	4,002	81 Lakewood St	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	Sampson
57-3-33	6,000	75 Lakewood St	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Sampson
58-1-26	5,366	1549 Straight Path	Vacant Land	Unknown	The property listed as Haggerty and Miller at 1549 Straight Path, has a closed spill (Spill Number: 0025282) that resulted from a leaking No. 2 fuel oil tank on 10/26/2000. The quantity spilled was unknown. Spill closed on 01/29/2004. PBS 15695: no tank information; PBS 15636: 1,000-gallon No. 2 fuel oil UST removed	No	No	Petroleum UST removed; closed status spill	NA	No	Miller
58-1-27	2,771	1547 Straight Path	Commercial Building	Unknown	No listing	No	No	No on-site issues	NA	No	Marquis
58-1-28	4,000	8 Arlington Av	Residence	Unknown	The property listed as Lee Residence at 8 Arlington Ave., has a closed spill (Spill Number: 0501909) that resulted from a leaking No. 2 fuel oil tank on 05/17/2005. The quantity spilled was unkwn. Spill closed on 08/28/2006.	No	No	Petroleum storage tank; closed status spill	NA	No	Crawford
58-1-60	6,000		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	2 Irving Av
58-1-61	4,000	5 Irving Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	Ivory
58-1-62	6,295	1539 Straight Path	Parking	Unknown	The property listed as Abandoned Hardware Store at 1539 Straight Path, has a closed spill (Spill Number: 9604517) that resulted from a 550-gallon No. 2 fuel oil tank test failure on 07/05/1996. The quantity spilled unknown. Spill closed on 10/03/1996.	No	No	Petroleum storage tank; closed status spill	NA	No	Marquis
58-1-63	3,059	1541 Straight Path	Office	Unknown	No listing	No	No	No on-site issues	NA	No	Marquis
58-1-64	8,832	1543 Straight Path	Retail Store	Unknown	No listing	No	No	No on-site issues	NA	No	Marquis

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Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
58-1-65	2,827	1545 Straight Path	Vacant Land	Unknown	The property listed as Turnenne Residence at 1545 Straight Path, has a closed spill (Spill Number: 0513031) that resulted from a leaking No. 2 fuel oil tank on 02/10/2006. The quantity spilled was approximately 4 gallons. Spill closed on 08/29/2006.	No	No	Petroleum storage tank; closed status spill	NA	No	Marquis
58-4-4.1	13,614	1537 Straight Path	Office	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Howe
58-4-5	2,499	1533 Straight Path	Retail Store	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	1533 Straight Path Road Corp
58-4-6	7,494	1531 Straight Path	Retail Store	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Ayoub
58-4-8.4	12,498	1529 Straight Path	Retail Strip	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Gordon
58-4-9	11,580	1525 Straight Path	Church	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Gordon
58-4-10	7,463	1523 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Sumkin
58-4-11	4,970	1523 A Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Sumkin
58-4-12	7,449	1521 Straight Path	Church	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Perry
58-4-13	7,440	1517 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Ardizzone
58-4-14	18,585	1513 Straight Path	Auto Repair, retail store	Unknown	No listing	No	No	Auto repair	Strategic Site D	No	Hall

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
58-4-16.1	17,298	1501 Straight Path	Gas Station	Unknown	The property listed as Mobil SS has an open spill (Spill Number: 9008707) that resulted from an leaking gasoline UST on November 8, 1990; contaminated soil was discovered during tank removal. The quantity spilled is unknown. A second open spill (Spill Number: 0750240) is listed as Amoco SS / Dave Petroleum for a 5-gallon gasoline spill on May 12, 2007 when a motorist was filling his car. The property listed as Mobil SS has a closed spill (Spill Number: 9603621) that resulted from a diesel odor coming from a storm drain 06/15/1996. A second closed spill for the property listed as Mobil Gas Station (Spill Number: 9900810) resulted from a gasoline spill on 04/21/1999. The quantity spilled unknown. Spill closed on 04/27/1999. PBS 00497: (2) 6,000-gallon gas USTs removed, (1) 4,000-gallon gas UST removed, (3) 10,000-gallon gas USTs permit expired, (1) 6,000-gallon diesel UST permit expired, (1) 6,000-gallon kerosene UST permit expired; Tartan Oil Corp. / Mobil is listed as a small quantity hazardous waste generator, Facility Id: NYD986934404	No	No	Gasoline station; removed and potentially inservice petroleum USTs; 2 open and 2 closed status spills; RCRA hazardous waste generator	Strategic Site D	Yes	Leon Petroleum LLC
58-4-17	14,793	1499 Straight Path	Vacant Commercial Building	Unknown	The property has an open spill (Spill Number: 0405496) that resulted from an outside leaking fuel oil AST on August 19, 2004.	A Phase I ESA was completed by Gannett Fleming Engineers, PC in July 2005, and a Phase I ESA was completed by Kost Environmental Services, Inc. in January 2008.	No	Petroleum AST; open status spill	Strategic Site D	Yes	Wyandanch Properties Inc
58-4-18	7,987	1491 Straight Path	Vacant Land	Unknown	No listing	A Phase I ESA was completed by Gannett Fleming Engineers, PC in July 2005.	No	No on-site issues	Strategic Site D	No	Wyandanch Properties Inc
58-4-21	10,365	6 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Nieto
58-4-22	4,139	10 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Greenstar Enterprises Inc
58-4-23	4,131	14 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	County of Suffolk
58-4-24	4,127	16 Jackson St	Residence	Unknown	Ricardo Nomeio residence closed Spill 9001083: No. 2 fuel oil spill in basement during house fire, unknown quantity	No	No	Petroleum storage; closed status spill	Strategic Site D	No	Morley
58-4-25	4,123	18 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Morley
58-4-26	4,120	20 Jackson St	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Sumkin Family Limited Partnership III
58-4-27	4,116	22 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Sumkin

