APPENDIX A

SEQRA-RELATED DOCUMENTS

APPENDIX A-1

Positive Declaration, Accepted by Town Board
December 18, 2007

TOWN OF SMITHTOWN

SUPERVISOR
PATRICK R. VECCHIO

TOWN COUNCIL
THOMAS J. McCARTHY
JOANNE GRAY
EDWARD R. WEHRHEIM
PATRICIA BIANCANIELLO

MAIN OFFICE (631) 360-7514
WASTE MANAGEMENT (631) 754-4998
FAX (631) 360-0227

DEPARTMENT OF
ENVIRONMENT &
WATERWAYS

RUSSELL K. BARNETT
DIRECTOR

SEQRA

POSITIVE DECLARATION

DETERMINATION OF SIGNIFICANCE

DATE: DECEMBER 18, 2007

LEAD AGENCY: SMITHTOWN TOWN BOARD
ADDRESS: C/O SMITHTOWN DEPARTMENT OF ENVIRONMENT & WATERWAYS
124 WEST MAIN STREET
SMITHTOWN, NEW YORK 11787

THIS NOTICE IS ISSUED PURSUANT TO 6 N.Y.C.R.R. PART 617, THE IMPLEMENTING REGULATIONS PERTAINING TO ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (STATE ENVIRONMENTAL QUALITY REVIEW ACT).

THE LEAD AGENCY HAS DETERMINED THAT THE PROPOSED ACTION DESCRIBED BELOW MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED.

PROJECT: The Society of St. Johnland Zone Change #2007-04

APPLICANT: The Society of St. Johnland
ADDRESS: 395 Sunken Meadow Road
Kings Park, New York 11754

SUFFOLK COUNTY TAX MAP PARCEL #: 0800-8-4-2

LOCATION: SW/c/o Sunken Meadow Road and Old Dock Road, Kings Park, Town of Smithtown, Suffolk County, New York.

DESCRIPTION: Petition for a change of zone from R-43 to RC for the purpose of the future construction of a Continuing Care Retirement Community of up to 199 age-restricted residential units consisting of a combination of independent living units, assisted living units and one-story cottage units, with other miscellaneous facilities, on a currently vacant 50 acre parcel of land containing NYS-DEC mapped freshwater wetlands and partially within the New York State Nissequogue River Wild, Scenic and Recreational Rivers System Corridor.

SEQRA CLASSIFICATION: Type I Action

PROJECT: The Society of St. Johnland Zone Change #2007-04

REASONS SUPPORTING THIS DETERMINATION:

A. The proposal appears to have the potential to result in a significant increase in the water usage and wastewater generation potential of the subject parcel relative to development in conformance with existing zoning.

B. The proposal has the potential to result in a substantial loss of existing open space and natural vegetation, with associated adverse impacts upon wildlife.

C. The proposal has the potential to result in a significant increase in the amount of traffic generated relative to development in conformance with existing zoning.

D. The proposed three-story independent living units have the potential to create adverse visual impacts upon adjacent properties and upon the Nissequogue River Wild, Scenic and Recreational Rivers System Corridor within which a portion of the subject property resides.

E. The proposal has the potential to adversely impact the existing pond and surrounding New York State Mapped Freshwater Wetlands located on the subject property.

F. The subject petition seeks approval for a proposal which is not currently permitted by Town Code. The precedent setting nature of this proposal must be fully explored, documented and subjected to public review.

G. Full documentation and public review of the potential adverse environmental impacts associated with the proposal, including those resulting from the increased occupancy of the property under the proposed scenario relative to development in conformance with existing zoning, and consideration of possible mitigating measures needs to be undertaken.

H. Should the proposed use, which has not previously existed in the Town of Smithtown, prove not to be financially viable, the potential for secondary impacts from future uses of the site must be considered.

I. The subject site is located adjacent to the Local Waterfront Revitalization Program (LWRP) Boundary and has been discussed by the Planning Department as a possible addition to the LWRP area. Therefore, the potential consistency of the proposal with the LWRP must be considered and subjected to review.

J. The potential for adverse impacts to future residents of the project site resulting from the property's historic agricultural use and past development needs to be fully explored, documented and subjected to public review.

PROJECT: The Society of St. Johnland Zone Change #2007-04

K. The proposal has the potential to significantly increase the burden upon community and emergency services.

L. The proposal is a Type I action pursuant to NYCRR Part 617.4(b)(2) and therefore defined by said regulations as more likely to require the preparation of an Environmental Impact Statement than Unlisted actions. The environmental impact parameters of water usage, wastewater generation, traffic generation, nitrogen loading, solid waste generation, and energy usage need to be fully documented and subjected to public review.

M. The proposal is inconsistent with the planned use of the parcel.

N. Alternatives to the proposed action, including development of the subject parcel in conformance with existing or alternative zoning, preservation of the subject land as open space, etc., need to be considered, detailed and subjected to public review.

FOR FURTHER INFORMATION CONTACT:

MR. RUSSELL K. BARNETT, DIRECTOR
ENVIRONMENT AND WATERWAYS
124 WEST MAIN STREET
SMTHTOWN, NEW YORK 11787
PHONE: (631) 360-7514

BY ORDER OF: SMITHTOWN TOWN BOARD
AS PER RESOLUTION DATED DECEMBER 18, 2007

CC: PATRICK R. VECCHIO, TOWN SUPERVISOR
FRANK DeRUBEIS, PLANNING DIRECTOR
VINCENT PULEO, TOWN CLERK
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
SUFFOLK COUNTY PLANNING DEPARTMENT
SUFFOLK COUNTY WATER AUTHORITY
DIVISION OF REGULATORY AFFAIRS, NYS-DEC - REGION I
APPLICANT

APPENDIX A-2

Positive Declaration (CCRC Ordinance), Issued by Town Board February 28, 2008

TOWN OF SMITHTOWN

SUPERVISOR
PATRICK R. VECCHIO

TOWN COUNCIL
THOMAS J. McCARTHY
EDWARD R. WEHRHEIM
PATRICIA BIANCANIELLO
ROBERT J. CREIGHTON

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FAX: (631) 360-0227
dew@tosgov.com

DEPARTMENT OF
ENVIRONMENT &
WATERWAYS

RUSSELL K. BARNETT
DIRECTOR

SEQRA

POSITIVE DECLARATION

DETERMINATION OF SIGNIFICANCE

DATE: FEBRUARY 28, 2008

LEAD AGENCY: SMITHTOWN TOWN BOARD
ADDRESS: C/O SMITHTOWN DEPARTMENT OF ENVIRONMENT & WATERWAYS
124 WEST MAIN STREET
SMITHTOWN, NEW YORK 11787

THIS NOTICE IS ISSUED PURSUANT TO 6 N.Y.C.R.R. PART 617, THE IMPLEMENTING REGULATIONS PERTAINING TO ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW (STATE ENVIRONMENTAL QUALITY REVIEW ACT).

THE LEAD AGENCY HAS DETERMINED THAT THE PROPOSED ACTION DESCRIBED BELOW MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED.

PROJECT: Amendments to Chapter 322 as it relates to Congregate Care Facilities and Continuing Care Retirement Community

APPLICANT: Smithtown Town Board
ADDRESS: c/o Smithtown Department of Environment and Waterways
124 West Main Street
Smithtown, NY 11787

SUFFOLK COUNTY TAX MAP PARCEL #: N/A

LOCATION: N/A

DESCRIPTION: Town Board's own motion to amend Chapter 322 of the Code of the Town of Smithtown so as to eliminate the Congregate Care Facility use and all associated references and to add §322-99.1 (Continuing Care Retirement Community).

SEQRA CLASSIFICATION: Type I Action

PROJECT: Amendments to Chapter 322 as it relates to Congregate Care Facilities and Continuing Care Retirement Community

REASONS SUPPORTING THIS DETERMINATION:

A. The proposed amendments have the potential to result in a significant increase in water usage and wastewater generation upon parcels which could potentially be developed under the proposed Continuing Care Retirement Community use.

B. The proposed amendments have the potential to result in a substantial loss of existing open space and natural vegetation, with associated adverse impacts upon wildlife, upon parcels which could potentially be developed under the proposed Continuing Care Retirement Community use.

C. The proposed amendments have the potential to result in a significant increase in the amount of traffic generated upon, and in the area of, parcels which could potentially be developed under the proposed Continuing Care Retirement Community use.

D. The precedent setting nature of amending the Smithtown Town Code in order to create a new allowable land use category must be fully explored, documented and subjected to public review.

E. Full documentation and public review of the potential adverse environmental impacts resulting from the proposed amendments, and consideration of possible mitigating measures, needs to be undertaken and subjected to public review.

F. The financial viability of the subject use associated with the proposed amendments, which has not previously existed in the Town of Smithtown, must be fully explored, documented and subjected to public review.

G. The proposed amendments have the potential to result in a significantly increased burden upon community and emergency services.

H. The proposal is a Type I action pursuant to NYCRR Part 617.4(b)(2) and therefore defined by said regulations as more likely to require the preparation of an Environmental Impact Statement than Unlisted actions. The environmental impact parameters of water usage, wastewater generation, traffic generation, nitrogen loading, solid waste generation, and energy usage need to be fully documented and subjected to public review.

I. Alternatives to the proposed action need to be considered, detailed and subjected to public review.

PROJECT: Amendments to Chapter 322 as it relates to Congregate Care Facilities and Continuing Care Retirement Community

FOR FURTHER INFORMATION CONTACT:

MR. RUSSELL K. BARNETT, DIRECTOR
ENVIRONMENT AND WATERWAYS
124 WEST MAIN STREET
SMTHTOWN, NEW YORK 11787
PHONE: (631) 360-7514

BY ORDER OF: SMITHTOWN TOWN BOARD
AS PER RESOLUTION DATED FEBRUARY 28, 2008

CC: PATRICK R. VECCHIO, TOWN SUPERVISOR
FRANK DeRUBEIS, PLANNING DIRECTOR
VINCENT PULEO, TOWN CLERK
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
SUFFOLK COUNTY PLANNING DEPARTMENT
SUFFOLK COUNTY WATER AUTHORITY
DIVISION OF REGULATORY AFFAIRS, NYS-DEC – REGION I
APPLICANT

APPENDIX A-3

Change of Zone Application

TOWN OF SMITHTOWN

SUFFOLK COUNTY, NEW YORK

PETITION TO THE TOWN BOARD FOR A CHANGE IN ZONING DISTRICT OR A SPECIAL EXCEPTION

IN THE MATTER OF THE PETITION OF:

1. Petitioner's Name: The Society of St. Johnland a NY not-for-profit corporation (501(c)(3))
   Address: 395 Sunken Meadow Road
   Kings Park, NY 11754
   Telephone No.: (631) 269-5800

2. Petitioner's interest in property: (check one).

   A. [x] Owner [ ] Contract vendee

   B. Is the Petitioner or owner a partnership, [ ] Yes [x] No

   C. If petitioner is not the owner;
   Owner of fee title to land: N/A Note: If the application is granted it is the intent of the applicant to transfer title to the subject real property to St. Johnland Residences II, Inc., a NY not-for profit corporation (501(c)(3)) which will be the owner and operator of the facility
   Address:
   Telephone No.:

3. Petitioner's Attorney: John Klein
   Address: 425 Broadhollow Rd., Suite 405
   Melville, NY 11747
   Telephone No.: (631) 249-6565

4. Please send all correspondence to: [ ] Petitioner [ ] Owner [x] Attorney

FOR:

5. The purpose of:
   A. A change of zone from R-43 district to RC district
   B. A special exception for A CCRC facility (see Par. #8)

6. Location of Property:
   Side and name of street: Southwestern corner of St. Johnland Road and Old Dock Road, Kings Park, NY
   Name and distance of nearest intersection:
   Post office: Kings Park Main Office
   Suffolk County Tax Map # District 800; Section 8; Block 4; Lot 2

COPY TO: [ ] Town Clerk [ ] D.E.W. [ ] Planning [ ] S.C.P.C.

7. Describe the existing use of the subject property Vacant/Undeveloped

8. Describe in detail the proposed use of the subject property and why such a petition is being made (may attach statement): See attached addendum

9. How does this proposal comply with the Comprehensive Plan of the Town? (may attach additional sheets.) see attached addendum

10. Give zoning history of prior applications (may attach additional information).

	Case #	Decision Date	Nature of Decision	Decision
Town Board	None			
Planning Board	None			
Board of Zoning Appeals	None			
Other	None			

11. Please complete the following:

PETITIONER'S AFFIDAVIT

COUNTY OF SUFFOLK SS

Mary Jean Weber being duly sworn, and deposes and says that he resides at 395 Sunken Meadow Road, Kings Park in the STATE OF NEW YORK and that he is the owner /contract vendee of the above property, which is hereby making application; as the petitioner of property described. That all statements made in this application are true to the best of his (or) her knowledge and belief.

Assistant Treasurer

Sworn to me before this 15th day of March, 2007

SIGNED Mary Jean Weber

Christi L. Saporito
Notary Public

CHRISTI L. SAPORITO
Notary Public, State of New York
No. 01SA6159515
Qualified In Suffolk County
Term Expires January 16, 2011

For Office Use Only

Petition No.		Checked By:		Date:	
Date Filed:		Checked By:		Date:	
Filing Fee:		Sent to County by:		Date:	
Received by:		Returned from County:		Date:	

Addendum to Question 8

8. This petition for change of zone from R-43 to RC is intended to be considered in connection with the Town Board's legislative and SEQRA review of an amendment (the "CCRC Amendment") to the Building Zone Ordinance upon which a hearing was held on November 21, 2006 to authorize the construction and operation of Congregate Care Retirement Community (CCRC) facilities. During the course of the SEQRA Review process in connection with this petition and the CCRC Amendment, petitioner intends to submit an application for special exception use under and in accordance with the provisions of the CCRC Amendment for a specific project on the subject property the details of which will be set forth in such special exception application.

9. The authorization of the construction and operation of Congregate Care Retirement Communities constitutes a recognition in the Comprehensive Plan of the Town of the need for facilities ranging from independent living to assisted living to skilled nursing care for the Town's aging population.

TOWN OF SMITHTOWN

SUFFOLK COUNTY, N.Y.

DISCLOSURE AFFIDAVIT

(See Instructions Below)

In the Matter of the Application

Of

The Society of St. Johnland

P. O. Address 395 Sunken Meadow Road

Kings Park, NY 11754

Case # _____

FULL DISCLOSURE AFFIDAVIT

STATE OF NEW YORK

SS.:

COUNTY OF SUFFOLK

Mary Jean Weber, Assistant Treasurer (name), being duly sworn, deposes and says:

1. This affidavit is made by your deponent and intent to be filed with The Town Board - ~~Board of Zoning Appeals of the Town of Smithtown as an exhibit~~ to fulfill requirements of the Building Zone Ordinance with respect to the above entitled Application made or intended to be made affecting property located and described as follows:

A 49.69 acre parcel of land zoned R-43 in the Town of Smithtown. Located on the southwestern corner of St. Johnland Road and Old Dock Road in Kings Park, NY

(Continue on the back of this page.)

Instructions:

This affidavit must be signed by all owners of record, contract vendees, lessors, lessees, sub-lessees, contract lessors, contract lessees, contract sub-lessors, contract sub-lessees, holders of beneficial interest, contract holders of beneficial interest, holders of encumbrances and contract holders of encumbrances. The purpose of this affidavit is to insure disclosure of any interest of any nature or form whether oral or written held by any individual, partnership, firm, or corporation. (Exception: Lending institutions licensed or franchised by the Sate of New York, public corporations and lessees, contract lessees, sub-lessees and contract sub-lessees of less than a whole interest in land are not required to execute this affidavit. Individual applicant or applicants who are husband and wife need not file this affidavit in connection with applications for an area variance or an interpretation of any provision of this ordinance with respect to residential property, unless directed to do so by the Board of Zoning Appeals.)

2. Signatures of this Affidavit as specified above under Instructions shall fill out the following applicable items: (If necessary, attach additional information on separate sheet.)

a. If signator is an individual, state full name and street address;

N/A

b. If signator is a partnership, state the name, street address and the nature of interest of each partner;

N/A

c. If signator is a corporation, state name and street address of each officer, director and stockholder; The Society of St. Johnland is a not-for-profit corporation organized and existing under the laws of the State of New York with its principal place of business located at 395 Sunken Meadow Road, Kings Park, NY 11754. There are no stockholders. There are members and all trustees are members. Attached is a list of the names and addresses of the officers, trustees, and members of the corporation.

d. If signator is a corporation and stock has been pledged or agreement made to pledge stock, state name and street address of all persons to whom stock has been pledged or with whom any agreement has been made to pledge the stock. If none, so state;

None

e. State name and address of all persons, individuals, partnerships and/or corporations who are holders of any instrument creating an encumbrance upon the property; state the nature of such encumbrance; and if the holder of such encumbrance is a corporation (See Exception) state the names of all officers, directors and stockholders of such corporation;

None

f. State whether any person whose name is contained herein either as a signator or as a party having any interest in the property as defined herein is an officer or employee of the Town of Smithtown or is related thereto either by blood or by marriage and if so, state name and relationship;

None

g. If the signator is the owner of the property, contract vendee, or other, so state;

The Society of St. Johnland is the owner of the property.

h. State whether any person, partnership, firm or corporation has any interest, as defined in the Instructions in respect to the subject property. If none, so state; if otherwise, set forth names, addresses, and nature of interest;

None

i. All signators hereby agree that in the event there is any change in any matter set forth herein after the execution hereof and prior to the issuance of a Certificate of Occupancy for the property affected hereby, they shall file with the Planning Department a Supplemental Affidavit containing the details of such change within forty-eight hours of such change.

APPLICANT'S AFFIDAVIT

Deponent makes this Affidavit to induce the Town Board ~~--Board of Zoning Appeals (cross out one)~~ to act favorably upon deponent's concomitant Application, with full knowledge that the Town Board ~~--Board of Zoning Appeals~~ will rely upon the statements made herein.