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
58-4-28	4,112	24 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Sumkin
58-4-29	2,044	Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	County of Suffolk
58-4-30	4,091	30 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	County of Suffolk
58-4-31	8,186	32 Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Ayyoub
58-4-32	2,047	Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	Ayoub
58-4-33	2,046	Jackson St	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site D	No	1533 Straight Path Road Corp
78-2-41	6,051	1304 A Straight Path	Vacant Commercial Building	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Landmark 1300 Ltd
78-2-42	5,998	1300-1304 Straight Path	Materials Storage	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Landmark 1300 Ltd
78-2-43	5,801	1306-1310 Straight Path	Retail Stores	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	All My Sons Realty Corp
78-2-44	5,887	1294 Straight Path	Parking	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Town of Babylon
78-2-46	5,776	1286 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	PKP Properties LLC
78-2-48.3	5,019	1280 Straight Path	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Raine Day LLC
78-2-48.8	2,940	Straight Path	Parking	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Town of Babylon
78-2-48.6	31,826	1290 Straight Path	Industrial	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Raine Day LLC
78-2-48.5	15,671	9 Garrison Av	Industrial	Unknown	The site is listed as a RCRA small quantity hazardous waste generator of lead waste and solid waste that exhibits the characteristic of ignitability. Several RCRA violations were noted for oversight and reporting requirements. The property listed as General Waste Oil at 9 Garrison Ave., has two closed spills. The first spill (Spill Number: 8704576) resulted from a 15-gallon waste oil spill on 09/02/1987; spill closed on 09/11/1987. The second spill (Spill Number: 8807000) resulted from a 50-gallon waste oil spill on 11/22/1988; spill closed on 11/29/1988. A third closed spill at the property listed as General Environ Services (Spill Number: 0106953) resulted from a < 25-gallon waste oil spill onto a concrete floor; spill closed on 02/04/2004. PBS 00734: (1) 8,000-gallon waste oil AST permitted expired, (1) 275-gallon oily water UST removed, (1) 275-gallon diesel AST removed, (1) 1,000-gallon No. 2 fuel oil UST exempt, (2) 275-gallon No. 2 fuel oil ASTs exempt; Glenn Bonelli and General Environmental Services both listed at property as haz waste generator/transporter	No	No	Industrial land use; petroleum USTs and ASTs removed or with permits expired (potentially in service); 3 closed spills; RCRA hazardous waste generator/transporter	Strategic Site E	Yes	Bonelli
78-2-48.7	39,494	1020 W Booker Av	Church	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Landmark 1300 Ltd
78-2-49	7,507	Garrison Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Barnes
78-2-50	8,016	Garrison Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Barnes
78-2-51	7,682	Garrison Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Barnes

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
78-2-52	7,507	6 Garrison Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Agnello
78-2-53	7,701	Garrison Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Cinquemani
78-2-54	7,245	Garrison Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Sorce
78-2-55	14,428	Garrison Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Rudzik
79-2-41	8,001		Residence	Unknown	No listing	No	No	No on-site issues	NA	No	7 S 26th St
79-2-42	20,001		Residence	Unknown	No listing	No	No	No on-site issues	NA	No	7 Patton Av
79-2-55	3,101		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	1398 Straight Path
79-2-60	10,000		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	12 Levey Blvd
79-2-63	2,000		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	6 Levey Blvd
79-2-64	3,817		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	1406 Straight Path
79-3-37	15,675	20 Patton Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	Jackson
79-3-38	7,847	Patton Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	Clayton
79-3-39	39,707	14 Patton Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-40	5,382	8 Patton Av	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-41	11,822	1390 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-42	5,592	1386 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-43	27,634	1382 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-44	12,117	1378 Straight Path	Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	First Baptist Church of Wyandanch Inc
79-3-45	12,627	9 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Wyandanch Homes & Property Development Corp
79-4-19	30,497	52 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Lozano
79-4-20	15,251	48 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	Strategic Site E	No	Fabio Sr
79-4-21	7,625	Lincoln Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Landmark 1311 Ltd
79-4-22	22,875	44 Lincoln Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Landmark 1311 Ltd
79-4-23	7,624	Lincoln Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-24	15,249	40 Lincoln Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	St. Paul's Progressive Methodist Church Inc
79-4-25	7,625	Lincoln Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-26	15,241	28 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Lazo
79-4-27	12,945	22 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Gayle
79-4-28.1	7,747	24 Lincoln Av	Residence	Unknown	Stowe Residence has an open spill (Spill Number: 0702853) that resulted from an leak of #2 fuel oil from an outside AST on 6/8/07	No	No	Petroleum AST; open status spill	NA	No	Stowe
79-4-28.2	7,759	18 Lincoln Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Marshall
79-4-29	5,676	1344 Straight Path	Parking	Unknown	No listing	No	No	No on-site issues	NA	No	Kellyman
79-4-30	5,762	1340 Straight Path	Retail store	Unknown	No listing	No	No	No on-site issues	NA	No	Kellyman
79-4-31	5,775	1336 Straight Path	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Portillo Cruz
79-4-32	5,785	1332 Straight Path	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-33	5,762	1326 Straight Path	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-34	5,810	1320 Straight Path	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-35	5,034	1312 Straight Path	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-36.6	114,372	21 Booker Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Tallini
79-4-38	15,250	33 W Booker Av	Industrial	Unknown	No listing	No	No	Industrial land use	Strategic Site E	No	Landmark 1311 Ltd
79-4-39	7,625	37 W Booker Av	Residence	Unknown	No listing	No	No	No on-site issues	NA	No	Andre
80-1-1	11,000		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	1393 Straight Path
80-1-48	7,211		Vacant Land	Unknown	No listing	No	No	No on-site issues	NA	No	1389 Straight Path

**Table E-1
Abandoned, Vacant, Underutilized, and Potential Brownfield Sites**

Tax Map Label	Area (sf)	Parcel Address	Site Use (9/4/2007) ¹	Historical Uses	Regulatory Database Review ²	Phase I Reviewed?	Phase II Reviewed?	Summary of Environmental Issues ³	Strategic Brownfield Site?	Site with Multiple Environmental Concerns?	Owner (Last Name)
80-1-98	18,680	1369 Straight Path	HP Gas Station	Unknown	The property listed as Hess SS at 14th Street and Straight Path, has a closed spill (Spill Number: 9613574) that resulted from a leaking gasoline tank on 02/19/1997. The spill was closed on 08/24/2005. A second closed spill for the Hess SS at Straight Path, has a closed spill (Spill Number: 8802321) that resulted from a leaking gasoline tank on 06/14/1988. 110 yards of contaminated soil was removed from the site and the spill was closed on 04/11/1996. HP Petroleum Inc at 1373 Straight Path, PBS 02514: (3) 8,000-gallon gas USTs removed, (3) 8,000-gallon gas USTs permit expired, (1) 550 waste oil removed	No	No	Gasoline station; 4 petroleum USTs removed and 3 gasoline USTs with permits expired (potentially in service); 2 closed status spills	NA	Yes	RAI Properties Inc
80-2-1.1	29,342	1351 -59 Straight Path	Retail store	This site was a metal plating operation for lamps and novelties.	Ron Lyn, Inc., located at 1357 Straight Path, is listed as NYS Inactive Hazardous Waste Disposal site, a Superfund site with No Further Remedial Action Planned status and a wastewater discharge facility. 1351 Straight Path PBS 02976: no tank info; 1357 Straight Path PBS 01948: no tank info and PBS 00452: (1) 1,080-gallon No. 2 fuel oil UST exempt, (2) 650-gallon plating ASTs removed, (1) 200-gallon plating AST removed, (2) 100-gallon cleaner ASTs removed. Solution Auto Collision at 1 Wyandanch Ave. is listed as a PBS 03031: One 275-gallon waste oil AST removed 1998.	No	No	Former metal plating operation. NYS Inactive Hazardous Waste Disposal Site due to plating wastes in cesspool (remediated 1982) and waste oils and solvents dumped on fence line; Superfund site with NFRAP; Petroleum and chemical ASTs and USTs, apparently all removed	NA	Yes	Sean Leg Realty Corp
80-2-1.2	29,938	1359 -65 Straight Path	Vacant Industrial Building for rent	Unknown	1363 Straight Path PBS 16689: no tank information, 1365 Straight Path PBS 16690: no tank information, 1359 Straight Path PBS 16330: (4) 550-gallon No. 2 fuel oil USTs removed and (1) 1,000-gallon No. 2 fuel oil USTs removed, 1359 Straight Path PBS 01346: no tank information; 1365 Straight Path Haz waste generator/transporter Facility Id: NYD001516012, 1363 Straight Path Haz waste generator/transporter, 1365 Straight Path Thermo Instruments Haz waste generator/transporter Facility Id: NYD001516012. New Car Auto Collision at 6 New Ave. listed as PBS 16688: no tank info.	No	No	Former industrial land use and auto repair; petroleum USTs, apparently all removed; 3 RCRA hazardous waste generators/transporters	NA	Yes	Sean Leg Realty Corp
80-2-7.1	19,494	1331 -1339 Straight Path	Retail Strip	Unknown	1339 Straight Path PBS 00931: no tank information Legendary Laundry is listed as wastewater discharge facility	No	No	Potential former dry cleaners; petroleum storage tanks; wastewater discharge facility	NA	No	Kaileh
80-3-1	15,927	1309 -23 Straight Path	Retail Strip	Unknown	No listing	No	No	No on-site issues	NA	No	My Realty of NY Inc

Notes:

1. Site Use was based on inspections performed from sidewalks and public rights of way on September 4, 2007.
2. Regulatory Database Review was conducted by review of a Toxics Targeting, Inc. report dated August 6, 2007. Databases cited include NYSDEC Petroleum Bulk Storage (PBS) listing of aboveground storage tanks (ASTs) and underground storage tanks (USTs); NYSDEC spills; NYSDEC listing of Recovery Act (RCRA) generators of hazardous waste; USEPA Toxic Release Inventory System (TRIS); USEPA Civil Enforcement Docket; and USEPA Air Discharge Facilities.
3. Summary of Environmental Issues is based on site use, regulatory databases and the findings of Phase I and Phase II environmental site assessments. Sites with environmental issues identified are those with potential presence of hazardous materials in soil and/or groundwater and are therefore cc
4. ESA = environmental site assessment; VOC = volatile organic compound; SVOC = semivolatile organic compound; TPH = total petroleum hydrocarbons
5. TAGM RSCOs = NYSDEC Technical and Administrative Guidance Memorandum #4046 Recommended Soil Cleanup Objectives (i.e., soil clean up standards); Class GA standards are the drinking water standards under NYSDEC Technical and Operational Guidance Series 1.1.1; SCDHSCO = Sul

Nomination

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information (section, block and lot number(s)): 56-3-40:41, 43, 44.1, 45:49, 55:58, 64:65, 69.1, 70:73, 75.1, and 57-1-39.