Mary Jean Weber, being duly sworn deposes and says that deponent is the signator of the above Affidavit; that deponent has read the foregoing Affidavit and knows the content thereof; that the same is true to deponent's own knowledge.

Signed _____
(Individual)

Signed _____
(Partner or Corporate Officer)

Assistant Treasurer
(Title)

Sworn to before me this

15th Day of March, 20 07

_____
(Notary Public)

CHRISTI L. SAPORITO
Notary Public, State of New York
No. 01SA6159515
Qualified in Suffolk County
Term Expires January 16, 2011

TOWN OF SMITHTOWN

SUPERVISOR
PATRICK R. VECCHIO

TOWN COUNCIL
MICHAEL J. FITZPATRICK
JANE E. CONWAY
THOMAS J. McCARTHY
JOANNE GRAY

(631) 360-7514

DEPARTMENT OF
ENVIRONMENT &
WATERWAYS

RUSSELL K. BARNETT
DIRECTOR

ENVIRONMENTAL ASSESSMENT FORM

(REVISED JANUARY 1989)

A. GENERAL INFORMATION

NAME OF PROJECT:

Uplands at St. Johnland
(OFFICIAL PROJECT NAME)

NAME AND ADDRESS OF APPLICANT:

The Society of St. Johnland
(NAME)

395 Sunken Meadow Road
(STREET) (P.O. BOX)

Kings Park, NY 11754
(CITY) (STATE) (ZIP)

(631) 269-5800
(AREA CODE) (TELEPHONE NUMBER)

NAME AND ADDRESS OF OWNER OF LAND:

The Society of St. Johnland
(NAME)

395 Sunken Meadow Road
(STREET) (P.O. BOX)

Kings Park, NY 11754
(CITY) (STATE) (ZIP)

(631) 269-5800
(AREA CODE) (TELEPHONE NUMBER)

LOCATION OF SITE *(INCLUDING DISTANCES TO NEAREST INTERSECTIONS)*:

Southwestern corner of St. Johnland Road and Old Dock Road

APPLICABLE SUFFOLK COUNTY TAX MAP PARCEL NUMBER(S):

District 800; Section 8; Block 4; Lot 2

ADDRESS OF SITE *(IF AVAILABLE)*:

N/A

TYPE OF PROJECT: ☒ CHANGE OF ZONE PETITION ☐ SPECIAL EXCEPTION PETITION
☐ SUBDIVISION APPLICATION ☐ SITE PLAN APPLICATION ☐ OTHER *(EXPLAIN BELOW)*

DETAILED DESCRIPTION OF PROPOSAL OR PROJECT *(INCLUDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH STORY, NUMBER OF UNITS, ETC.)*: See Addendum to Question 8 from change of zone petition inserted following this page.

NATURE OF EXISTING BUSINESS, FACILITY, OR STRUCTURE, IN DETAIL:

N/A - Undeveloped/Vacant.

NATURE OF PLANNED BUSINESS, FACILITY, OR STRUCTURE, IN DETAIL:

N/A - Undeveloped/Vacant under change of zone petition.

B. SITE DESCRIPTION (PHYSICAL SETTING OF OVERALL PROJECT OR PROPOSAL, BOTH DEVELOPED AND UNDEVELOPED AREAS).

1. PRESENT LAND USE: ☐ INDUSTRIAL ☐ COMMERCIAL ☐ RESIDENTIAL ☐ AGRICULTURAL ☒ VACANT ☐ INSTITUTIONAL

2. ZONING

a. LIST ALL ZONING CLASSIFICATIONS OF THE SITE: R-43

b. IF CHANGE OF ZONE PETITION, INDICATE DESIRED ZONING CLASSIFICATION(S): RC

c. LIST THE CURRENT ZONING CLASSIFICATIONS OF ALL ADJOINING PARCELS OF LAND:

NORTH: R-43 SOUTH: NB and R-43

EAST: R-43 WEST: R-15

d. LIST THE CURRENT USE(S) OF ALL ADJOINING PARCELS OF LAND:

NORTH: Retirement Community

EAST: State Hospital

SOUTH: State Hospital and Bar

WEST: Single-family residential

Addendum to Question 8

8. This petition for change of zone from R-43 to RC is intended to be considered in connection with the Town Board's legislative and SEQRA review of an amendment (the "CCRC Amendment") to the Building Zone Ordinance upon which a hearing was held on November 21, 2006 to authorize the construction and operation of Congregate Care Retirement Community (CCRC) facilities. During the course of the SEQRA Review process in connection with this petition and the CCRC Amendment, petitioner intends to submit an application for special exception use under and in accordance with the provisions of the CCRC Amendment for a specific project on the subject property the details of which will be set forth in such special exception application.

9. The authorization of the construction and operation of Congregate Care Retirement Communities constitutes a recognition in the Comprehensive Plan of the Town of the need for facilities ranging from independent living to assisted living to skilled nursing care for the Town's aging population.

3. TOTAL ACREAGE OF SUBJECT PARCEL(S): 49.69 ACRES

APPROXIMATE ACREAGE BY COVER TYPE:

	PRESENTLY	AFTER COMPLETION
WOODED	47.81 ACRES	47.81 ACRES
MEADOW OR GRASSLAND	0 ACRES	0 ACRES
AGRICULTURAL	0 ACRES	0 ACRES
WETLAND *(Freshwater or Tidal as per Article 24, 25 of E.C.L.)*	1.096 ACRES	1.096 ACRES
WATER SURFACE AREA	0.783 ACRES	0.783 ACRES
UNVEGETATED *(Rock, Earth, Fill)*	0 ACRES	0 ACRES
BUILDINGS	0 ACRES	TBD ACRES
ROADS AND OTHER PAVED SURFACES	0 ACRES	TBD ACRES
LANDSCAPED	0 ACRES	TBD ACRES
OTHER *(List Type)*	0 ACRES	0 ACRES
TOTAL ACREAGE *(COLUMNS MUST BE EQUAL)*	49.69 ACRES TOTAL	49.69 ACRES TOTAL

4. ARE ANY DANGEROUS OR HAZARDOUS MATERIALS, AS DEFINED BY ARTICLE 12 OF THE SUFFOLK COUNTY SANITARY CODE, CURRENTLY STORED OR USED AT THE SITE? ☐ NO ☒ YES*

IF YES, LIST THE MATERIALS, APPROXIMATE AMOUNTS, INTENDED STORAGE PROVISIONS, ETC.
(Attach additional sheets and/or documentation if needed)

The Phase II ESA performed by Stantec found some hazardous materials which are currently being remediated in a Phase II ESA being performed by Vanasse Hangen Brustlin.

**An Industrial Facilities Registry Form must be completed and filed with the Dept. of Environment & Waterways*

5. HAS THE SITE EVER BEEN USED FOR THE DISPOSAL OF SOLID OR HAZARDOUS WASTES?

☐ NO ☒ YES IF YES, PROVIDE DETAILS *(Use separate sheet if necessary)*

See response to question #4 above.

6. ARE THERE ANY DUMPS OR LANDFILLS, ACTIVE OR INACTIVE, WITHIN 1/2 MILE RADIUS OF THE PROJECT?

☒ NO ☐ YES IF YES, GIVE LOCATION

7. WHAT ARE THE SOIL TYPES ON THE PROJECT SITE ACCORDING TO THE USDA-SCS *SOIL SURVEY OF SUFFOLK COUNTY, NEW YORK 1975*? Plymouth Sandy Loam

8. PRESENT SLOPES AND ELEVATIONS (*Elevations in U.S.G.S. Datum*)

a. APPROXIMATE PERCENTAGE OF PROJECT SITE WITH SLOPES OF:

82.3%	10.2%	5.5%	2.0%
0-10%	10-15%	15-25%	25%+

b. PRESENT MAXIMUM SLOPE: 25+ %

c. PRESENT AVERAGE SLOPE: 6.63 %

d. PRESENT MAXIMUM SITE ELEVATION: 97.4 FEET

e. PRESENT AVERAGE SITE ELEVATION: 62.15 FEET

f. PRESENT MINIMUM SITE ELEVATION: 26.9 FEET

9. ARE THERE ANY UNIQUE OR UNUSUAL LANDFORMS ON THE PROJECT SITE?
(i.e. cliffs, dunes, kettle holes, eskers, moraine, outwash channels, other geological formations)

☒ NO ☐ YES IF YES, EXPLAIN

10. WHAT IS THE GROUNDWATER MANAGEMENT ZONE ACCORDING TO THE SUFFOLK COUNTY "208 STUDY"?

☐ ZONE I ☒ ZONE VIII ☐ BORDERING ZONE I AND ZONE VIII

11. WHAT IS THE MINIMUM DEPTH TO THE WATER TABLE ON THE SITE? 15+/- FEET

12. ARE THERE ANY PERCHED WATER BODIES PRESENT ON THE SITE?

☒ NO ☐ YES IF YES, EXPLAIN To be further investigated.

13. ARE THERE ANY STREAMS, LAKES, PONDS, OR WETLAND AREAS WITHIN OR ADJACENT TO THE PROJECT SITE? ☐ NO ☒ YES IF YES, EXPLAIN NYS DEC Wetland SJ-18

14. HOW FAR IS THE PROJECT SITE FROM THE NEAREST BODY OF SURFACE WATER? 2,000 Feet

15. DOES THE PROJECT SITE LIE WITHIN A 1/2 MILE OF THE NISSEQUOGUE RIVER?

☐ NO ☒ YES

16. IS THE PROJECT OR ANY PORTION OF THE PROJECT SITE LOCATED IN THE 100 YEAR FLOODPLAIN?

☒ NO ☐ YES IF YES, EXPLAIN

17. IS THE PROJECT OR ANY PORTION OF THE PROJECT SITE LOCATED WITHIN AN AREA REGULATED BY THE NEW YORK STATE COASTAL EROSION HAZARD ACT? ☒ NO ☐ YES

IF YES, EXPLAIN

18. DOES THE PROJECT SITE OFFER OR INCLUDE SCENIC VIEWS OR VISTAS KNOWN TO BE IMPORTANT TO THE COMMUNITY? ☐ NO ☒ YES

IF YES, EXPLAIN Partially included in the Nissequogue River Corridor as a Scenic and Recreational River.

19. IS THE PROJECT SITE PRESENTLY USED BY THE COMMUNITY OR NEIGHBORHOOD AS AN OPEN SPACE OR RECREATIONAL AREA WHETHER AUTHORIZED OR NOT? ☐ NO ☒ YES

IF YES, EXPLAIN There is evidence of unauthorized ATV trails to the west of the property and footpaths leading to the existing pond.

20. DOES THE PROJECT SITE ENCOMPASS OR BORDER ON ANY PUBLIC TRAILS, OPEN SPACE, PARKLAND, OR RECREATIONAL AREA USED BY THE COMMUNITY? ☐ NO ☒ YES

IF YES, EXPLAIN Partially included in the Nissequogue River Corridor as a Scenic and Recreational River.

21. DOES THE PROJECT SITE CONTAIN ANY SPECIES OF PLANT OR ANIMAL LIFE IDENTIFIED AS RARE, THREATENED, ENDANGERED, OR OF SPECIAL CONCERN AT THE STATE OR FEDERAL LEVEL?

☒ NO ☐ YES ACCORDING TO

IF YES, IDENTIFY EACH SPECIES To be further investigated by a special consultant.

22. IS THE PROJECT SITE ADJACENT TO, OR PART OF, A SIGNIFICANT FISH AND WILDLIFE HABITAT AREA AS IDENTIFIED IN THE TOWN OF SMITHTOWN LOCAL WATERFRONT REVITALIZATION PLAN?

☐ NO ☒ YES The site is adjacent to the LWRP.

23. DOES THE PROJECT SITE CONTAIN OR LIE CONTIGUOUS TO A BUILDING OR SITE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, THE 1980 TOWN OF SMITHTOWN HISTORIC SITES INVENTORY, OR WITHIN AN HISTORIC DISTRICT OF THE TOWN OR COUNTY? ☒ NO ☐ YES

IF YES,

a. NAME OF HISTORIC BUILDING OR SITE N/A

b. LOCATION N/A

C. PROJECT DESCRIPTION

1. PHYSICAL DIMENSIONS AND SCALE OF PROJECT *(FILL IN DIMENSIONS AS APPROPRIATE)*

a. TOTAL CONTIGUOUS ACREAGE OWNED BY PROJECT SPONSOR 0 ACRES Note: 66.8 acres located adjacent on t north side of St. Johnland Road owned a operated by applicant

b. PROJECT ACREAGE PRESENTLY DEVELOPED 0 ACRES;

PLANNED FOR DEVELOPMENT TBD ACRES

PROJECT ACREAGE TO REMAIN UNDEVELOPED TBD ACRES

PROJECT ACREAGE TO BE PERMANENTLY (LEGALLY) PRESERVED 0 ACRES

IF APPLICABLE, EXPLAIN METHOD N/A

c. LENGTH OF PROJECT, IN MILES TBD MILES *(IF APPROPRIATE)*

d. IF PROJECT IS AN EXPANSION OF AN EXISTING BUILDING OR FACILITY, INDICATE PERCENT EXPANSION TBD %

e. **PRESENT** BUILDING OR FACILITY TOTAL SQUARE FOOTAGE 0 SQ.FT.;

PLANNED TOTAL SQUARE FOOTAGE TBD SQ.FT. *(i.e. Gross Floor Area)*

f. TOTAL HEIGHT OF TALLEST PROPOSED STRUCTURE: TBD FEET

MAXIMUM HEIGHT ALLOWED ACCORDING TO THE SMITHTOWN TOWN CODE: 25 FEET

TOTAL HEIGHT OF TALLEST STRUCTURE WITHIN 1/4 MILE RADIUS OF PROJECT SITE: 13 storeies

g. IF RESIDENTIAL, NUMBER AND TYPE OF HOUSING UNITS:

	R-43	R-21	R-15	R-10	RM-7	RM-GA	R-6	OTHER RC
PRESENTLY	0							
ULTIMATELY								TBD

IF ATTACHED UNITS *(condominiums, townhouses, garden apartments, etc.)* INDICATE # OF BEDROOM UNITS:

	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM	OTHER_____
PRESENTLY	0	0	0	0
ULTIMATELY	TBD	TBD	TBD	TBD

h. NUMBER OF **ON-STREET** PARKING SPACES EXISTING 0 ; PLANNED 0

NUMBER OF **ON-SITE** PARKING SPACES EXISTING 0 ; PLANNED TBD

i. **MAXIMUM** VEHICULAR TRIPS PRESENTLY GENERATED PER HOUR 0 ;

UPON COMPLETION OF PROJECT TBD *(According to the Institute of Transportation Engineers Trip Generation Manual)*

j. PERCENT OF PROJECT SITE COVERED WITH IMPERVIOUS SURFACES (buildings, paving):

EXISTING 0 % PLANNED TBD %

2. SITE ALTERATION

a. PLANNED SLOPES AND ELEVATIONS *(ALL ELEVATIONS TO BE IN U.S.G.S. DATUM)*

- PLANNED AVERAGE SLOPE: TBD %
- PLANNED MAXIMUM SLOPE: TBD %
- PLANNED MAXIMUM ELEVATION: TBD FEET
- PLANNED AVERAGE ELEVATION: TBD FEET
- PLANNED MINIMUM ELEVATION: TBD FEET

b. HOW MUCH NATURAL MATERIAL *(i.e. rock, earth, etc.)* WILL BE REMOVED FROM THE SITE?

0 TONS; TBD CUBIC YARDS

c. HOW MUCH MATERIAL *(i.e. rock, earth, etc.)* WILL BE DEPOSITED ON THIS SITE AS FILL?

0 TONS; 0 CUBIC YARDS

IDENTIFY TYPE OF MATERIAL N/A

d. HOW MANY ACRES OF EXISTING VEGETATION *(i.e. trees, shrubs, ground covers, etc.)* WILL BE REMOVED FROM THE SITE? TBD ACRES

e. WILL ANY MATURE TREES (OVER TWELVE INCHES IN DIAMETER) OR OTHER LOCALLY IMPORTANT VEGETATION OR TREES BE REMOVED BY THIS PROJECT? ☒ NO ☐ YES

IF YES, EXPLAIN

f. DESCRIBE PLANS FOR RE-VEGETATION TO REPLACE THAT REMOVED DURING CONSTRUCTION.

N/A

g. IF THE SITE IS SUBJECT TO EROSION OR HAS THE POTENTIAL FOR AN EROSION PROBLEM **UPON COMPLETION** OF THE PROJECT, HOW WILL YOU MINIMIZE THE POTENTIAL FOR THIS IMPACT? *(i.e. landscaping, retaining walls, retention of natural vegetation, etc.)*

N/A

h. WHAT PLANS DO YOU HAVE TO CONTROL EROSION **DURING** CONSTRUCTION?
(i.e. perimeter hay bales, mulching, etc.)

N/A

i. WILL SURFACE AREA OF EXISTING LAKES, PONDS, STREAMS, BAYS OR OTHER SURFACE WATERWAYS OR WETLANDS BE INCREASED OR DECREASED BY THIS PROJECT?

☒ NO ☐ YES

IF YES, EXPLAIN

j. WILL THERE BE A DISCHARGE INTO A BODY OF SURFACE WATER? ☒ NO ☐ YES

k. WHAT WILL BE THE METHOD OF HANDLING STORMWATER RUNOFF?
(i.e. drywells, leaching pools, retention ponds, recharge basin)

N/A

l. WILL DEMOLITION OF EXISTING STRUCTURES OCCUR PRIOR TO OR DURING CONSTRUCTION?

☒ NO ☐ YES IF YES, EXPLAIN

3. IF SINGLE PHASE PROJECT: ANTICIPATED PERIOD OF CONSTRUCTION TBD MONTHS *(including demolition)*

IF MULTI-PHASED PROJECT:

a. TOTAL NUMBER OF PHASES ANTICIPATED TBD

b. ANTICIPATED DATE OF COMMENCEMENT OF PHASE ONE *(including demolition)* TBD

c. APPROXIMATE COMPLETION DATE OF FINAL PHASE TBD

d. IS PHASE 2 (3, 4, 5, ETC.) FINANCIALLY DEPENDENT ON PREVIOUS PHASE? ☒ NO ☐ YES IF YES, EXPLAIN

4. IS WATER SUPPLY: ☒ PUBLIC ☐ PRIVATE

a. IF WATER SUPPLY IS FROM WELLS INDICATE PUMPING CAPACITY N/A GALS/MIN.

- LOCATION OF WELL(S): N/A

- DATE LAST TIME WELL WATER WAS TESTED AND BY WHOM N/A

RESULTS N/A

b. DISCUSS PROPOSED WATER CONSERVATION MEASURES, IF ANY N/A

c. TOTAL WASTE WATER GENERATION PER DAY TBD GALS/DAY *(According to Suffolk County Department of Health Services Design Flow Standards - Suffolk County Sanitary Code Article VI)*

5. IS SURFACE OR SUBSURFACE LIQUID WASTE DISPOSAL INVOLVED? ☒ NO ☐ YES

IF YES, INDICATE TYPE OF WASTE (SEWAGE, INDUSTRIAL, ETC.)

a. IF SURFACE DISPOSAL, PROVIDE DETAIL:

N/A

b. INDICATE TYPE OF SEWAGE DISPOSAL SYSTEM PROPOSED:

☐ SEPTIC TANK AND POOL(S)

☐ CONSTRUCTION OF A NEW SEWAGE TREATMENT PLANT

☐ DENITRIFICATION SYSTEM

☒ CONNECTION TO EXISTING SEWAGE TREATMENT PLANT (IDENTIFY PLANT SCDPW SCD No.6)

6. DOES PROJECT INVOLVE THE DISPOSAL OF SOLID WASTE? ☒ NO ☐ YES

IF YES, a. ANTICIPATED WASTE GENERATION RATE TBD

b. WILL AN EXISTING SOLID WASTE DISPOSAL FACILITY BE USED? ☒ NO ☐ YES

IF YES, GIVE NAME AND LOCATION

7. WILL THE PROJECT PRODUCE ANY WASTES **OTHER THAN** SEWAGE OR RESIDENTIAL GARBAGE?

(i.e. industrial solid wastes, liquids, medical wastes, or other) ☒ NO ☐ YES

IF YES, EXPLAIN AND DESCRIBE, INCLUDING METHOD OF DISPOSAL AND IDENTIFICATION OF WASTE HAULERS

8. UPON COMPLETION OF THE PROJECT AND/OR UPON COMMENCEMENT OF PROPOSED ACTIVITY, WILL ANY CHANGE IN THE USE, STORAGE, OR HANDLING OF DANGEROUS OR HAZARDOUS MATERIALS AS DEFINED BY ARTICLE 12 OF THE SUFFOLK COUNTY SANITARY CODE OCCUR AT THE SITE OR IN THE FACILITY? ☒ NO ☐ YES*

IF YES, LIST THE MATERIALS, APPROXIMATE AMOUNTS, INTENDED STORAGE PROVISIONS, ETC.
(Attach additional sheets and/or documentation if needed)

_____

_____

_____

_____

_____

**An Industrial Facilities Registry Form must be completed and filed with the Dept. of Environment and Waterways*

9. WILL PROJECT USE HERBICIDES OR PESTICIDES? ☒ NO ☐ YES

10. WILL PROJECT ROUTINELY PRODUCE ODORS? ☒ NO ☐ YES

IF YES, EXPLAIN _____

11. WILL PROJECT PRODUCE OPERATING NOISE EXCEEDING THE LOCAL AMBIENT NOISE LEVEL?

☒ NO ☐ YES IF YES, BY HOW MUCH AND WHY _____

_____

12. WILL PROJECT RESULT IN AN INCREASE IN ENERGY USE? ☒ NO ☐ YES

IF YES, INDICATE TYPE(S) _____

D. SOCIO-ECONOMIC FACTORS

1. IS THE PROPOSED PROJECT *(NOT THE SITE)* CONSISTENT WITH NEIGHBORING USES?

☐ NO ☒ YES

EXPLAIN EITHER ANSWER IN DETAIL There is exisiting residential uses and retirement facilities next to the site.

2. NUMBER OF JOBS GENERATED: TBD DURING CONSTRUCTION;

TBD AFTER PROJECT IS COMPLETE

3. NUMBER OFJOBS ELIMINATED BY THIS PROJECT: 0

4. WILL THIS PROJECT REQUIRE THE RELOCATION OF ANY PEOPLE, PROJECTS OR FACILITIES?

☒ NO ☐ YES IF YES, EXPLAIN _____

5. GIVE ESTIMATE OF THE TOTAL COST OF THE PROPOSED PROJECT $ TBD

6. IF RESIDENTIAL DWELLING(S), WHAT IS THE ANTICIPATED SELLING PRICE? $ TBD

7. IF RESIDENTIAL RENTAL UNITS, WHAT IS THE ANTICIPATED RENTAL PRICE? $ N/A

METHOD OF RENT CONTROL OR RENT STABILIZATION, IF ANY N/A

8. DESCRIBE ANY ENVIRONMENTAL, ECONOMIC, AND/OR SOCIAL **BENEFITS** WHICH WOULD BE REALIZED FROM THE PROPOSED PROJECT OR ACTION *(Attach additional sheets if necessary).*

Senior living"continuum of care" will be provided by St. Johnland as identified in their mission statement. The demand for this service is currently unmet in the Smithtown area. A "PILOT" program will be negotiated and entered into between the Town of Smithtown and St.Johnland The proposed project will add jobs to the local employment base during construction and operation.

9. DISCUSS ANY **ADVERSE** IMPACTS (e.g. traffic, loss of open space, water use, wastewater generation, solid waste, noise, etc.) ASSOCIATED WITH THE PROPOSAL **AND THE MITIGATION MEASURES** (e.g. landscaping with native plantings and/or plantings designed to support wildlife, dedication of land, deed covenants to protect environmentally sensitive features, clustering of structures to preserve open space, landbanking of required parking, provision of buffer zones between construction activities and environmentally sensitive features, etc.) WHICH CAN BE TAKEN TO MINIMIZE OR ELIMINATE THEM *(Attach additional sheets if necessary).*

Potential impacts on the emergency service providers based upon icreased demand; loss of existing vegetative cover and wildlife habitat; change i aesthetics/views for immediately adjacent residents on Twin Oaks Drive; increased usage of public utilities; and minor increase in traffic volum on the adjacent roadway network. Specific mitigation measures will be determined once the magnitude and significance of these respective impacts are determined.

E. NECESSARY PERMITS

1. ARE ANY FEDERAL PERMITS REQUIRED? ☒ NO ☐ YES IF YES, EXPLAIN _____

2. ARE ANY STATE PERMITS REQUIRED? ☒ NO ☐ YES IF YES, EXPLAIN _____

3. DOES THE PROJECT INVOLVE STATE OR FEDERAL FUNDING OR FINANCING? ☒ NO ☐ YES
   IF YES, EXPLAIN _____

4. DOES THE PROJECT INVOLVE ANY STATE OR FEDERAL LICENSING? ☒ NO ☐ YES
   IF YES, a. EXPLAIN _____
   b. DOES THE APPLICANT POSSESS THE REQUIRED LICENSE? ☐ NO ☐ YES

5. ARE ANY VARIANCES OR SPECIAL EXCEPTIONS REQUIRED FOR THIS PROJECT?
   ☒ NO ☐ YES IF YES, EXPLAIN _____

6. LOCAL AND REGIONAL APPROVALS: *(LIST ALL APPROVALS NECESSARY FOR THIS PROJECT)*

	(Y/N)	*(Type)*	*(Application Date)*	*(Date Approved)*
Town Board of Site Plan Review	N			
Town Board	Y	Special Exc.	3/07	TBD
Town Planning Board	Y	Change of Zone	3/07	TBD
Town Board of Zoning Appeals				
Suffolk County Health Department				
County Planning Board				
State Agencies				
County Agencies				
Other Agencies	N	–	–	–

F. INFORMATIONAL DETAILS

ATTACH ANY ADDITIONAL INFORMATION WHICH YOU FEEL IS NEEDED OR INFORMATION WHICH MIGHT CLARIFY YOUR PROPOSED PROJECT.

I, RICHARD ZAPOLSKI OF ESCHBACHER VHB, THE PREPARER OF THIS ENVIRONMENTAL ASSESSMENT FORM FOR THE PROJECT KNOWN AS UPLANDS @ ST. JOHNLAND, DO HEREBY SWEAR THAT I RESIDE AT 33 WALT WHITMAN ROAD, HUNTINGTON STATION, NY AND FURTHER THAT THE INFORMATION SET FORTH IN THIS DOCUMENT IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

I, RICHARD ZAPOLSKI, FURTHER ACKNOWLEDGE THAT IT IS A CRIME, PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW OF THE LAWS OF THE STATE OF NEW YORK, FOR A PERSON, IN AND BY A WRITTEN INSTRUMENT, TO KNOWINGLY MAKE A FALSE STATEMENT, OR TO MAKE A STATEMENT WHICH SUCH PERSON DOES NOT BELIEVE TO BE TRUE.

SWORN UNDER PENALTY OF PERJURY
THIS 15TH DAY OF MARCH, 2007

RICHARD J. ZAPOLSKI P.E.
Preparer

PROJECT ENGINEER
Title (Relationship to Project)

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15TH DAY OF March, 2007

Christi L. Saporito
Notary Public

CHRISTI L. SAPORITO
Notary Public, State of New York
No. 01SA6159515
Qualified in Suffolk County
Term Expires January 16, 2011

ST. JOHNLAND
NURSING CENTER

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Eschbacher VHB Engineering, Surveying and Landscape Architecture, P.C.

March 14, 2007

Description of Property Belonging to
St. Johnland Nursing Center
Situate at
Kings Park

ALL that piece or parcel of land situate at Kings Park, Town of Smithtown, County of Suffolk, State of New York as shown on a survey prepared by the Sear-Brown Group dated January 12, 2003 under Project No. 18195 and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly boundary of St. Johnland Road, also known as Sunken Meadow Road, where it is intersected by the northwesterly boundary of Dock Road.

THENCE from said point of beginning, southwesterly along the last mentioned boundary, the following three (3) courses and distances:

1. S 48°17'00" W, a distance of 71.52 feet to a point marked by a concrete monument;
2. S 60°54'01" W, a distance of 1021.98 feet to a point; and
3. S 58°20'01" W, a distance of 107.03 feet to a point on the division line between the subject parcel on the northeast and northwest; and the lands now or formerly of James Vita on the southwest and southeast.

THENCE northwesterly and southwesterly along the last mentioned division line the following two (2) courses and distances:

1. N 35°23'00" W, a distance of 223.31 feet (220.94 feet deed) to a point; and
2. S 69°19'50" W, a distance of 184.41 feet to a point to a point between the subject on the northwest and the lands of the State of New York (State Hospital) on the southeast.

THENCE S 69°00'17" W, along the last mentioned division line, a distance of 750.13 feet to a point on the division line between the subject parcel on the northeast and the Described Maps of Scelfo Homes at Kings Park, filed in the Office of the Clerk of Suffolk County on April 25, 1990 as Map No. 8928; Harbor Trees, Section 2, filed in the Office of the Clerk of Suffolk County as Map No. 5710; and Harbor Trees, Section 1, filed in the Office of the Clerk of Suffolk County on November 19, 1970 as Map No. 5542.

THENCE N 12°47'26" W, along the last mentioned division line, a distance of 1666.44 feet to a point on the southerly boundary of the aforementioned southerly boundary of St. Johnland Road marked by a concrete monument;

THENCE in a generally easterly direction, along the last mentioned boundary, the following fourteen (14) courses and distances:

1. S 66°52'55" E, a distance of 430.65 feet to a point;
2. S 70°38'00" E, a distance of 217.03 feet to a point;

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3. S 81°09'33" E, a distance of 188.15 feet to a point;
4. N 86°21'11" E, a distance of 56.57 feet to a point marked by a concrete monument;
5. S 88°32'31" E, a distance of 135.80 feet to a point;
6. N 85°21'21" E, a distance of 271.63 feet to a point;
7. S 89°59'36" E, a distance of 195.23 feet to a point;
8. S 85°25'27" E, a distance of 50.92 feet to a point;
9. S 73°40'28" E, a distance of 82.23 feet to a point;
10. S 61°49'43" E, a distance of 124.94 feet to a point;
11. S 54°07'34" E, a distance of 119.97 feet to a point;
12. S 45° 49'59" E, a distance of 166.42 feet to a point;
13. S 51°21'52" E, a distance of 248.59 feet to a point;
14. S 57°49'05" E, a distance of 369.90 feet to a point to the point or place of beginning.

Said parcel containing 2,164,449 ± square feet or 49.688 acres more or less and being as as shown on the County of Suffolk Real Property Tax Map as District 0800, Section 008.99, Block 04.00 and Lot 002.000.

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APPENDIX B

Residential Market Analysis

RESIDENTIAL MARKET ANALYSIS

The Uplands at St. Johnland
Continuing Care Retirement Community

Kings Park, New York

NP&V No. 95124

Prepared for:

Town Board of the Town of Smithtown
Town Hall
65 Maple Avenue
Smithtown, New York 11787-0646

Prepared by:

Nelson, Pope & Voorhis, LLC,
Environmental Planning Consultants
572 Walt Whitman Road
Melville, New York 11747
Phone: (631) 427-5665

March 9, 2012

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FIGURES

Figure 1 Target Market Area
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ATTACHMENTS

Attachment A Nelson, Pope & Voorhis, LLC Economic Qualifications

RESIDENTIAL MARKET ANALYSIS

The Uplands at St. Johnland
Continuing Care Retirement Community

Kings Park, New York

NP&V No. 95124

Prepared for:	Town Board of the Town of Smithtown Town Hall 65 Maple Avenue Smithtown, New York 11787-0646
Prepared by:	Nelson, Pope & Voorhis, LLC 572 Walt Whitman Road Melville, New York 11747 (631) 427-5665
Date:	March 9, 2012

1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC was requested to prepare a residential market analysis to assist St. Johnland Nursing Center in identifying and quantifying the need for a Continuing Care Retirement Community in Kings Park. NP&V is a professional environmental, planning and economic analysis firm with qualifications and expertise to prepare market analyses, and has a track record of such completed projects, as well as fiscal and economic analysis and related economic services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

The 49.69-acre subject property is located on a tract of vacant land opposite the St. Johnland Nursing Center at the southwestern corner of the intersection of St. Johnland Road and Old Dock Road, in the hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. The subject site is a single tax parcel, specifically identified by Suffolk County Tax Map as District 800, Section 008, Block 04, Lot 02.

Despite the nationwide slump in the housing market over the past few years, the demand for senior housing is on the rise, both on Long Island and nationwide. The Town of Smithtown has the opportunity to capitalize on this growing trend on behalf of senior residents in the Town and region. Kings Park, and the Town of Smithtown on the whole, has much to offer – a diverse population, proximity to medical care, vibrant downtowns and hamlet centers, access to local beaches, State and County parks and nature centers, are all factors that contribute to the character

of the Town, making it a desirable place for senior residents to remain, as well as relocate to, in their later years. These favorable characteristics further support the need for the Town of Smithtown to examine means to capture all avenues of the senior housing market; only a few senior housing communities exist in the Town, none of which are targeted to continuing care. As such, senior residents who demand such assistance must leave Smithtown in order to find quality living arrangements where they can age in place. This results in an invaluable loss, in terms of population, knowledge, local resources and revenue within the community.

Senior residents have numerous housing alternatives to choose from when deciding their future, including those targeted to active adults, independence, congregate care, assistance, continuing care and nursing care. Continuing Care Retirement Communities have recently become a preferred option among senior populations, allowing them the distinct opportunity to age in place, despite their changing lifestyles and needs over time.

Continuing Care Retirement Communities, also referred to as life care communities, are defined by New York State Department of Health as, "as a residential alternative for adults that offer – under one contract – an independent living unit such as an apartment or cottage, residential amenities and access to a continuum of long term care services, as residents' health and social needs change over time."[1] According to New York State Department of Health, residential and health care services typically include:

- Independent housing including meals, social activities, scheduled transportation, housekeeping and maintenance;
- Access to physician, prescription drug and rehabilitation services;
- Supportive housing and services provided in an adult home, an enriched housing setting, or an assisted living residence;
- Skilled nursing facility (nursing home) care for residents who become temporarily ill or who require long-term care. Skilled nursing care may be provided in an on-site facility or in an off-site nursing home affiliated with the Continuing Care Retirement Community.[2]

Increasing numbers of senior residents are seeking out the security and comfort of Continuing Care Retirement Communities, with over 1,800 such communities located in the United States, as of July 2009.[3] Twelve (12) such communities exist in New York State that has received a Certificate of Authority from the Commissioner of Health. These include one (1) in Tompkins County, one (1) in Orange County, one (1) in Monroe County, two (2) in Erie County, two (2) in Westchester County, one (1) in Ulster County and one (1) in Broome County. In addition, this includes three (3) communities on Long Island: The Amsterdam at Harborside in Port

[1] New York State Department of Health, *"Continuing Care Retirement Communities & Fee-For-Service Continuing Care Retirement Communities,"* Revised June 2011. Accessed via http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care/

[2] New York State Department of Health, *"Continuing Care Retirement Communities & Fee-For-Service Continuing Care Retirement Communities,"* Revised June 2011. Accessed via http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care/

[3] United States Government Accountability Office, "Report to the Chairman, Special Committee on Aging, U.S. Senate, "Older Americans: Continuing Care Retirement Communities Can Provide Benefits, but Not Without Some Risk," June 2010. Accessed via http://gao.gov/new.items/d10611.pdf

Washington (North Hempstead Town), Jefferson's Ferry in South Setauket (Brookhaven Town), and Peconic Landing in Greenport (Southold Town).[4] In 1997, Continuing Care Retirement Communities were home to approximately 350,000 residents[5], and according to the American Association of Homes and Services for the Aging, this number more than doubled to 745,000 persons by 2010.[6]

While there are currently three (3) Continuing Care Retirement Communities on Long Island, none of these senior communities are located within the Town of Smithtown. As such, the Town of Smithtown has the potential to capture the increasing demands of its senior residents, allowing residents to remain in the community, near their families and loved ones, with the comfort and security of aging in the community in which they helped to create. The proposed project includes the development of a 199-unit Continuing Care Retirement Community, consisting of three (3) types of units to meet the changing needs of its residents:

- 22 townhouses, all of which are proposed as two (2)-bedroom units with a garage, ranging in size from 1,600 to 1,800 SF;
- 153 one (1)- and two (2)-bedroom independent living units, ranging in size from 761 to 1,794 SF; and,
- 24 one (1)-bedroom assisted living units, all of which will be 539 SF.