Name: Strategic Site B

Address: Southwest corner of Straight Path and Long Island Avenue (see Table 1 for individual lot addresses)

Owner: Multiple owners (see Table 1)

Municipality: Town of Babylon

Publically Owned: (*yes or no*) No

Foreclosure List: (*yes or no*) Unknown

Size: (*acres*) 8.79

Existing Buildings: (*number and general condition*) ± 11, fair

Condition: (*good, fair, poor*) Fair

Proposed Zoning: High-Density Mixed-Use (4-story: Retail, Office, Residential) in the northern portion, Medium-Density Mixed-Use (3-story: Retail, Office, Residential) in the central portion, and Low-Density Mixed-Use (2-story: Retail, Office, Residential) in the southern portion (see Table 1)

Zone and/or District Status: (*Check all that apply*)

- | | | | |
|--|-------------------------------------|--|--------------------------|
| NYS Empire Zone: (portion) | <input checked="" type="checkbox"/> | Business Improvement District: | <input type="checkbox"/> |
| NYS Environmental Zone: | <input type="checkbox"/> | Special Assessment District: | <input type="checkbox"/> |
| Urban Renewal Area: | <input checked="" type="checkbox"/> | Historic District: | <input type="checkbox"/> |
| Federal Enterprise Business Zone: | <input type="checkbox"/> | Archeologically Significant Area: | <input type="checkbox"/> |
| Other Federal HUBZone | <input checked="" type="checkbox"/> | | |

Utilities: (*check all that apply*)

- | | | | |
|-------------------------|-------------------------------------|----------------------------|-------------------------------------|
| Municipal Water: | <input checked="" type="checkbox"/> | Electrical Service: | <input checked="" type="checkbox"/> |
| Municipal Sewer: | <input type="checkbox"/> | Telecom. Service: | <input checked="" type="checkbox"/> |
| Natural Gas: | <input checked="" type="checkbox"/> | | |

Access:

Closest Highway: Sunrise Highway (NYS Route 27) **Access Road:** Straight Path (County Road 2)

Miles to Highway: ± 5 **Rail Service:** Long Island Rail Road
Wyandanch station (adjacent to site)

Closest Interstate: Long Island Expressway (I-495) **Closest Airport:** Republic Airport

Miles to Interchange: ± 3.5

Site Status: *(Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

The site is mostly developed with commercial and industrial uses, and the Martin Luther King, Jr. Community Health Center. About four residential structures are on-site. Two of the site's buildings are vacant or partially vacant. About ¾ acre is vacant land.

Assessment of Overall Importance and Ranking:

High

Medium

Low

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

This site, totaling approximately 8.79 acres, includes multiple parcels fronting on the west side of Straight Path south of Long Island Avenue, including the Martin Luther King Jr. Community Health Center, a vacant Kentucky Fried Chicken, and smaller retail uses. Behind those lots between S. 16th and S. 18th Streets is the Weld Built Body Co. Inc.—an industrial use—and several residences owned by Weld Built. On the lots between S. 18th and S. 19th Streets are two auto repair lots, a bus storage lot, and several vacant parcels, as well as one residence in poor condition.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Adjacent land uses include the LIRR tracks to the north, commercial and retail uses to the south, additional commercial properties along Straight Path to the east, and commercial and residential uses to the west.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and ground water conditions.)*

Most of the historical uses of the site's individual lots are unknown. However, the site's only entirely vacant building was a former Kentucky Fried Chicken establishment and has been vacant since the late 1980s.

Overall, the site has limited environmental concerns. However, lot 56-3-44.1, an auto repair, has a closed status spill and is a RCRA hazardous waste generator. Lot 56-3-73 is an industrial use with petroleum storage tanks, a closed status spill, and is also a RCRA hazardous waste generator. Several other sites also have environmental concerns related to petroleum storage tanks. (See Table 1 for a summary of environmental conditions on each of the site's individual lots.)

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

An extensive environmental data collection effort was undertaken for the brownfields identified on the site, including a summary of available environmental reports, a review of regulatory records, and limited street-level site inspections.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

Site B can benefit from its close proximity to the train station. With approximately nine acres, this site has great potential as a mixed-use residential and retail development that acts as a buffer to the single-family homes to the west. Retail uses should be focused along Straight Path, helping to create the street wall necessary to maintain a traditional downtown feel. (It may be necessary to de-map 16th Street and Garden City Avenue at this location to maintain the street wall.) Residential uses, such as condominiums, apartment buildings, or townhomes, should be located throughout the site, with residential units above the retail frontage on Straight Path. In total, up to 280 housing units, 14,040 square feet (SF) of retail space, and 10,140 SF of office space are proposed.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

Site B is an important potential redevelopment site, due to its proximity to the train station and presence of a building that has been vacant for nearly 20 years, in addition to blighted industrial uses.