The proposed project is responsive to today's active senior, and will offer a multitude of benefits to both its residents and residents of the surrounding community. The proposed Continuing Care Retirement Community will provide housing and health care for residents aged 55 years and older, in the form of a housing community that maintains a program of health care and provides ancillary support and services designed to maximize the independence of residents as their age advances. The proposed Continuing Care Retirement Community is intended to promote active lifestyles, ensure proper medical care, encourage overall health and wellness, support social involvement and provide good nutrition for residents. Food service will be provided to its residents a variety of ways, including a communal dining room, private dining, café and bakery. The building will include a great room which could be used in a variety of ways. The building will have a lap pool and spa with men's and women's locker rooms. Other common areas available to residents include exercise and strength training equipment; an arts and crafts studio; a library and computer lab; a parlor area that includes a cocktail lounge, card area and bar; a beauty shop and barber; a convenience store; woodworking shop; mail room and lounge; seminar, media room, theatre and meeting room; and bank. The assisted living building will include resident lounges; common resident laundries with washers and dryers; communal dining area; parlor/living room; library; an arts and crafts studio and TV/media room.

---

[4] New York State Department of Health, *"Continuing Care Retirement Communities & Fee-For-Service Continuing Care Retirement Communities,"* Revised June 2011. Accessed via http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care/

[5] Sanders, Jacquelyn. *"Continuing Care Retirement Communities: A Background and Summary of Current Issues,"* U.S. Department of Health and Human Services, Office of Disability, Aging and Long-Term Care Policy, February 24, 1997. Accessed via http://aspe.hhs.gov/daltcp/reports/ccrcrpt.htm

[6] Greene, Kelly, "Continuing-Care Retirement Communities: Weighing the Risks," The Wall Street Journal, August 7, 2010.

The following analysis identifies and quantifies the need for a Continuing Care Retirement Community that could potentially be accommodated by The Uplands at St. Johnland in the hamlet of Kings Park. **Section 2.0** presents an executive summary and key findings of the residential market analysis. **Section 3.0** outlines the methodology and the sources of data used in this analysis. **Section 4.0** identifies and defines the target market area, or the boundary from which interest will be drawn for residents of a Continuing Care Retirement Community. **Section 5.0** quantifies the market demand for a Continuing Care Retirement Community through an examination of demographic and socioeconomic characteristics of the target market area. **Section 6.0** identifies the supply of existing Continuing Care Retirement Communities and comparable senior housing options that will likely serve as competition within the target market area's immediate surroundings. **Section 7.0** analyzes the relationship between the demand for and the supply of existing Continuing Care Retirement Communities, and quantifies and recommends the amount and type of senior housing units that could be supported by the target market area. **Section 8.0** provides a conclusion with respect to the residential market analysis for a Continuing Care Retirement Community in the hamlet of Kings Park, and throughout the Town of Smithtown, and **Section 9.0** outlines the references utilized in this analysis.

2.0 EXECUTIVE SUMMARY

As noted in **Section 1.0**, this analysis identifies and quantifies the need for a Continuing Care Retirement Community opposite the St. Johnland Nursing Center in Kings Park. A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard in the preparation of a residential market analysis specific to a senior housing community.

Statement of Need

The demand for senior housing is on the rise – both on Long Island, and nationwide. This is fueled by the growth of the senior market in general, coupled with the increased affluence of the youngest seniors, the substantial equity built up by long-term homeowners, the changing needs, tastes and lifestyles of an aging population – particularly the baby boom generation, and the limited range of housing options available to this segment in the suburban communities where most live.[7] This demand is expected to continue based on demographics, the need for personal care, and a preference for homelike settings when possible.

The need to preserve and create housing for older adults is becoming more important throughout all towns on Long Island. High land prices, as well as older adults' declining mobility, health and resources have made it more difficult for many seniors to find housing that meets their various needs in the immediate and surrounding communities in which they reside. Since the vast majority of older adults wish to remain in or near their current homes, added attention must be given to the housing stock so that people can age in-place.[8]

The Town of Smithtown has recognized this widespread need for such senior housing. As stated in §322-49 of the Smithtown Town Code, Declaration of Policy:

> The Town Board hereby finds that there is an increasing need by persons of or nearing retirement age for reasonably priced dwelling accommodations in planned separate residential areas which will be inhabited by persons similarly circumstanced and which have been specially designed and developed for such age group, located in close proximity to centralized activity centers, community facilities or medical centers. Dwellings designed for this age group shall be made available at a cost to the tenants below prevailing rental costs in the Town of Smithtown at the time of occupancy, which cost shall reflect any applicable government subsidy. At all times, first priority for occupancy shall be given to elderly residents of the Town of Smithtown and their families…

The proposed Continuing Care Retirement Community will introduce a new type of use to the Town and will provide both the local community as well as Long Island as a whole, a type of use that is both in high demand and in low supply. The proposed project will assist in fulfilling a need for quality housing and continuing care for people over the age of 55 in Smithtown. The proposed project will provide a permanent and integrated land uses within the hamlet of Kings

[7] Citizens' Housing and Planning Association, "Age Restricted Active Adult Housing in Massachusetts," June 2005.
[8] Howard County Senior Housing Master Plan, December 2004.

Park, through the construction of three (3) types of housing, including townhouse units, independent living units and assisted living units within a Continuing Care Retirement Community. This type of development provides individuals various levels of care together on one campus-like setting so that residents can stay in the same community as their needs change. The proposed project will provide care facilities and residences that will afford current area residents opportunities to remain in the community – in proximity to family, friends and accustomed neighborhoods – and will be attractive to seniors.

Key Findings

Target Market Area

- A target market area represents the current and future population residing within the community that would likely support a Continuing Care Retirement Community in Kings Park.
- For the purpose of this analysis, and since Continuing Care Retirement Communities tend to be quite local in nature, the primary market area was identified as the five (5) western towns in Suffolk County, New York. This includes the towns of Babylon, Brookhaven, Huntington, Islip and Smithtown.
- The secondary market area is comprised of the five (5) eastern towns in Suffolk County, including the towns of East Hampton, Riverhead, Shelter Island, Southampton and Southold. In addition, the secondary market area includes Nassau, Bronx, Kings, New York, Queens, Richmond and Westchester counties in New York.
- The tertiary market area includes those residing beyond the metropolitan New York region that may move to Suffolk County for other reasons, including proximity to family and loved ones, relocation, and/or the excellent quality of life, among others, should a Continuing Care Retirement Community become available in Smithtown. This market segment includes Los Angeles County, California; Fairfield County, Connecticut; Broward, Miami-Dade, Orange and Palm Beach counties in Florida; and Bergen and Hudson counties in New Jersey.
- The secondary market area and tertiary market area were identified based upon an analysis of migration patterns as will be documented in greater detail in **Section 4.0**.

Market Demand

- The population within the target market area has increased considerably since 1990. Current estimates and projections suggest continued growth, yet at a slower pace, through 2015.
- Reflective of the population trends, the number of households within the target market area has also increased significantly since 1990, and is projected to continue to increase slightly through 2015. The substantial growth indicates that additional residential development can likely be supported; as growth continues over the coming years, demand will further increase.
- There exists a substantial population aged 55 years and older in each market area.
- Seniors aged 55-64 years comprise the greatest portion of senior residents in each of the market areas. It is important to note that while the majority of persons aged 55-64 years may not currently consider moving into a Continuing Care Retirement Community, it is likely that such housing may be demanded in the near future, as they begin to age over the coming years.
- The target market area has experienced a significant shift in population between 1990 and 2015, with the number of persons aged 55 years and older projected to increase significantly within each market segment. This is indicative of the aging of the population, which will continue to influence the type of housing demanded within the community.
- The median age within each market area has increased considerably between 2000 and 2010, and on the whole, the median age is projected to continue to increase through 2015.

- When adjusted for annual inflation to represent 2010 dollars, median household incomes among households aged 55 years and older within the target market area have increased by 28.7% over the past ten years; it is projected that this trend will continue into 2015.
- There exist a substantial number of households within each market segment that constitute net worth of $500,000 or more.
- There are substantial differences between the median and the average values of net worth within the target market area. Such disparities between the median and average net worth indicates the likelihood of an income gap within the target market area, with a substantial number of households with greater levels of net worth.

Market Supply

- A total of three (3) Continuing Care Retirement Communities have been identified as comparable senior housing communities that may serve as direct competition within the primary market area and throughout other parts of Long Island: Jefferson's Ferry (12 miles away), The Amsterdam at Harborside (27 miles away), and Peconic Landing (58 miles away).
- Combined, the three (3) communities are home to more than 700 residents.
- None of the existing comparable communities are located in the Town of Smithtown. Likewise, there are no comparable communities located in the nearby towns of Babylon, Huntington, nor Islip. This indicates that a Continuing Care Retirement Community in Kings Park would likely fulfill the unmet demand for those residing within the local community.
- All three (3) comparable communities were established over the past ten (10) years, with Jefferson's Ferry opening in 2001 and Peconic Landing in 2002. The Amsterdam at Harborside is the newest of the three (3) communities, having opened in 2010. The relative newness of these communities indicates the recent rise in demand for such senior housing alternatives in the Long Island market.
- On average, occupancy is very strong, with all of the comparable communities reporting little or no vacancy. Minimal vacancies within the target market area are an indication of a strong market for additional assisted living communities.
- Reflective of varying types and sizes of units, as well as the location of each community, entrance fees, monthly fees, and second person fees among comparable senior communities vary.
- All of the comparable Continuing Care Retirement Communities have similar traits and characteristics, which are reflected in the provision of amenities, services and programs to residents.

Market Absorption

- A total of over 1.3 million households in the target market area are age- and income-qualified, with net worth of $500,000 or more. This equates to a total of approximately 2.3 million age- and income-qualified persons in the target market area.
- When the (approximate) 700 residents of the existing Continuing Care Retirement Communities in the local market are examined, this narrows the potential pool of residents of a new Continuing Care Retirement Community to 2,288,822 persons within the target market area.
- Approximately 0.97% of persons aged 55 years and older demand residency within Continuing Care Retirement Communities in the United States. When applying the 0.97% capture rate to the number of qualified persons within each market area, this equates to 1,596 qualified persons in the primary market area, 8,636 persons in the secondary market area, and 11,969 persons in the tertiary market area. This results in a total number of qualified persons who are likely to demand residency within a Continuing Care Retirement Community to 22,202 persons.

- Approximately 67.6% of qualified residents would be drawn from the primary market area, 30.6% of residents would be drawn from the secondary market area, and 1.8% would come from the tertiary market area. This results in a potential pool of 2,360 residents for a Continuing Care Retirement Community in Kings Park.
- A conservative estimate assumes that a new Continuing Care Retirement Community will be able to capture between 15 and 20% of the demand, which results in between 354 and 472 residents.
- A Continuing Care Retirement Community in Kings Park has the opportunity to serve a documented need by providing housing and services to a growing segment of the Town's population.
- The primary market area and specifically this part of the Town of Smithtown can support a Continuing Care Retirement Community as intended. Moreover, there remains significant excess demand that could be absorbed in the surrounding communities and throughout Suffolk County.
- Such excess demand has the potential to be fulfilled within other sites in Smithtown that have been deemed as potentially developable and suitable for additional Continuing Care Retirement Communities within the Town, as identified in the Supplemental Cumulative Impact Analysis.

3.0 METHODOLOGY

Various data and information from national, state, local and private sources were used to conduct the market analysis for The Uplands at St. Johnland Continuing Care Retirement Community in Kings Park. Methodology specific to various sections of this analysis are outlined in greater detail where applicable, and a detailed list of references can be found in **Section 9.0**.

The United States Census Bureau (via http://www.census.gov/) was consulted for pertinent demographic data, including population trends, trends in the number of households, population by age, and median household income from 1990, 2000, and 2010 (where available) for each segment of the target market area. These data were utilized to determine the demand for The Uplands at St. Johnland Continuing Care Retirement Community in Kings Park.

New York State Department of Health (via http://www.health.ny.gov/), New York State Office for the Aging (via http://www.aging.ny.gov/), Suffolk County Department of Health Services (via http://www.suffolkcountyny.gov/departments/healthservices.aspx) and Suffolk County Office for the Aging (via http://www.suffolkcountyny.gov/Departments/CountyExecutive/OfficefortheAging.aspx) provide a comprehensive listing of all senior housing communities within New York State and Suffolk County. These listings are sorted by type and location of housing, and were consulted for the purpose of identifying the existing supply of comparable CCRC throughout Long Island.

Internal Revenue Service (via http://www.irs.gov/taxstats/article/0,,id=212683,00.html) produces annual population migration inflow (the number of new residents who moved to a specific place, and where they migrated from) and outflow (the number of residents moving from a specific place, and where they migrated to) data for all states and counties in the United States. Such data is based on year-to-year address changes reported on individual income tax returns filed with the Internal Revenue Service. The data includes the number of returns, which approximates the number of households that migrated, as well as the number of personal exemptions, which approximates the number of individuals who migrated. This data was collected for the past five years, between 2004-05 and 2008-09, to represent migration inflow patterns specific to Suffolk County, New York.

Environmental Systems Research Institute, Inc. (ESRI) (via http://bao.esri.com/) generates on-demand reports specific to select locations through the ArcGIS Business Analyst Online program. An *Age 50+ Profile* provides 2010 demographic estimates and 2015 demographic projections specific to the 50 years and older population. A *Net Worth Profile* provides 2010 demographic estimates specific to net worth, sorted by the age of the householder. These data estimates and projections were generated for all persons residing in the primary market area, the secondary market area and the tertiary market area (as defined in **Section 4.0** of this analysis).

It is important to note that the 2010 demographic estimates do not reflect official counts from the 2010 Census; official 2010 Census data has not been entirely released as of the date of publication of this analysis. Rather, the demographic estimates generated through the ArcGIS Business Analyst Online program are 2010 estimates that reflect the most current data at the time

of publication, including but not limited to data from sources including the Current Population Survey, American Community Survey (via the United States Census Bureau), United States Postal Service, Internal Revenue Service, Survey of Consumer Finances (via the Federal Reserve Board), National Bureau of Economic Research, Nielsen Claritas Market Research, Hanley Wood Market Intelligence, and other commercial and federal data sources.

American Association of Homes and Services for the Aging (via http://www.leadingage.org/), American Association of Retired Persons (via http://www.aarp.org/), Continuing Care Retirement Community Council (accessed through New York State Department of Health, via http://www.health.ny.gov/), National Investment Center for the Seniors Housing and Care Industry (via http://www.nic.org/), and Urban Land Institute (via http://www.uli.org/) provide research, publications, data and statistics pertaining to past, current and future trends among Continuing Care Retirement Communities nationwide and in various local markets. Moreover, these sources provide a comprehensive listing of senior living communities throughout the nation. These listings were consulted for the purpose of identifying the existing supply of comparable senior communities in Long Island to complement those identified by New York State Department of Health, New York State Office for the Aging, Suffolk County Department of Health Services and Suffolk County Office for the Aging.

4.0 IDENTIFICATION AND DEFINITION OF TARGET MARKET AREA

In planning for a Continuing Care Retirement Community at the project site, it is important to recognize various considerations and concepts affecting viability in this location. The first of these criteria is to identify the target market area. A target market area will establish the boundary from which the Continuing Care Retirement Community will draw interest from current and future residents of the Town of Smithtown and the surrounding communities.

Unlike commercial markets, residential markets often do not have fixed geographic borders. Rather, many factors determine the decision to reside in a given location. Such factors include place of employment, household income, the cost of living, proximity to major thoroughfares and shopping areas, quality of life, property taxes and crime patterns of a given neighborhood or community, among others. When evaluating options for senior housing, additional factors influence the decision to locate in a given area. These include the proximity to their former place of residence and/or the proximity to family and loved ones, affordability, varying levels of care and the amenities and services offered by a given community.

In order to better understand the housing market for a proposed Continuing Care Retirement Community, the target market area is broken down into three classification segments, identified and based on a critical evaluation of trends in the local senior housing market. Generally speaking, the primary market area is the area in which the housing demand is anticipated to be strongest, typically representing approximately 60-80% of the potential residents. This tends to be the area of the market immediately surrounding a given development.

The secondary market area tends to draw interest from potential residents beyond the immediate community. On average, 20-40% of potential residents will likely be drawn from this segment of the market. Lastly, the tertiary (or regional) market area draws interest from those residing beyond the primary and secondary market areas, due to various factors influencing the decision to locate in a given area. The tertiary market area tends to represent up to 20% of the potential residents at a given community.

Since Continuing Care Retirement Communities are quite limited, and offer a specific type of service that is not widely found in today's senior housing market, occupants of these communities typically come from a very wide area; however, the majority of the occupants move into such communities from the immediate area. Patterns in such geographic origins are witnessed within the comparable Continuing Care Retirement Communities on Long Island. The majority of Peconic Landing (Greenport) residents originate from Nassau and Suffolk counties, with a concentration of residents coming from Southampton and other communities on the south fork. It was also noted that some residents come from New York City, with several other residents originally from Boston, Upstate New York, California, Florida, Connecticut, and the Midwest. Likewise, the majority of the residents of The Amsterdam at Harborside moved from within a 10-15 mile radius, with most originating from elsewhere in Nassau County. In addition,

several residents moved from Florida and other places, returning to Long Island after having migrated years ago.[9]

For the purpose of this analysis and since the majority of occupants tend to come from within the local community, the primary market area was identified as the five (5) western towns in Suffolk County. This includes the towns of Babylon, Brookhaven, Huntington, Islip and Smithtown.

Due to its proximity, the five (5) eastern towns in Suffolk County are deemed to be part of the secondary market area. This includes the towns of East Hampton, Riverhead, Shelter Island, Southampton and Southold. The remaining boundary of the secondary market area is slightly more elusive. In order to determine the specific geographies that would comprise the secondary market area, migration patterns specific to persons moving into Suffolk County[10] were analyzed using Statistics of Income Data from the Internal Revenue Service. This data was collected over a five (5)-year period – from 2004-05 to 2008-09 – to illustrate trends in residency status.

Of all persons moving into Suffolk County over the past five years, migration patterns indicate that approximately 70% of the residents move from only seven (7) counties within New York State; the remaining 30% of migrants originate from other places in the United States as well as from foreign nations. Not surprisingly, the greatest numbers of persons that have migrated to Suffolk County over the past five (5) years come from neighboring Nassau County, New York. Those moving from Nassau County represent 35.8% of all migrants. An additional 35% of persons moving into Suffolk County come from other counties in the metropolitan New York region, including Bronx County, Kings County, New York County, Queens County, Richmond County and Westchester County.[11] Assuming migration patterns remain constant to their levels between 2004-05 and 2008-09, these counties are included within the secondary market area.

For the purpose of this analysis, the tertiary market area includes those residing beyond the metropolitan New York region that may move to Suffolk County for other reasons, including proximity to family and loved ones, relocation to a place of former residence, and/or the excellent quality of life, among others. An analysis of the migration data reveals that a significant portion of migrants to Suffolk County came from several counties in Florida, California, New Jersey and Connecticut. Palm Beach, Broward, Orange and Miami-Dade counties in Florida represent 2.95% of all migrants to Suffolk County between 2004-05 and 2008-09. Likewise, persons moving from Los Angeles County, California, represent 0.7% of the migrants to Suffolk County. Those moving from nearby Hudson and Bergen counties in New Jersey comprise 1.2% of all migrants, and those from Fairfield County, Connecticut, represent

[9] Personal interview with Connie Ellis, representing Peconic Landing, December 30, 2011; personal interview with Lisa Bernasconi, representing The Amsterdam at Harborside, January 3, 2012; information specific to Jefferson's Ferry was not provided.

[10] It is important to note that this data is only available down to the County level. Migration patterns specific to persons moving into the Town of Smithtown are not available for analysis.

[11] It is important to note that this data reflects all persons who have moved into Suffolk County; data is not specific to the senior population. However, this information will serve as a benchmark in which to measure demand, and market absorption within the secondary market area in subsequent sections of this analysis.

0.6% of all migrants to Suffolk County.[12] Assuming migration patterns will remain constant to their levels between 2004-05 and 2008-09, the above-mentioned counties in Florida, California, New Jersey and Connecticut comprise the tertiary market area.

Table 1 illustrates the breakdown of the three market areas, with detailed migration data for each component of the target market area, in addition to their estimated market share.

Table 1
TARGET MARKET AREA

Name of County	Total Migration: 2004-05 to 2008-09	Estimated Market Share
Primary Market Area	***309,758***	***67.6%***
Five Western Towns in Suffolk County, NY	309,758	67.6%
Secondary Market Area	***140,012***	***30.6%***
5 Eastern Towns: Suffolk County, NY	31,808	6.9%
Nassau County, NY	54,712	11.9%
Bronx County, NY	3,936	0.9%
Kings County, NY	11,633	2.5%
New York County, NY	7,758	1.7%
Queens County, NY	27,027	5.9%
Richmond County, NY	957	0.2%
Westchester County, NY	2,181	0.5%
Tertiary Market Area	***8,323***	***1.8%***
Los Angeles County, CA	1,095	0.2%
Fairfield County, CT	915	0.2%
Broward County, FL	1,350	0.3%
Miami-Dade County, FL	756	0.2%
Orange County, FL	859	0.2%
Palm Beach County, FL	1,546	0.3%
Bergen County, NJ	872	0.2%
Hudson County, NJ	930	0.2%
TOTAL: TARGET MARKET AREA	**458,093**	**100.0%**

Source: United States Bureau of the Census, American Community Survey 1-Year Estimates 2005-2009; Internal Revenue Service, Statistics of Income Data, 2004-05 – 2008-09; Analysis by Nelson, Pope & Voorhis, LLC.

It is important to note that a Continuing Care Retirement Community in Kings Park would likely draw additional interest from those residing beyond the boundaries of the target market area. However, for the purpose of this analysis, the boundaries of the target market area represent a conservative estimate which will be used to measure demand and market absorption in subsequent sections of this analysis.

[12] It is important to note that this data reflects all persons who have moved into Suffolk County; data is not specific to the senior population. However, this information will serve as a benchmark in which to measure demand, and market absorption within the tertiary market area in subsequent sections of this analysis.

The boundaries of the target market area, including the primary market area, secondary market area and tertiary market area, are illustrated in **Figure 1**. This target market area represents the population residing within the community that would likely support a Continuing Care Retirement Community at the project site, as well as other comparable senior housing alternatives that could be located within the Town of Smithtown. The subsequent sections of this analysis detail such findings.

5.0 MARKET DEMAND

In order to determine whether an additional Continuing Care Retirement Community can be supported in the local market, it is necessary to conduct an analysis of market demand. This section will examine the demand for such development at the project site in the hamlet of Kings Park and the surrounding target market area, based on several determining demographic and socioeconomic characteristics of the residential population located within the target market area.

5.1 Population and Households

Trends in the residential population and in the number of households located within the target market area were examined within the primary market area, secondary market area and tertiary market area. An analysis of past data, coupled with current estimates and projections, illustrate the changing needs of the target market area, and how such needs can be accommodated within the local market through existing and proposed senior housing communities, including a Continuing Care Retirement Community in Kings Park.

As seen in **Table 2** and **Chart 1**, the population within the target market area has increased substantially since 1990. Between 1990 and 2000, the population in the primary market area has increased by 6.5%, or by over 79,000 persons. Similarly, the population within the secondary market area increased by 8.3%, or by nearly 800,000 residents. The tertiary market area witnessed substantial population growth of nearly 2.0 million persons, increasing by approximately 12.6% between 1990 and 2000.[13]

Current estimates and projections suggest continued growth, yet at a slower pace within each market area, through 2015. Based on the available standard demographic references, population within the primary market area is expected to grow by nearly 150,000 persons, growing by 12.3% between 1990 and 2015. Likewise, the population within the secondary market area is projected to increase by over 1.4 million residents, with 15.1% growth projected to occur between 1990 and 2015. Population growth within the tertiary market area is projected to increase by 24.3% between 1990 and 2015, to over 19.6 million persons.[14] It is important to note that this population projection does not account for specific developments currently in the planning or approval process. Moreover, while such factors are examined at the local level, projections are not based solely upon specific build-out scenarios or land use analyses. Rather, the projections are based upon historical trends and current estimates at the county level, a time series of county-to-county migration data, a historical analysis of residential building permit data and residential postal delivery counts. Such data is supplemented with available information generated by nationwide databases, statistics providers and demographic and spatial analysis tools.[15]

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[13] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.
[14] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.
[15] ESRI Demographic Update Methodology: 2010/2015, an ESRI White Paper, August 2010.

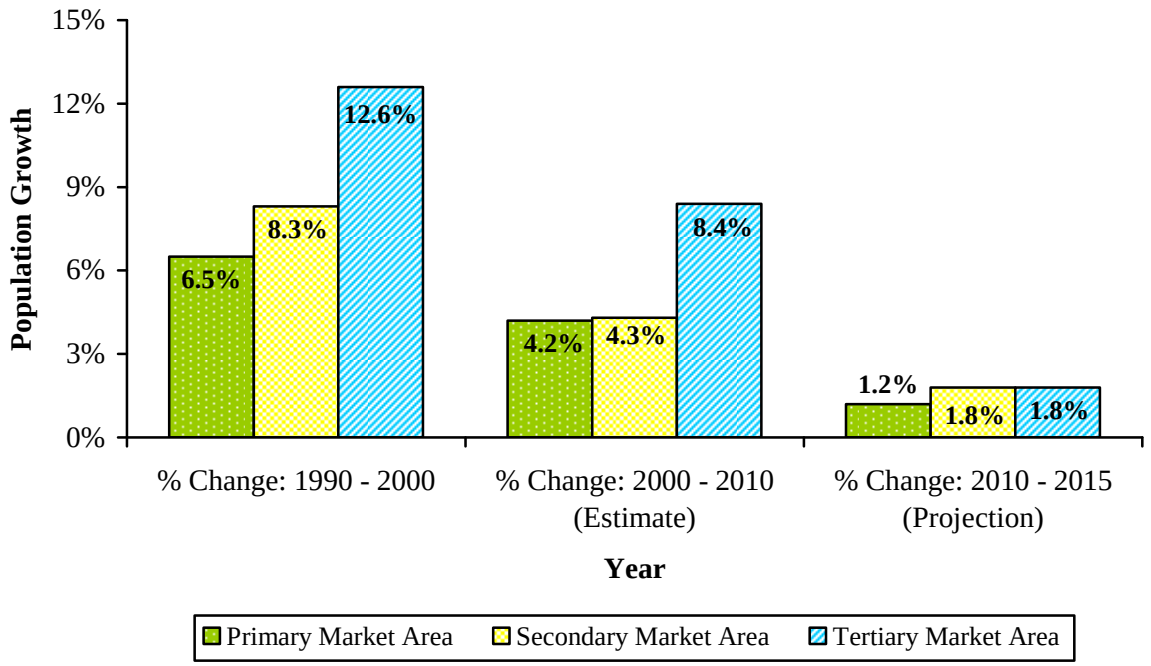
Table 2
POPULATION TRENDS

Market Segment	1990	2000	2010 (Estimate)	2015 (Projection)
Primary Market Area	1,214,654	1,293,656	1,348,524	1,364,451
Secondary Market Area	9,591,471	10,391,219	10,835,970	11,035,473
Tertiary Market Area	15,802,730	17,798,906	19,296,584	19,642,765
Total: Target Market Area	**26,608,855**	**29,483,781**	**31,481,078**	**32,042,689**

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 1
CHANGE IN POPULATION

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.



Reflective of the population trends, the number of households within the target market area has also increased significantly since 1990. As seen in **Table 3** and **Chart 2**, the number of households located within the primary market area has increased by 9.9% during the 1990s – from 381,609 households in 1990 to 419,216 households in 2000. The secondary market area witnessed less growth in the number of households than in its population, growing by over

242,000 households, or 6.7% over the decade. Likewise, the tertiary market area grew by 607,700 households, or by 10.7% between 1990 and 2000.[16]

As seen with population trends, current estimates and projections suggest continued growth among households within each market area through 2015 – though at a relatively slower pace than what was experienced during the 1990s. The latest estimates suggest 435,488 households currently exist within the primary market area, nearly 4.0 million households in the secondary market area and over 6.6 million in the tertiary market area. The number of households is projected to increase slightly within all market areas through 2015. Overall, the target market area is projected to experience approximately 16.7% growth in the number of households between 1990 and 2015.[17]

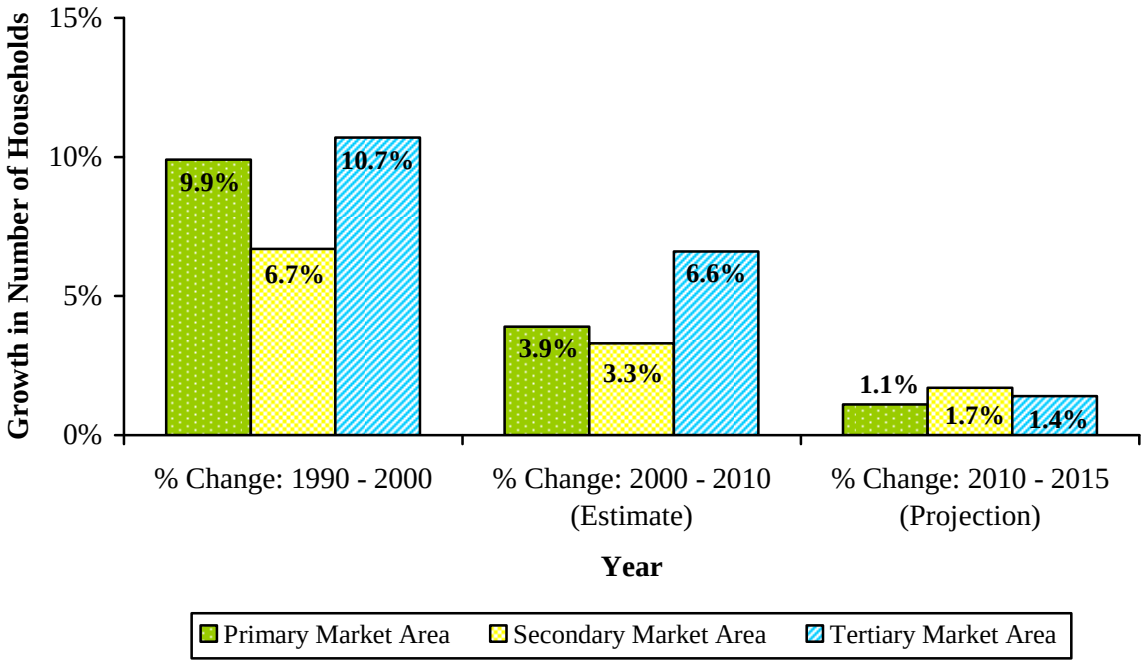
Table 3
HOUSEHOLD TRENDS

Market Segment	1990	2000	2010 (Estimate)	2015 (Projection)
Primary Market Area	381,609	419,216	435,488	440,353
Secondary Market Area	3,613,875	3,855,928	3,982,550	4,050,001
Tertiary Market Area	5,653,349	6,261,049	6,675,328	6,768,466
Total: Target Market Area	**9,648,833**	**10,536,193**	**11,093,366**	**11,258,820**

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

[16] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.
[17] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

Chart 2
CHANGE IN NUMBER OF HOUSEHOLDS
Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.



5.2 Age Profile

The classification of the population into various age groups has significant implications on demand for new residential development (particularly senior housing) in the local housing market.

According to a recent publication by the American Association of Homes and Services for the Aging, American Seniors Housing Association, and National Investment Center, the average age of recent movers into entrance-fee Continuing Care Retirement Communities was 81 years.[18] This median age is comparable with what is found in other Continuing Care Retirement Communities located on Long Island. The average age of residents at The Amsterdam at Harborside is 81-82 years, while the average age of residents at Peconic Landing is 82-83 years.[19] However, it is important to note that Continuing Care Retirement Communities are a unique type of senior housing, encompassing residents of all ages, with many independent living residents in their 60s, and assisted living and skilled nursing residents into their 90s within both

[18] American Association of Homes and Services for the Aging, American Seniors Housing Association, and National Investment Center, "Today's Continuing Care Retirement Community (CCRC)", July 2010. Accessed via https://www.seniorshousing.org/filephotos/research/CCRC_whitepaper.pdf

[19] Personal interview with Connie Ellis, representing Peconic Landing, December 30, 2011; personal interview with Lisa Bernasconi, representing The Amsterdam at Harborside, January 3, 2012; information specific to Jefferson's Ferry was not provided.

The Amsterdam at Harborside and Peconic Landing.[20] As such, both the younger segment of the senior population and the older segment of the senior population should be examined due to the aging of the population, as evidenced in **Chart 3** and **Chart 4**. As such, and for the purpose of this analysis, since the proposed project is intended for residents aged 55 years and older, age groups under examination include those persons aged 55 – 64, 65 – 74, 75 – 84, and 85 and older. The population within the target market area has further been broken down by age, with classifications based on similar characteristics among several groups of persons.

As seen in **Table 4**, there exists a substantial population aged 55 years and older in each market area. As of 2010, it is estimated that over 326,000 persons within this age group reside within the primary market area. Approximately 2.6 million seniors reside in the secondary market area, and an additional 4.4 million senior residents live in the tertiary market area.[21]

Table 4
AGE PROFILE, POPULATION AGED 55 YEARS AND OLDER: 2010

Market Segment	55-64	65-74	75-84	85+	Total Population: 55+
Primary Market Area	153,912	91,380	56,675	24,498	326,465
Secondary Market Area	1,225,937	707,833	453,640	220,970	2,608,380
Tertiary Market Area	2,032,389	1,199,567	806,658	397,557	4,436,171
Total: Target Market Area	**3,412,238**	**1,998,780**	**1,316,973**	**643,025**	**7,371,016**

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

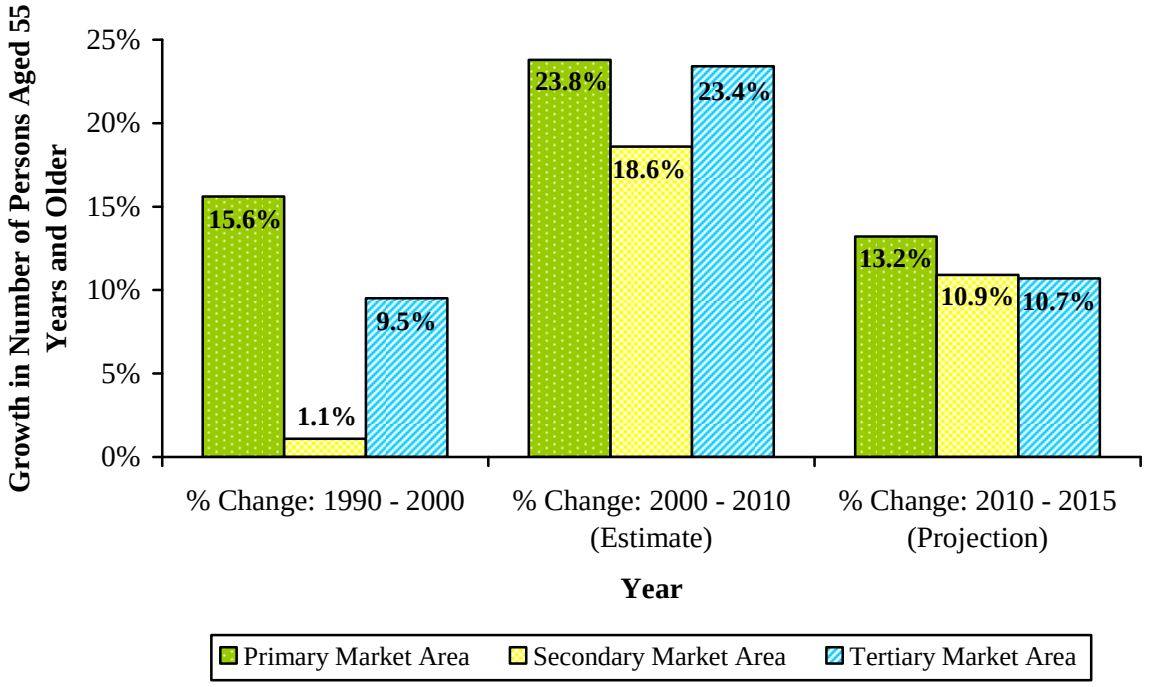
Seniors aged 55-64 years comprise the greatest portion of senior residents in each of the market areas. In the primary market area, there exist nearly 154,000 persons in this age group; persons aged 55-64 comprise 11.4% of the total population in the primary market area. Likewise, residents in this age group make up 11.3% of the population in the secondary market area and 10.5% of the population in the tertiary market area.[22] It is important to note that while the majority of persons aged 55-64 years may not currently consider moving into a Continuing Care Retirement Community, it is likely that such housing may be demanded in the near future, as they begin to age over the coming years.