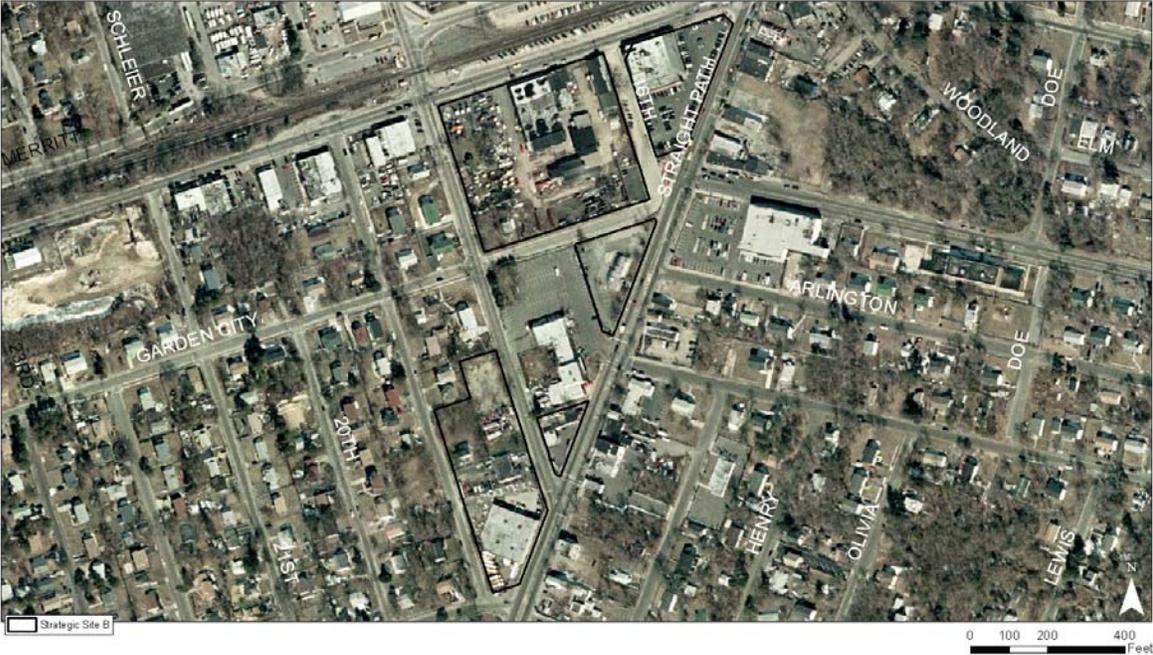
Location on Map



Wyandanch Downtown Revitalization Plan

Strategic Site B

Digital Photo of Property



Wyandanch Downtown Revitalization Plan

Strategic Site B

Table 1
Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-40	Vacant land	Low-Density Mixed-Use	0.12		Guinn, Joseph	27 S 19th St	Unknown	No on-site issues	No
56-3-41	Residence	Low-Density Mixed-Use	0.29		Kemp, Ivan	25 S 19th St	Unknown	No on-site issues	No
56-3-43	Long Island Truck Repair Inc	Low-Density Mixed-Use	0.91		Ramirez, Alfredo	1500 Straight Path	Unknown	Auto repair; Petroleum storage tank	No
56-3-44.1	R&S Transmissions	Low-Density Mixed-Use	0.34		Fiorini Munch LLC	8 S 18th St	Unknown	Auto repair; Closed status spill; RCRA hazardous waste generator	No
56-3-45	Part of R&S Transmissions lot	Low-Density Mixed-Use	0.12		Fiorini Munch LLC	10 S 18th St	Unknown	Auto repair	No
56-3-46	Bus storage	Low-Density Mixed-Use	0.17		Thomas, Jeanette	12 S 18th St	Unknown	No on-site issues	No
56-3-47	Vacant residential land	Low-Density Mixed-Use	0.12		Wyandanch Volunteer Fire Co Inc	16 S 18th St	Unknown	No on-site issues	No
56-3-48	Vacant residential land	Low-Density Mixed-Use	0.06		Wyandanch Volunteer Fire Co Inc	S 18th St	Unknown	No on-site issues	No
56-3-49	Vacant residential land	Low-Density Mixed-Use	0.17		Wyandanch Volunteer Fire Co Inc	20 S 18th St	Unknown	7 petroleum USTs removed	No
56-3-55	Residence	Medium-Density Mixed-Use	0.23		<u>Town of Babylon</u>	43 S 18th St	Unknown	Petroleum storage tank; closed status spill	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April 2008</u>

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Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-56	Vacant land	Medium-Density Mixed-Use	0.12		<u>Town of Babylon</u>	41 S 18th St	Unknown	<u>Industrial use (associated with adjacent Lot 73); soil samples less than State cleanup criteria, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded County cleanup standards for petroleum and lead; groundwater concentrations exceeded State cleanup standards for gasoline-type compounds; Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation.</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April and September 2008; A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008</u>

Table 1
Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-57	Vacant land	Medium-Density Mixed-Use	0.12		<u>Town of Babylon</u>	39 S 18th St	Unknown	<u>Industrial use (associated with adjacent Lot 73); soil samples less than State cleanup criteria, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded County cleanup standards for petroleum and lead; groundwater concentrations exceeded State cleanup standards for gasoline-type compounds; Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation.</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April and September 2008; A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008</u>
56-3-58	Residence	Medium-Density Mixed-Use	0.23		<u>Town of Babylon</u>	17 Garden City Av	Unknown	<u>No on-site issues identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April 2008</u>

Table 1
Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-64	Converted residence	Low-Density Mixed-Use	0.14		Musacchia, Franca	13 S 18th St		<u>Not identified as an abandoned, vacant, underutilized, or potential brownfield site.</u>	
56-3-65	Liquors; Crown Fried Chicken	Low-Density Mixed-Use	0.14		Graham, Generald	1522 Straight Path	Unknown	3 petroleum USTs removed	No
56-3-69.1	Vacant KFC	Medium-Density Mixed-Use	0.62	Vacant	<u>Town of Babylon (In Contract)</u>	1548 Straight Path	KFC (vacant since the late 1980s)	No on-site issues <u>identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April 2007</u>
56-3-70	Additional parking lot for MLK Jr Health Center	Medium-Density Mixed-Use	0.12		Rosenberg Wyandanch LLC	1 Garden City Av	Unknown	No on-site issues <u>identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in March 2008</u>
56-3-71	Residence	Medium-Density Mixed-Use	0.12		<u>Town of Babylon</u>	3 Garden City Av	Unknown	<u>55-gallon drum with unknown contents identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April 2008</u>

Table 1
Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-72	Weld Built Body Co Inc	Medium-Density Mixed-Use	0.12		<u>Town of Babylon</u>	6 S 16th St	Unknown	<u>Industrial use (associated with adjacent Lot 73); soil samples less than State cleanup criteria, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded County cleanup standards for petroleum and lead; groundwater concentrations exceeded State cleanup standards for gasoline-type compounds; Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation.</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in April and September 2008; A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008</u>

Table 1
Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-73	Weld Built Body Co Inc	Medium-Density Mixed-Use	3.10	Partially vacant	<u>Town of Babylon</u>	276 Long Island Av	Unknown	Industrial use; petroleum storage tanks; closed status spill <u>and open gasoline spill</u> ; RCRA hazardous waste generator; <u>soil samples less than state cleanup criteria, no detectable concentrations of contaminants in cesspool; sediment samples collected at two drywells exceeded county cleanup standards for petroleum and lead; groundwater concentrations exceeded state cleanup standards for gasoline-type compounds; Phase II recommends removal of contaminated soil, remediation of drywells, and groundwater remediation.</u>	<u>A Phase I ESA was completed by Kost Environmental Services Inc. in September 2008; A Phase II ESA was completed by Kost Environmental Services, Inc. in October 2008</u>

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Strategic Site B – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
56-3-75.1	Driveway for KFC lot	Medium-Density Mixed-Use	0.11		<u>Town of Babylon (in contract)</u>	P/O S 17th St	Unknown	No on-site issues	No
57-1-39	MLK Jr. Health Center	High-Density Mixed-Use	1.34		Rosenberg Wyandanch LLC	1570 Straight Path	KFC (vacant since the late 1980s)	Petroleum storage tank; RCRA hazardous waste generator	No
Total			8.79						
Notes: RCRA = Resource Conservation and Recovery Act; UST = Underground storage tank. Sources: AKRF, Inc., Town of Babylon, Suffolk County Real Property Tax Service Agency.									

Nomination

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information (section, block and lot number(s)): 57-1-11:13, 15.1, 16:17, 19.1, 20:24, 26:32, 33.1, 33.2, 34:37, 40.4, 40.5, and 41:46.

Name: Strategic Site C

Address: Southeast corner of Straight Path and Long Island Avenue; bounded by Long Island Avenue/Grand Boulevard to the north, Commonwealth Boulevard to the south, Doe Street to the east, and Straight Path to the west. (see Table 1 for individual lot addresses)

Owner: Multiple owners (see Table 1)

Municipality: Town of Babylon

Publically Owned: (yes or no) Yes and No (see Table 1 for individual lot owners)

Foreclosure List: (yes or no) Unknown

Size: (acres) 8.65

Existing Buildings: (number and general condition) ± 20, fair

Condition: (good, fair, poor) Fair

Proposed Zoning: High-Density Mixed-Use (4-story: Retail, Office, Residential) at intersection of Straight Path and Grand Boulevard and Medium-Density Mixed-Use (3-story: Retail, Office, Residential) in the remaining areas (see Table 1)

Zone and/or District Status: (Check all that apply)

NYS Empire Zone: (portion south of

Woodland Road)

Business Improvement District:

NYS Environmental Zone:

Special Assessment District:

Urban Renewal Area:

Historic District:

Federal Enterprise Business Zone:

Archeologically Significant Area:

Other Federal HUBZone:

Utilities: (check all that apply)

Municipal Water:

Electrical Service:

Municipal Sewer:

Telecom. Service:

Natural Gas:

Access:

Closest Highway: Sunrise Highway (NYS Route 27)

Access Road: Straight Path (County Road 2)

Miles to Highway: ± 5

Rail Service: Long Island Rail Road
Wyandanch station (adjacent
to site)

Closest Interstate: Long Island Expressway (I-495) **Closest Airport:** Republic Airport

Miles to Interchange: ± 3.5

Site Status: *(Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

The site is mostly developed with commercial and residential uses, and a relatively new U.S. Post Office. Five of the site's buildings are vacant or partially vacant. About 2.3 acres is vacant land.

Assessment of Overall Importance and Ranking:

High

Medium

Low

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

The site is generally occupied by vacant or partially vacant retail uses fronting Straight Path, with residential uses and vacant land behind. The site also includes a new U.S. Post Office on parcels fronting on Straight Path and Commonwealth Drive. A vacant McDonald's fronting on Straight Path near the intersection with Long Island Avenue also defines the site.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

The site is surrounded by a myriad of uses including the LIRR tracks, commercial and residential uses, and vacant land to the north, commercial and retail uses to the south, residential properties to the east, and the Martin Luther King, Jr. Community Health Center across Straight Path to the west.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and ground water conditions.)*

Historical uses of the site are unknown. Overall, the site has limited environmental concerns. However, several lots have closed status spills or are associated with industrial uses or petroleum storage tanks. Lot 57-1-33.1 has serious environmental contamination implications including auto repair use, closed petroleum storage tanks, closed status spill, and is a RCRA hazardous waste generator. (See Table 1 for a summary of environmental conditions on each of the site's individual lots.)