As seen in **Chart 3**, the target market area has experienced a significant shift in population, with the number of senior residents projected to increase by 61.9% in the primary market area, by 32.9% in the secondary market area, and by 49.6% in the tertiary market area, between 1990 and

[20] Personal interview with Connie Ellis, representing Peconic Landing, December 30, 2011; personal interview with Lisa Bernasconi, representing The Amsterdam at Harborside, January 3, 2012; information specific to Jefferson's Ferry was not provided.
[21] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.
[22] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

2015.[23] This is indicative of the aging of the population, especially within the primary market area. This population aging has, and undoubtedly will continue to influence the type of housing that could be demanded in the community.

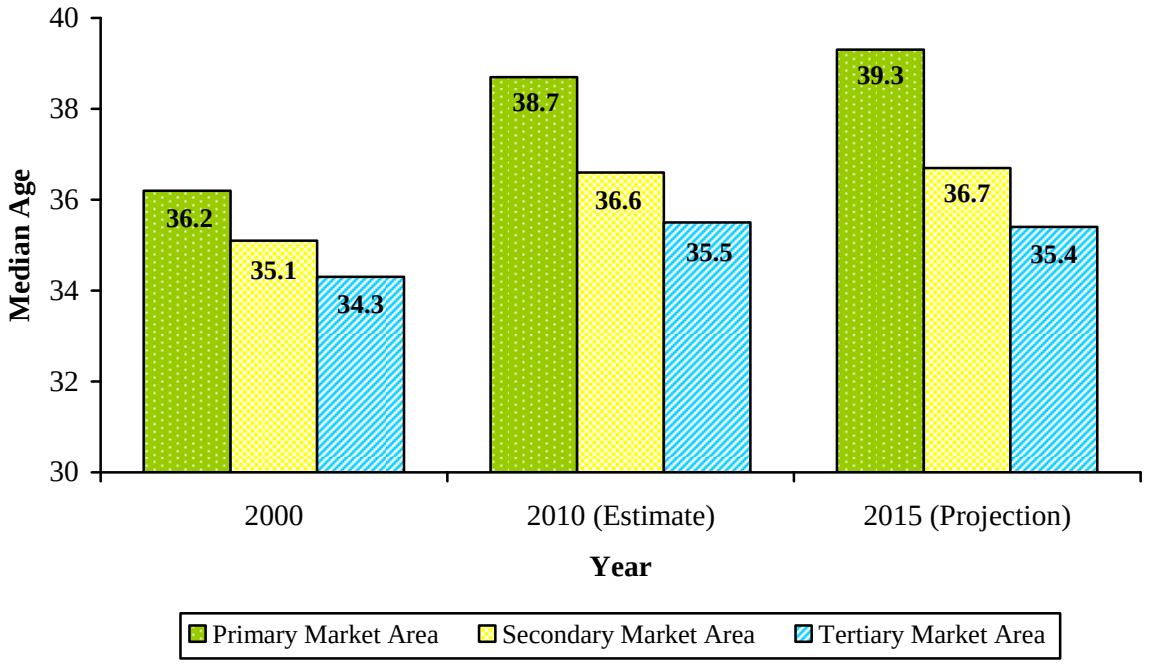
Chart 3
CHANGE IN POPULATION AGED 55 YEARS AND OLDER
Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.



Reflective of the aging of the population illustrated in **Chart 3**, the median age within each market area has increased considerably between 2000 and 2010. This is illustrated in **Chart 4**.

[23] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

Chart 4
CHANGE IN MEDIAN AGE
Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.



5.3 Income

According to the New York State Department of Health, residence in a Continuing Care Retirement Community requires a significant financial commitment. Since residents must meet the financial criteria set forth by the Continuing Care Retirement Community, it is necessary to examine the households with sufficient financial resources to cover both the entrance fees and the monthly fees. As such, it is of utmost importance to examine income levels within the target market area.

Household income serves as primary measure in determining affordability among various housing options – including senior housing alternatives – within a given community. As seen in **Table 5**, households aged 55 years and older in the primary market area had a median income of approximately $74,695 in 2010. The median household incomes within the secondary and tertiary market areas are lower than that of the primary area, at $51,662 and $51,921, respectively.[24] It is important to note, however, that despite current economic conditions, households aged 55 years and older have a relatively greater amount of income now than they did in 2000; it is projected that this trend will continue into 2015. When household income

[24] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

levels are adjusted for annual inflation to represent 2010 dollars[25], median household incomes among households aged 55 years and older within the target market area have increased by 28.7% between 2000 and 2000. Specifically, the median household income among households aged 55 years and older increased by 12.8% among households within the primary market area, by 17.7% among households in the secondary market area, and by approximately 12.0% among households in the tertiary market area. Such median household incomes within the entire target market area are projected to increase by 44.1% through 2015.[26]

Table 5
MEDIAN HOUSEHOLD INCOME

Market Segment	2000	2010 (Estimate)	2015 (Projection)
Primary Market Area	$66,246*	$74,695	$90,030
Secondary Market Area	$43,889*	$51,662	$66,830
Tertiary Market Area	$46,364*	$51,921	$62,057

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; United States Bureau of Labor Statistics, Consumer Price Index Inflation Calculator; Analysis by Nelson, Pope & Voorhis, LLC.
* Note: Data from 2000 has been adjusted for inflation, to represent 2010 dollars.

It is important to note that the high number of seniors in each market area gives way to an important and often overlooked matter. Although seniors – especially those in the older segments of the population – may not necessarily have substantial income, this group is likely to have other financial assets as well as income from other family members. As such, and while median household income levels provide pertinent data, a more useful analysis of affordability stems from an examination of net worth. Net worth is defined as total household wealth, minus both secured (i.e. home mortgages and vehicle loans) and unsecured (i.e. credit card debt and outstanding bills) debt. Net worth includes home equity, equity in pension plans, net equity in vehicles, Individual Retirement Accounts and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc.[27]

As seen in **Table 6**, net worth varies considerably among senior households within each of the market areas. On average, it is estimated that 17.4% of the senior households (aged 55 years and older) in the target market area have a net worth of less than $15,000 in 2010. This ranges from 5.8% of all households within the primary market area, to 18.3% of all households within the secondary market area, and 17.6% of households aged 55 years and older within the tertiary market area. On the contrary, approximately 50.6% of all households in the primary market area

[25] Such an inflation adjustment is a standard method that allows for a legitimate examination and comparison of how household income levels have changed over time.
[26] United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index Inflation Calculator.
[27] United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Net Worth Profile*.

constitute net worth of $500,000 or more. There exist fewer households in the secondary and tertiary market areas with net worth exceeding $500,000, at 34.2% and 27.8%, respectively.[28]

Table 6
NET WORTH, HOUSEHOLDS AGED 55 YEARS AND OLDER: 2010

Market Segment	<$15,000	$15,000 - $49,999	$50,000 - $99,999	$100,000 - $149,999	$150,000 - $249,999	$250,000 - $499,999	$500,000+
Primary Market Area	5.8%	3.6%	5.1%	4.8%	9.8%	20.3%	50.6%
Secondary Market Area	18.3%	9.2%	8.3%	5.6%	9.6%	14.9%	34.2%
Tertiary Market Area	17.6%	10.3%	11.0%	7.0%	11.3%	14.9%	27.8%
Total: Target Market Area	**17.4%**	**9.6%**	**9.8%**	**6.4%**	**10.6%**	**15.1%**	**31.1%**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

The wide range of net worth among households aged 55 years and older is reflected in the substantial differences between the median and the average within each market area. As seen in **Table 7**, the average net worth among households in the primary market area aged 55-64 years is approximately 2.7 times greater than the median net worth. Likewise, the average net worth is 3.5 times greater than median net worth in comparable households within the secondary market area, and 4.3 times greater in comparable households within the tertiary market area. Similar patterns exist among households aged 65-74, and households aged 75 years and older in each market segment. Such disparities between the median and average net worth indicates the likelihood of an income gap within the target market area, with a substantial number of households with greater levels of net worth.

[28] United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Net Worth Profile.*

Table 7
MEDIAN VS. AVERAGE NET WORTH, HOUSEHOLDS AGED 55 YEARS AND OLDER: 2010 (ESTIMATE)

Market Segment	55 – 64 Years Old		65 – 74 Years Old		75+ Years Old	
	Median	Average	Median	Average	Median	Average
Primary Market Area	$500,000	$1,326,016	$493,659	$1,225,068	$314,441	$788,004
Secondary Market Area	$243,775	$864,430	$255,909	$855,797	$212,189	$628,868
Tertiary Market Area	$172,724	$745,000	$189,954	$742,829	$177,023	$511,249
Total: Target Market Area	**$243,775**	**$978,482**	**$255,909**	**$941,231**	**$212,189**	**$642,707**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

6.0 MARKET SUPPLY

In order to determine whether The Uplands at St. Johnland Continuing Care Retirement Community can be supported within the Town of Smithtown, it was necessary to conduct an analysis of market supply. This section examines the existing comparable Continuing Care Retirement Communities located within Long Island. An analysis of these housing communities is crucial, as such communities will provide housing alternatives to the same population as The Uplands at St. Johnland Continuing Care Retirement Community.

Senior residents have a wide variety of housing options available to them, with such options continually evolving based on the changing needs and lifestyles of this growing segment of the population. In order to properly identify the existing supply of comparable communities in the local market, it is important to recognize the differences between various types of senior housing. The eight (8) prominent types of senior housing alternatives include:

- Active adult retirement communities;
- Independent living communities;
- Congregate care retirement communities;
- Assisted living communities;
- Continuing care retirement communities;
- Nursing care communities;
- Alzheimer's care facilities; and,
- Rehabilitation centers

Each of these housing alternatives cater to a different segment of the senior population, based on age, the stage in life, budget, the level of independence, varying types of amenities, and levels of care demanded by residents. **Table 8** outlines the major differences between the various types of senior housing communities. It is important to note that there is no clear-cut methodology for determining the type of senior housing community that best fits the needs of a given resident; what is best for one person may not necessarily be the best option for another.

Table 8
TYPES OF SENIOR HOUSING COMMUNITIES

Type of Community	Purpose	Setting
Active Adult Retirement Community	Aimed at retired persons and those nearing retirement age, who wish to get a start on owning a place where they will eventually retire. Most communities are age-restricted to seniors aged 50+, 55+ or 62+.	Focused primarily on providing activities for and services to, residents in a setting where they will eventually retire. Residents typically live in individual single-family homes, condominiums, town houses or suites in high rise towers. Communities may offer facilities and amenities such as golf, tennis, views, walking and biking trails, a swimming pool, exercise rooms and a variety of clubs and interest groups. In addition, communities typically offer a variety of other activities such as art classes, dancing, woodworking, ceramics, etc. Communities usually have a clubhouse or country club with dining facilities. Many communities are gated, offering a high level of security.
Independent Living Community	Aimed at seniors who are able to continue living at home but may need minimal help.	Focused primarily on providing independence at home, with minimal or no extra assistance. Residents typically live in single-family homes, condominiums, apartments, and/or cottages, allowing the ability to maintain an independent lifestyle. Some communities also include subsidized housing, offering rental assistance from the government.
Congregate Care Retirement Community	Aimed at seniors in good health who want both independence and companionship.	Focused on the advantages of home while providing some supportive services such as meals, housekeeping and transportation. Residents typically live in private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities. Many communities offer transportation services, personal care services, rehabilitative services, spiritual programs, 24-hour security, laundry and other support services.
Assisted Living Community	Aimed at seniors who need regular help with eating, bathing, dressing, laundry, housekeeping, medication monitoring, and other daily activities.	Focused on providing a greater level of care and assistance with daily living activities, while maintaining some independence. Residents of assisted living communities do not need the constant medical care provided in a skilled nursing community. Residents tend to be mobile, relatively independent and able to care for themselves, but may need some supportive services. Residents typically live in communities that combine lodging and various personal support services, such as meals, housekeeping, laundry, and shopping, along with opportunities to socialize, participate in group activities and exercise within the community.
Continuing Care Retirement Community	Aimed at seniors who want to provide for health needs as they age without having to relocate.	Focused on providing a community in which a resident can age-in-place. Services are typically specified by contract, between a resident – usually for the remainder of the resident's lifetime – and the community, which offers various housing, services and levels of care on one campus. Residents typically enter into a community as independent living residents, with a guarantee to move into assisted living and/or skilled nursing upon changing needs and lifestyles.

Type of Community	Purpose	Setting
Nursing Care Community	Aimed at seniors with deteriorating mental or physical abilities and/or those with great difficulty with daily activities.	Focused on providing constant nursing or convalescent care for seniors who need continual medical attention. Residents typically live in semi-private rooms, with two beds to a room. Communities typically offer centralized dining services, common spaces, and access to limited social and recreational activities.
Alzheimer's Care	Aimed at patients with Alzheimer's Disease and/or those with other forms of neurological or degenerative conditions which effect cognition and function.	Focused on maintaining quality of life for residents as their needs change, through the course of their disease. Individuality is recognized among residents and such facilities strive to understand their special needs. Residents typically live in a secured unit for individuals with Alzheimer's and other forms of dementia who require 24-hour monitoring in a secured environment.
Rehabilitation Center	Aimed at individuals of all ages who need specialized therapies, either on an in-patient or an out-patient basis.	Focused on assisting individuals reach their highest level of functioning in daily life. Rehabilitation centers are often affiliated with a hospital or nursing care community, although they can be separate, free-standing facilities. Such centers offer various services, including physical, speech and occupational therapy. Many who attend a rehabilitation program have disabilities or ongoing medical problems, while others are recovering from an accident or a medical incident such as a stroke.

Source: New York State Department of Health, *"Continuing Care Retirement Communities & Fee-For-Service Continuing Care Retirement Communities,"* Revised June 2011. Accessed via http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care/; New York State Office for the Aging, Accessed via http://www.aging.ny.gov/Index.cfm; Analyzed by Nelson, Pope & Voorhis, LLC.

At first glance, a Continuing Care Retirement Community seems similar in nature to the other available housing options; however, there is more than a fine line that separates a Continuing Care Retirement Community from alternative living arrangements. The many differences pertain to the types of services, levels of care, and long term security for residents who chose to live within such communities. There are many important benefits of living in a Continuing Care Retirement Community, most notably the access to having several levels of care available in one setting. This concept of "aging in place" has grown in popularity over the past decade or so, allowing senior residents the security of knowing that if they or their spouse's needs progress, they can easily transition into receiving the services they need. This allows residents to remain within the community for the rest of their lives.

While there exist numerous types of senior housing communities, the services offered under a Continuing Care Retirement Community are extremely unique, making it incomparable to all other types of senior housing offered. Numerous active adult retirement communities,

independent living communities and congregate care retirement communities are located on Long Island, yet they typically cater to a relatively younger senior population who are quite active, independent and ambulatory, and who generally do not require assistance with daily activities. Likewise, numerous assisted living and nursing care communities exist in communities throughout eastern Long Island, yet they are targeted to a relatively older and immobile senior population who require a much greater and/or constant level of assistance. Moreover, while they certainly exist within the target market area, Alzheimer's care and rehabilitation centers are not deemed comparable as they accommodate segments of the population who require specialized mental and/or physical assistance. While various factors may result in some residents opting to move into these types of senior housing communities instead of a Continuing Care Retirement Community, the above-mentioned senior housing alternatives are not considered to be in direct competition with a new Continuing Care Retirement Community in the region.

For the purpose of this analysis, and since Continuing Care Retirement Communities cater to a specific demographic who wish to age in place, the senior housing alternatives that are deemed comparable to the proposed project only include other Continuing Care Retirement Communities. As seen in **Table 9**, a total of three (3) continuing care retirement communities have been identified within the primary market area and other surrounding communities on Long Island. These include Peconic Landing in Greenport (Southold Town), Jefferson's Ferry in South Setauket (Brookhaven Town), and The Amsterdam at Harborside which recently opened in Port Washington (Town of North Hempstead). Combined, the three (3) Continuing Care Retirement Communities are home to more than 700 residents.

As seen in **Figure 2**, the closest of the comparable communities is Jefferson's Ferry, approximately 12 miles from a proposed development in Kings Park. The Amsterdam at Harborside is approximately 27 miles away, and Peconic Landing is roughly 58 miles from the proposed Uplands at St. Johnland Continuing Care Retirement Community. It is important to note that none of the existing comparable senior communities are located in the Town of Smithtown. Likewise, there are no comparable communities located in nearby Babylon, Huntington, nor Islip. This indicates that a Continuing Care Retirement Community in Kings Park would likely fulfill the demands for those residing within the immediate community.