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

An extensive environmental data collection effort was undertaken for the brownfields identified on the site, including a summary of available environmental reports, a review of regulatory records, and limited street-level site inspections.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

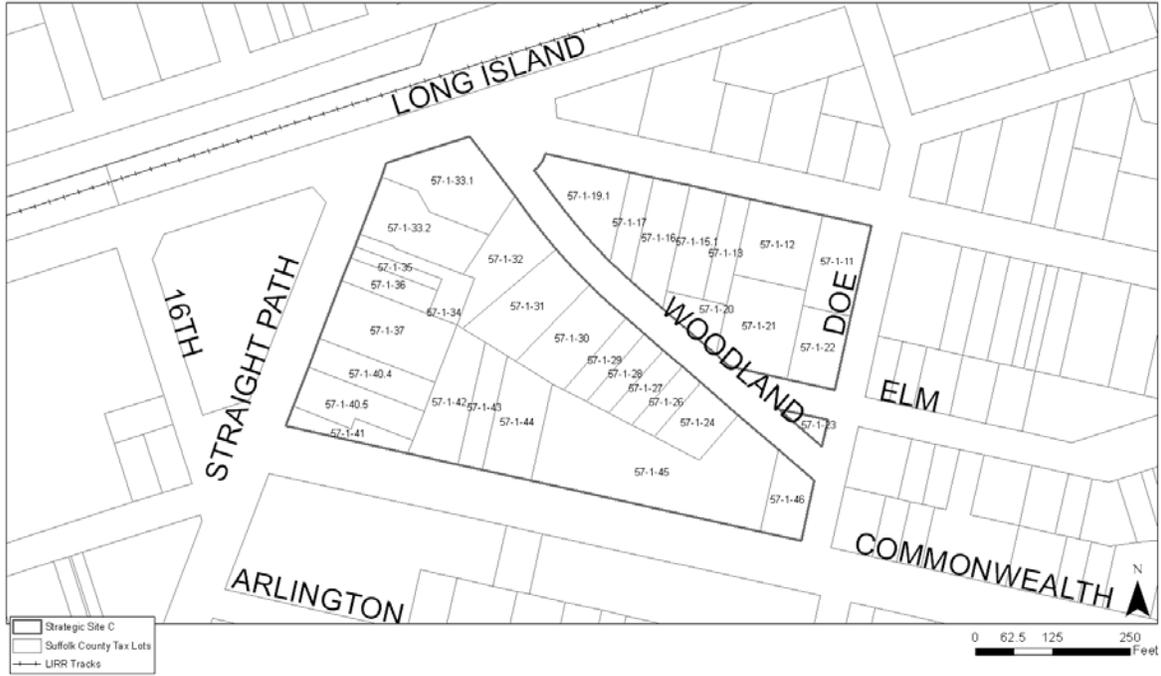
This approximately nine-acre site is crucial to creating the traditional downtown environment discussed in *Wyandanch Rising*. Ground-floor retail uses along Straight Path should maintain the current street wall, but also allow for residential uses above. The northernmost lot in Site C at the intersection of Long Island Avenue and Straight Path, with its central location and high visibility from the train station, would be an ideal location for a sit-down restaurant. Neighborhood services, such as a dry cleaner, nail salon, medical office, or fitness club, are likely uses in this area, as they would draw people to the core of Wyandanch's downtown and would be conveniently located near the train station. As discussed previously, a post office building was recently developed along Commonwealth Drive in the southern portion of Site C. Post offices tend to be significant trip generators and would therefore likely attract people to Wyandanch's downtown. Complimentary neighborhood services uses, such as a bank, would therefore be ideally located on this site.

Townhomes, apartments, or condominium buildings should be created on the eastern portion of the site, as a buffer between the single-family homes directly to the east of Site C and the commercial activity along Straight Path. In total, up to 336 housing units, 10,550 square feet (SF) of retail space, and 11,480 SF of office space are proposed.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

Site C is an important potential redevelopment site, due to its proximity to the train station, presence of long-standing vacant buildings, substantial vacant land, and presence of a new post office that could act as a catalyst for redevelopment.

Location on Map



Wyandanch Downtown Revitalization Plan

Strategic Site C

Digital Photo of Property



Wyandanch Downtown Revitalization Plan

Strategic Site C

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Strategic Site C – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
57-1-11	Residential side yard	Medium-Density Mixed-Use	0.28		Castro, Angela	24 Grand Blvd	Unknown	No on-site issues	No
57-1-12	Residence	Medium-Density Mixed-Use	0.34		Carter, Robert	18 Grand Blvd	Unknown	Closed status spill	No
57-1-13	Vacant land	Medium-Density Mixed-Use	0.16		Carter, June	16 Grand Blvd	Unknown	No on-site issues	No
57-1-15.1	Residence	Medium-Density Mixed-Use	0.24		Okonkwo, Charles	14 Grand Blvd	Unknown	Closed status spill	No
57-1-16	Residence	Medium-Density Mixed-Use	0.26		Palazzo, Robert	10 Grand Blvd	Unknown	<u>Numerous five-gallon containers of unknown contents, no odors or staining of soil identified during Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in March 2008</u>
57-1-17	Residence	Medium-Density Mixed-Use	0.15		Wyandanch Homes & Property Development Corp	8 Grand Blvd	Unknown	<u>No on-site issues identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2008</u>
57-1-19.1	Mario Bros Carting	High-Density Mixed-Use	0.32		<u>Town of Babylon</u>	2 Grand Blvd	Unknown	<u>No on-site issues identified in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in December 2007</u>
57-1-20	Residence	Medium-Density Mixed-Use	0.13		Centeno, Peter	41 Woodland Rd	Unknown	No on-site issues	No