The comparable communities are all about the same size, with a mix of studios, one (1)-bedroom, and two (2)-bedroom apartment units, as well as villas/cottages. All comparable communities also provide a mix of assisted living and skilled nursing care beds, with two (2) of the three (3) communities also providing dementia care.

All three (3) comparable communities were established over the past ten (10) years, with Jefferson's Ferry opening in 2001 and Peconic Landing in 2002. The Amsterdam at Harborside is the newest of the three (3) communities, having opened in 2010. The relative newness of these communities indicates the recent rise in demand for such senior housing alternatives in the Long Island market.

Occupancy within the three (3) Continuing Care Retirement Communities is very strong, with all of the comparable communities reporting little or no vacancy. As of June 2010, The Amsterdam

at Harborside was 90% sold, while Peconic Landing was 95% occupied, and Jefferson's Ferry was 97% occupied. It is important to note that vacancies will inevitably occur as a result of resident turnover. Minimal vacancies within the target market area are an indication of a strong market for additional Continuing Care Retirement Communities.

Reflective of varying types and sizes of units, as well as the location of each community, entrance fees and monthly fees among comparable senior communities vary. At the lower end of the price scale, Peconic Landing offers one (1)-bedroom apartment units within the $250,000 - $320,000 range, while studios are offered at Jefferson's Ferry at the $316,600 price point. Entrance fees range upward from $930,000 for a village/cottage at Peconic Landing to over $2 million for a two (2)-bedroom apartment at The Amsterdam at Harborside. While The Amsterdam at Harborside does not charge second person entrance fees, such fees are approximately $40,000 for both Jefferson's Ferry and Peconic Landing. Various options for entrance fees are available to residents to suit their budget and varying needs.

Likewise, monthly fees differ based on the types and sizes of units, and between the three (3) comparable communities. Monthly fees at the comparable communities range from $2,400 to $3,500 for one (1)-bedroom units, from $3,150 to $7,520 for two (2)-bedroom units, and $4,600 to $5,400 for villas/cottages. Second person monthly fees range from $995 at The Amsterdam at Harborside to $1,267 at Peconic Landing.

All of the existing Continuing Care Retirement Communities that were identified as comparable to what is proposed for The Uplands at St. Johnland have similar traits and characteristics, most of which are reflected in the provision of amenities, services and programs to residents. In all communities, these include the provision of meals in an array of dining locations, sitting areas, library, swimming pool, health and wellness programs, a gym/fitness center, spa, beauty salon/barber shop, access to transportation, as well as resident clubs and organizations catering to various hobbies and interests. In addition, amenities including numerous recreational activities, visiting physicians and dentists, lifetime learning opportunities, transportation, banking and postal services tend to be available to residents. The extensive offerings at the comparable communities indicate strong demand for a vast array of amenities and services.

Table 9
EXISTING SUPPLY OF COMPARABLE SENIOR HOUSING COMMUNITIES

Name of Community	Location	Age of Residents	Year Opened	Housing Options	Number of Residents	Occupancy	Monthly Rent/ Entrance Fee	Amenities, Services, Programs Offered
Jefferson's Ferry	1 Jefferson Ferry Drive, South Setauket	62+ for IL; average age: 80's	2001	Studios: 6 1-BR Apartments: 114 2-BR Apartments: 100 Villas/ Cottages: 28 AL: 60 beds SNC: 40 beds Dementia: 20 beds	Capacity is 248 residents	97% (as of June 2010)	Entrance Fees $316,600 - $771,000 Second Person Entrance Fees: $40,800 Monthly Fees: $2,537 - $5,383 Second Person Monthly Fees: $1,352	Indoor pool; spa; hair salon; masseuse; green house; billiards room; card room; woodworking shop; art studio; bocce court; horseshoe pit; ponds with fountains; tennis court; walking paths; putting green; ATM; community garden; post office; theater; library; computer center; café and pub; arts center; fitness center; country store; housekeeping; banking; lawn care; interior and exterior maintenance; wired for high speed internet access; educational and recreational activities; prescription deliveries; scheduled transportation; visiting physicians and dentists; guaranteed on-site assisted living/nursing care if/when residents need it
Peconic Landing	15400 Brecknock Road, Greenport	62+	2002	1-BR Apartments: 54 2-BR Apartments: 85 Villas/ Cottages: 110 AL: 26 beds SNC: 44 beds	300+ residents	95% (as of June 2010)	Entrance Fees $250,000 - $930,000 Second Person Entrance Fees: $40,000 Monthly Fees: $2,900 - $5,000 Second Person Monthly Fees:	Resort-style living; 144-acre campus; waterfront location with ½ mile beach on Long Island Sound; lifetime access to long-term care; over 20 resident-managed clubs and committees; five dining rooms; café; auditorium; library with computer access; art room; card room; model train room; bank branch; unisex hair salon; guest rooms; meditation room; rose gardens; rehabilitation and wellness center; fitness center and exercise classes; tennis courts; indoor pool; walking and

Name of Community	Location	Age of Residents	Year Opened	Housing Options	Number of Residents	Occupancy	Monthly Rent/ Entrance Fee	Amenities, Services, Programs Offered
							$1,367	biking paths; Lifetime Learning; housekeeping and linen service; interior and exterior maintenance services; scheduled transportation; on-site enriched living and skilled nursing care for life
The Amsterdam at Harborside	300 East Overlook, Port Washington	62+	2010	1-BR Apartments: 47 2-BR Apartments: 179 AL: 26 beds SNC: 56 beds Dementia: 18 beds	200+	90% of units sold (as of June 2010)	Entrance Fees $544,500 - $2,055,900 Monthly Fees: $2,400 - $7,520 Second Person Monthly Fees: $1,995	Unlimited senior life care, resort-style dining choices (gourmet, casual and bistro), weekly housekeeping and flat linen service, lifetime interior and exterior maintenance, regularly scheduled group transportation, concierge services, underground valet parking, 24-hour on-site security personnel, television monitoring, health education, screening programs, lifelong learning opportunities, cultural, social, educational and recreational activities, private dining rooms, state-of-the-art fitness center, heated indoor swimming pool, business center with computer stations, extensive landscaping, card and game room, billiards parlor, television/media room, theatre/multi-purpose room, library, creative arts studio, beauty salon, barbershop, banking services, greenhouse, woodworking shop

IL = Independent Living Community; AL = Assisted Living Community; SNC: Skilled Nursing Community

Source: List of comparable senior housing communities compiled through various public and private resources, including New York State Department of Health, New York State Office for the Aging, Suffolk County Department of Health Services, Suffolk County Office for the Aging, American Association of Homes and Services for the Aging, and general knowledge of Long Island development. Whenever possible, the lack of information was supplemented with data found elsewhere, including interviews with representatives from specified communities, individual community websites and various senior housing publications, as well as the Updated Market Assessment for the proposed project, prepared by Taylor Reporting Solutions, LLC.

7.0 MARKET ABSORPTION

In general, the number of Continuing Care Retirement Communities grew substantially over the past few decades. On Long Island, the development of Continuing Care Retirement Communities is an even more recent phenomenon, which is reflected in three (3) such communities that have been established over the past ten (10) years. This rapid growth was due in part to the unmet demand for housing that satisfied the needs of the aging senior population on Long Island; such communities filled a niche among senior housing alternatives that did not previously exist. Since the concept of Continuing Care Retirement Communities are relatively new, with only three (3) comparable communities in the local market, the question of continued growth – specifically within the Town of Smithtown – in this type of senior living remains. This section seeks to quantify the need for a Continuing Care Retirement Community in the hamlet of Kings Park.

The demand for senior housing, and specifically Continuing Care Retirement Communities, varies from region to region throughout the nation, with numerous factors ultimately determining the market absorption and the overall success of a Continuing Care Retirement Community in a given locale. According to industry specialists, "developing elder housing of any type is challenging in populous areas of New York…. Land costs and property taxes are high, and many neighborhoods are worried that allowing greater density will increase traffic." As such, most senior housing experts would identify New York as the single most underserved market in the United States.[29]

Numerous factors make the proposed project site attractive to a Continuing Care Retirement Community. This includes substantial population centers in the immediate area and surrounding communities, the separation from other comparable senior housing communities in the target market area, the accessibility of the site from state and county highways, proximity to St. Johnland Nursing Center and other medical care facilities, and the abundance of recreational activities in the area. Such factors illustrate the vast opportunities available for senior living in this part of Town.

As mentioned in previous sections of this analysis, the minimum age for residents of Continuing Care Retirement Communities tend to be between 55 and 62 years. Since there tend to be many residents within this demographic, and also many residents within an older segment of the senior population, this analysis assumes a comprehensive approach in quantifying the demand for an additional Continuing Care Retirement Community within the Town of Smithtown. As seen in **Section 5.2** and **Table 4**, there exists a substantial population aged 55 years and older in each market area. Data estimates from 2010 indicate that the primary market area is comprised of over 326,000 persons within this 55 years and older age group. Over 2.6 million persons aged 55 years and older reside in the secondary market area and an additional 4.4 million persons of such

[29] American Seniors Housing Association, via Pristin, Terry, "Flexible Housing for Changing Needs of Elderly," The New York Times, October 17, 2007. Accessed via http://www.nytimes.com/2007/10/17/realestate/commercial/17elder.html?ref=continuingcareretirementcommunities

age reside in the tertiary market area. In total, nearly 7.4 million persons[30] aged 55 years and older comprise the target market area of persons who may demand a Continuing Care Retirement Community in the Town of Smithtown over the coming years.

While the age of potential residents is one of the primary factors in determining qualified persons, the demand for senior living – especially Continuing Care Retirement Communities – is largely determined by affordability. According to the New York State Department of Health, residence in a Continuing Care Retirement Community requires a significant financial commitment. Cost is based on a variety of factors including the location, size of the housing unit, and the type of contract signed.[31] Widely known as the most expensive of all long-term-care options, Continuing Care Retirement Communities tend to require relatively high entrance fees when compared to alternative types of senior housing communities.[32] Payments typically consist of two components – a one-time entrance fee and a monthly service fee. The entrance fee is typically paid before moving into the community and is generally comparable to the average value of residential homes in a specified neighborhood. The monthly service fee covers such expenses as housing costs and amenities, meals, housekeeping, transportation, maintenance, security and any needed health care. Both entrance fees and monthly service fees vary, based upon the type and size of a given housing unit, and in New York State entrance fees begin at approximately $115,000; monthly fees begin at approximately $2,100.[33] Elsewhere in the country, entrance fees can range from $100,000 to $1,000,000, with monthly fees ranging from $3,000 to $5,000, which may increase as needs change.[34] As of 2010, the average Continuing Care Retirement Community entrance fee nationally was $248,000, up slightly from the national average of $238,600 in 2009.[35]

Proposed entrance fees at The Uplands at St. Johnland Continuing Care Retirement Community range from $395,000 for a one (1)-bedroom unit, to $825,000 for a townhouse unit. Likewise, monthly fees range from $2,250 for a one (1)-bedroom unit to $3,950 for a larger two (2)-bedroom unit with a den. Second-person fees are projected to total an additional $35,000 toward the entrance fee, and an additional $1,000 in monthly fees. While higher than the national average, these fees are consistent with the relatively higher cost of living in Long Island, as evidenced by comparable entrance and monthly fees found within the other three (3) Continuing Care Retirement Communities on Long Island (as seen in **Section 6.0**).

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[30] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

[31] New York State Department of Health, *"Continuing Care Retirement Communities & Fee-For-Service Continuing Care Retirement Communities,"* Revised June 2011. Accessed via http://www.health.state.ny.us/facilities/long_term_care/retirement_communities/continuing_care/

[32] American Association of Retired Persons, *"Continuing Care Retirement Communities: What They Are and How They Work."* Accessed via Caregiving Resource Center at http://www.aarp.org/relationships/caregiving-resource-center/info-09-2010/ho_continuing_care_retirement_communities.html

[33] New York State Department of Health

[34] American Association of Retired Persons, *"Continuing Care Retirement Communities: What They Are and How They Work."* Accessed via Caregiving Resource Center at http://www.aarp.org/relationships/caregiving-resource-center/info-09-2010/ho_continuing_care_retirement_communities.html

[35] United States Government Accountability Office, "Report to the Chairman, Special Committee on Aging, U.S. Senate, "Older Americans: Continuing Care Retirement Communities Can Provide Benefits, but Not Without Some Risk," June 2010. Accessed via http://gao.gov/new.items/d10611.pdf

Since residents must meet the financial criteria set forth by the Continuing Care Retirement Community, it is necessary to also examine the households with sufficient financial resources to cover both the entrance fees and the monthly fees. Since entrance fees range from $395,000 to $825,000, this analysis conservatively assumes that households will require a net worth of at least $500,000 to afford to reside within the proposed project. It is important to note that other forms of payment, including assistance from adult children or other family members, as well as receipt of government subsidies, may enable non-income qualifying senior residents to afford to reside within a Continuing Care Retirement Community. However, for the purpose of this analysis, a conservative estimate is assumed in measuring affordability.

An examination of net worth among residents aged 55 years and older, as seen in **Section 5.2** and **Table 6**, indicates that there are nearly 90,000 households aged 55 years and older in the primary market area with net worth of at least $500,000. Moreover, there are over 531,000 households in the secondary market area, and an additional 696,000 households in the tertiary market area with such levels of net worth[36] that could likely afford to reside within a Continuing Care Retirement Community in the region.

As seen in **Table 10**, over 1.3 million households in the target market area aged 55 years and older are qualified and could afford to reside within a Continuing Care Retirement Community, with net worth of $500,000 or more. When the average household size of persons aged 55 years and older is applied to these qualified households, this equates to a total of approximately 2.3 million persons aged 55 years and older who could afford to reside within a Continuing Care Retirement Community.

Table 10
AGE- AND INCOME-QUALIFIED PERSONS: 2010

Market Segment	Age- and Income-Qualified Households	Average Household Size	Age- and Income-Qualified Persons
Primary Market Area	89,939	1.84	165,253
Secondary Market Area	531,170	1.68	890,315
Tertiary Market Area	696,297	1.77	1,233,954
Total: Target Market Area	**1,317,406**	**1.74**	**2,289,522**

Source: United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

As seen in **Section 6.0**, the three (3) existing comparable senior communities are comprised of over 700 residents. When subtracted from the qualified persons residing within the primary market area, this equates to 164,553 qualified persons in the primary market area. The number of persons residing within the secondary and tertiary market areas remains unchanged, as residents of Continuing Care Retirement Communities in those locations will not likely serve as

[36] United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Net Worth Profile*.

direct competition to a proposed community in Kings Park. As seen in **Table 11**, this narrows the potential pool of residents of a new Continuing Care Retirement Community to 2,288,822 persons within the target market area.

Table 11
AGE- AND INCOME-QUALIFIED PERSONS, LESS RESIDENTS OF EXISTING COMPARABLE SENIOR COMMUNITIES: 2010

Market Segment	Age and Income Qualified Persons	Residents of Existing Comparable Senior Communities	Qualified Persons
Primary Market Area	165,253	700	164,553
Secondary Market Area	890,315	--	890,315
Tertiary Market Area	1,233,954	--	1,233,954
Total: Target Market Area	**2,289,522**	**700**	**2,288,822**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile, Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

While there exist an estimated 2.3 million persons who are age- and income-qualified for the proposed Continuing Care Retirement Community, it is necessary to apply a capture rate to account for the number of persons who would demand residency within a Continuing Care Retirement Community. As seen in **Section 1.0**, and according to the American Association of Homes and Services for the Aging, there are approximately 745,000 persons residing within Continuing Care Retirement Communities across the country.[37] When applied to the estimated population in the United States of 76,758,355 persons aged 55 years and older[38], this equates to approximately 0.97% of residents aged 55 years and older that reside within a Continuing Care Retirement Community. It is important to note that this number is on the rise, due to an aging population. However, for the purpose of this analysis, and to present a conservative projection regarding the number of persons who would demand residency within a Continuing Care Retirement Community, this capture rate of 0.97% is assumed.

When applying the 0.97% capture rate to the number of qualified persons within each market area, this equates to 1,596 qualified persons in the primary market area, 8,636 persons in the secondary market area, and 11,969 persons in the tertiary market area. This results in a total number of qualified persons who are likely to demand residency within a Continuing Care Retirement Community to 22,202 persons, as seen in **Table 12**.

[37]Greene, Kelly, "Continuing-Care Retirement Communities: Weighing the Risks," The Wall Street Journal, August 7, 2010.
[38] United States Bureau of the Census; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile*.

Table 12
AGE- AND INCOME-QUALIFIED PERSONS WHO DEMAND CONTINUING CARE RETIREMENT COMMUNITY RESIDENCY: 2010

Market Segment	Age and Income Qualified Persons	Capture Rate	Qualified Persons who Demand Continuing Care Retirement Community Residency
Primary Market Area	164,553	0.97%	1,596
Secondary Market Area	890,315	0.97%	8,636
Tertiary Market Area	1,233,954	0.97%	11,969
Total: Target Market Area	**2,288,822**	**--**	**22,202**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile, Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

The next step in determining market absorption is to apply a market share to each of the market segments to determine how many persons would come from the primary market area, as compared to the secondary and tertiary market areas. As seen in **Section 4.0**, it is estimated that 67.6% of potential residents would be drawn from the primary market area. According to **Table 12**, there are 1,596 qualified persons in the primary market area who are likely to demand residency within a Continuing Care Retirement Community. Assuming that this figure represents 67.6% of the potential pool of residents at a new Continuing Care Retirement Community in Kings Park, this equates to a total of 2,360 qualified residents coming from the target market area. Of this, approximately 30.6% of residents would be drawn from the secondary market area. Assuming that 30.6% of the residents originate from this market segment, it results in 721 qualified persons coming from the secondary market area. Lastly, it is assumed that 1.8% of residents would come from the tertiary market area. Given these assumptions, this represents an additional 43 qualified persons. This is illustrated in **Table 13**.