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Strategic Site C – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
57-1-21	Vacant land	Medium-Density Mixed-Use	0.40		Force Welding Corp	53 Woodland Rd	Unknown	No on-site issues	No
57-1-22	Residence	Medium-Density Mixed-Use	0.22		Wyandanch Community Development Corp	40 Doe St	Unknown	No on-site issues	No
57-1-23	Vacant land	Medium-Density Mixed-Use	0.04		Town of Babylon	Woodland Rd	Unknown	No on-site issues	No
57-1-24	Residence	Medium-Density Mixed-Use	0.20		Munoz Associates Inc	52 Woodland Rd	Unknown	No on-site issues	No
57-1-26	Vacant land	Medium-Density Mixed-Use	0.11		County of Suffolk	46 Woodland Rd	Unknown	No on-site issues	No
57-1-27	Vacant land	Medium-Density Mixed-Use	0.12		Hodges, Clifford	42 Woodland Rd	Unknown	No on-site issues	No
57-1-28	Residence	Medium-Density Mixed-Use	0.13		Hodges, Clifford	38 Woodland Rd	Unknown	No on-site issues	No
57-1-29	Vacant land	Medium-Density Mixed-Use	0.14		County of Suffolk	34 Woodland Rd	Unknown	No on-site issues	No
57-1-30	Residence	Medium-Density Mixed-Use	0.32		Salvaggio, Anthony	30 Woodland Rd	Unknown	No on-site issues	No
57-1-31	Vacant residence	Medium-Density Mixed-Use	0.37	Vacant	Anderson, Voncile	20 Woodland Rd	Unknown	No on-site issues	No

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Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
57-1-32	Vacant commercial building	Medium-Density Mixed-Use	0.32	Vacant	Nzinga Realty Inc	16 Woodland Rd	Unknown	<u>Numerous storage drums of unknown content and storage tanks with stained soil documented in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Enviornmental Services, Inc. in April 2007</u>
57-1-33.1	Sharper Image Collision; Deli	High-Density Mixed-Use	0.43		<u>Town of Babylon</u>	300 Long Island Av	Unknown	<u>Auto repair; petroleum storage tanks closed, abandoned in place and exempt; closed and active status spills; RCRA hazardous waste generator; soil sample less than State cleanup criteria, no detectable concentrations of contaminants in cesspool; groundwater concentrations exceeded State cleanup standards for gasoline-type compounds; Phase II reported "no significant contamination"</u>	<u>A Phase I ESA was completed by Kost Enviornmental Services, Inc. in April 2007; A Phase II ESA was completed by Kost Enviornmental Services, Inc. in July 2007</u>
57-1-33.2	Vacant McDonalds	High-Density Mixed-Use	0.37	Vacant	<u>Town of Babylon</u>	1585 Straight Path	Unknown	Closed status spill	<u>A Phase I ESA was completed by Kost Enviornmental Services, Inc. in December 2006</u>

Table 1
Strategic Site C – Land Use, Ownership, and Environmental Conditions

Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
57-1-34	Chinese take-out	High-Density Mixed-Use	0.16		Nzinga Realty Inc	1577 Straight Path	Unknown	<u>One fuel oil aboveground storage tank; numerous storage drums of unknown materials or waste documented in Phase I ESA</u>	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007</u>
57-1-35	Vacant commercial building	High-Density Mixed-Use	0.07	Vacant	Nzinga Realty Inc	1575 Straight Path	Unknown	No on-site issues	No
57-1-36	Grocery	High-Density Mixed-Use	0.14	Partially vacant	Nzinga Realty Inc	1571 Straight Path	Unknown	Petroleum UST	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007</u>
57-1-37	U.S. Post Office	Medium-Density Mixed-Use	0.46		United States Postal Service	1569 Straight Path	Unknown	No on-site issues	No
57-1-40.4	U.S. Post Office	Medium-Density Mixed-Use	0.23		United States Postal Service	1567 A Straight Path	Unknown	No on-site issues	No
57-1-40.5	Beauty supply	Medium-Density Mixed-Use	0.27		<u>Town of Babylon (in contract)</u>	1567 Straight Path	Unknown	No on-site issues identified in Phase I ESA	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007</u>
57-1-41	Wyandanch Beer House	Medium-Density Mixed-Use	0.13		<u>Town of Babylon (in contract)</u>	1563 Straight Path	Unknown	No on-site issues identified in Phase I ESA	<u>A Phase I ESA was completed by Kost Environmental Services, Inc. in April 2007</u>

Table 1
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Tax Map No.	Description	Proposed Zoning	Area (Acres)	Building Vacancy	Owner	Parcel Address (Wyandanch, NY 11798)	Historical Uses	Summary of Environmental Issues	Phase I Completed?
57-1-42	U.S. Post Office	Medium-Density Mixed-Use	0.33		United States Postal Service	13 Commonwealth Dr	Unknown	No on-site issues	No
57-1-43	U.S. Post Office	Medium-Density Mixed-Use	0.18		United States Postal Service	17 Commonwealth Dr	Unknown	No on-site issues	No
57-1-44	U.S. Post Office	Medium-Density Mixed-Use	0.32		United States Postal Service	21 Commonwealth Dr	Unknown	No on-site issues	No
57-1-45	Vacant land	Medium-Density Mixed-Use	1.16		Town of Babylon	37 Commonwealth Dr	Unknown	<u>Unregulated dumping was remediated by Town in 1993 and 1997; 2006 soil and groundwater sampling showed contaminant concentrations greater than State cleanup criteria; Phase II recommends off-site sampling, more extensive groundwater sampling, and dust suppression during development.</u>	<u>A Site Characterization Report (Phase I and Phase II ESA) was completed by O'Brien & Gere in May 2006</u>
57-1-46	Vacant land	Medium-Density Mixed-Use	0.18		Wyandanch Day Care Center Inc	47 Commonwealth Dr	Unknown	No on-site issues	No
Total			8.65						

Notes: ESA = Environmental Site Assessment; UST =Underground storage tank; RCRA = Resource Conservation and Recovery Act.

Sources: AKRF, Inc., Town of Babylon, Suffolk County Real Property Tax Service Agency.