Table 13
QUALIFIED PERSONS: 2010

Market Segment	Qualified Persons	Market Share	Qualified Persons Specific to Market Segment
Primary Market Area	1,596	67.6%	1,596
Secondary Market Area	8,636	30.6%	721
Tertiary Market Area	11,969	1.8%	43
Total: Target Market Area	**22,202**	**100.0%**	**2,360**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile, Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

It is important to note that a new Continuing Care Retirement Community is not predicted nor expected to capture all of the senior housing potential among residents of the target market area.

A conservative estimate assumes that a new Continuing Care Retirement Community will be able to capture between 15% and 20% of the total demand potential in the target market area. This capture rate is based on the strong occupancy among all existing comparable senior communities on Long Island, the distance from existing comparable senior communities and the lack of this type of senior housing in the immediate vicinity. The remaining 80 – 85% represents the potential among existing and/or proposed Continuing Care Retirement Communities within Suffolk County to capture its market share throughout the target market area.

Assuming a 15 – 20% capture rate for the purpose of this analysis, this results in absorption of between 354 and 472 residents that could potentially move into a Continuing Care Retirement Community in Kings Park.[39] Of this, between 239 and 319 persons would come from the primary market area, comprising 67.6% of the total residents. An additional 108 to 144 persons or 30.6% of the total population would likely originate from the secondary market area, and 1.8%, or between six (6) and nine (9) residents are likely to move from the tertiary market area, as evidenced in **Table 14**.

It is important to note that this figure reflects a conservative estimate, as a new Continuing Care Retirement Community in a desirable and underserved location is likely to attract a greater share of residents. Moreover, and as noted previously, all of the existing comparable senior communities are nearly fully occupied; therefore, this presents the potential for a greater capture rate than conservatively assumed for the purpose of this analysis.

Table 14
MARKET ABSORPTION: 2010

Market Segment	Qualified Persons Specific to Market Segment	15% Capture Rate	20% Capture Rate
Primary Market Area	1,596	239	319
Secondary Market Area	721	108	144
Tertiary Market Area	43	6	9
Total: Target Market Area	**2,360**	**354**	**472**

Source: United States Bureau of the Census; Survey of Consumer Finances, Federal Reserve Board; Accessed and analyzed via Business Analyst Online, Environmental Systems Research Institute, Inc., *Age 50+ Profile, Net Worth Profile*; Analysis by Nelson, Pope & Voorhis, LLC.

A Continuing Care Retirement Community in Kings Park has the opportunity to serve a documented need by providing housing and services to a growing segment of the Town's population. It is estimated that between 354 and 472 persons could be absorbed at a new

[39] It is important to note that this range of residents represents the market potential, considering demographic factors and absorption, and does not reflect the number of units that are anticipated to be constructed at the proposed project.

Continuing Care Retirement Community in Kings Park.[40] Moreover, there remain additional opportunities for additional Continuing Care Retirement Communities throughout the local market, with a surplus of approximately 1,888 to 2,006 persons in the target market area. These findings indicate that the primary market area and specifically this part of the Town of Smithtown can support a Continuing Care Retirement Community as intended, with approximately 287 persons residing within 22 townhouses, 153 independent living units, and 24 assisted living units. Moreover, there remains significant excess demand that could be absorbed in the surrounding communities and throughout Suffolk County. Such excess demand has the potential to be fulfilled within other sites in Smithtown that have been deemed as potentially developable and suitable for additional Continuing Care Retirement Communities within the Town, as identified in the Supplemental Cumulative Impact Analysis.

[40] It is important to note that this market absorption range represents the number of age- and income-qualified persons in the target market area who would likely demand housing within a Continuing Care Retirement Community in Smithtown, and not the actual number of residents that are anticipated to move into the proposed Continuing Care Retirement Community.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Despite the nationwide slump in the housing market over the past few years, the demand for senior housing is on the rise, both on Long Island and nationwide. The Town of Smithtown has the opportunity to capitalize on this growing trend on behalf of senior residents in the Town and region. Kings Park, and the Town of Smithtown on the whole, has much to offer – a diverse population, proximity to medical care, vibrant downtowns and hamlet centers, access to local beaches, State and County parks and nature centers, are all factors that contribute to the character of the Town, making it a desirable place for senior residents to remain, as well as relocate to, in their later years. These favorable characteristics further support the need for the Town of Smithtown to examine means to capture all avenues of the senior housing market; only a few senior housing communities exist in the Town, none of which are targeted to continuing care. As such, senior residents who demand such assistance must leave Smithtown in order to find quality living arrangements where they can age in place. This results in an invaluable loss, in terms of population, knowledge, local resources and revenue within the community.

Senior residents have numerous housing alternatives to choose from when deciding their future, including those targeted to active adults, independence, congregate care, assistance, continuing care and nursing care. Continuing Care Retirement Communities, or Continuing Care Retirement Communities, have recently become a preferred option among senior populations, allowing them the distinct opportunity to age in place, despite their changing lifestyles and needs over time.

The Town of Smithtown has recognized this widespread need for such senior housing. As stated in §322-49 of the Smithtown Town Code, Declaration of Policy:

> The Town Board hereby finds that there is an increasing need by persons of or nearing retirement age for reasonably priced dwelling accommodations in planned separate residential areas which will be inhabited by persons similarly circumstanced and which have been specially designed and developed for such age group, located in close proximity to centralized activity centers, community facilities or medical centers. Dwellings designed for this age group shall be made available at a cost to the tenants below prevailing rental costs in the Town of Smithtown at the time of occupancy, which cost shall reflect any applicable government subsidy. At all times, first priority for occupancy shall be given to elderly residents of the Town of Smithtown and their families…

The proposed Continuing Care Retirement Community will introduce a new type of use to the Town and will provide both the local community as well as Long Island as a whole, a type of use that is both in high demand and in low supply. The proposed project will assist in fulfilling a need for quality housing and continuing care for people over the age of 55 in Smithtown. The proposed project will provide a permanent and integrated land uses within the hamlet of Kings Park, through the construction of three (3) types of housing, including townhouse units, independent living units and assisted living units within a Continuing Care Retirement Community. This type of development provides individuals various levels of care together on one campus-like setting so that residents can stay in the same community as their needs change. The proposed project will provide care facilities and residences that will afford current area

residents opportunities to remain in the community – in proximity to family, friends and accustomed neighborhoods – and will be attractive to seniors.

The first step in quantifying the need for a Continuing Care Retirement Community is to identify the target market area, which establishes the boundary from which the assisted living community will draw interest. As seen in **Section 4.0**, the primary market area was identified as the five (5) western towns in Suffolk County. The secondary market area was identified as the five (5) towns in Suffolk County, as well as Bronx, Kings, Nassau, New York, Queens, Richmond and Westchester counties in New York. The tertiary market area was identified as Los Angeles County in California; Fairfield County in Connecticut; Broward, Miami-Dade, Orange and Palm Beach counties in Florida; and Bergen and Hudson counties in New Jersey. Data and trends were analyzed in order to depict the characteristics of those residing within the target market area; ultimately these persons will serve as the majority of support for a Continuing Care Retirement Community in Kings Park.

As seen in **Section 5.0**, the target market area has experienced considerable growth – both in population and the number of households since 1990, and demographic projections forecast continued growth through 2015. Moreover, the share of persons aged 55 years and older is growing substantially within the target market area, as evidenced by the aging of the population. This data indicates that additional senior housing, and specifically within Continuing Care Retirement Communities, can likely be supported; as growth continues over the coming years, demand will further increase.

As seen in **Section 6.0**, three (3) comparable Continuing Care Retirement Communities were identified on Long Island: Jefferson's Ferry in South Setauket (Town of Brookhaven), Peconic Landing in Greenport (Town of Southold), and The Amsterdam at Harborside (Town of North Hempstead). Combined, the communities provide housing for over 700 persons. The closest of the comparable communities is located approximately 12 miles from Kings Park. It is important to note that none of the existing comparable senior communities are located in the Town of Smithtown. Likewise, there are no comparable communities located in the nearby towns of Babylon, Huntington nor Islip. This indicates that a Continuing Care Retirement Community in Kings Park would likely fulfill the demands for those residing within the immediate community.

All comparable communities were established over the past ten (10) years, with all of them opening since 2001. The relative newness of these communities indicates the recent rise demand for such senior housing alternatives in the local community. Moreover, occupancy is very strong, with all comparable communities reporting minor levels of vacancy. The extensive offerings at the comparable communities indicate strong demand for a vast array of amenities and services.

Section 7.0 builds upon the findings of **Section 5.0** and **Section 6.0**, and quantifies the need for a Continuing Care Retirement Community in the local market. An analysis of age- and income-qualified persons, potential absorption and a conservative ability to capture residents reveal that the market could absorb between 354 and 472 residents at a Continuing Care Retirement Community in Kings Park. A Continuing Care Retirement Community in Kings Park has the opportunity to serve a documented need by providing housing and services to a growing segment

of the Town's population.

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FIGURES

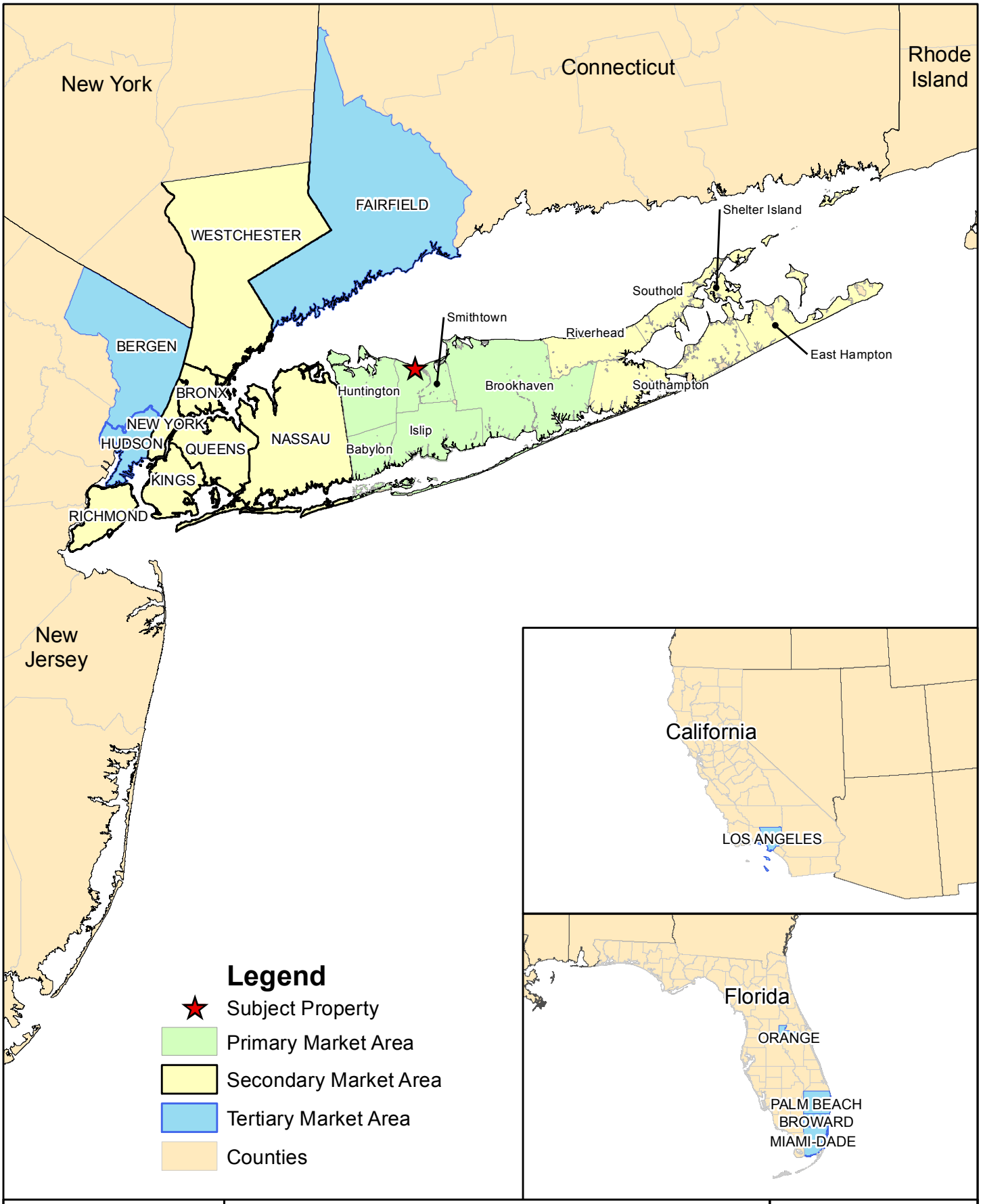

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FIGURE 1
TARGET MARKET AREA

Source: NPV GIS Library
Scale: 1 inch = 20 miles

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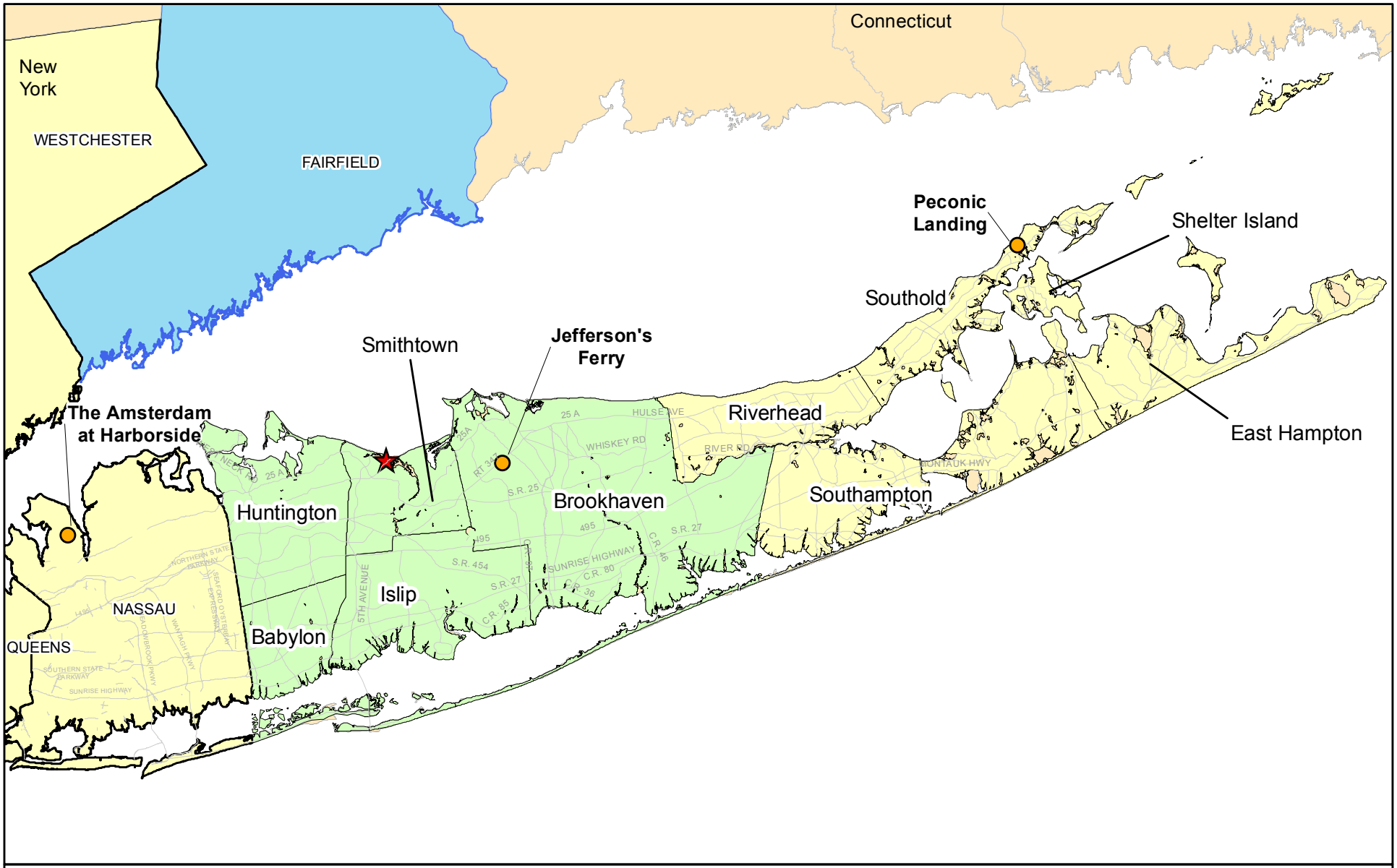
Residential Market Analysis
The Uplands at St. Johnland CRCC



Legend			
	Subject Property	Primary Market Area	Tertiary Market Area
	Comparable Senior Communites	Secondary Market Area	

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FIGURE 2
EXISTING SUPPLY OF COMPARABLE SENIOR COMMUNITIES

Source: NPV GIS Library
Scale: 1 inch = 10 miles

Residential Market Analysis
The Uplands at St. Johnland

ATTACHMENT A

Nelson, Pope & Voorhis, LLC
Economic Qualifications

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ENVIRONMENTAL SITE ASSESSMENT
ENVIRONMENTAL SCIENCE & ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT PLANS
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Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by Nelson, Pope & Voorhis, as well as a sampling of completed projects and key staff resumes.

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Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 30 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting

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The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural SketchUp (modeling software), AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners, economic analysts and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell, AICP and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the

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Regional Planning
Economic Planning
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & Leed
Project Planning & Support

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What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental Analysis:** Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws.

- **Municipal Planning:** Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration.

- **Regional and Community Planning:** Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies.

- **Feasibility and Due Diligence Assistance:** Comprehensive research into site development related issues affecting project implementation, timing and costs.

- **Economic Planning:** **Fiscal** and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.

- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.

- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.

- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and peizometer installation.

Nelson Pope & Voorhis

Summary of Services…

Environmental Planning Consulting

Municipal Planning
SEQRA Compliance
Harbor Management Planning
Feasibility Studies
Due Diligence Assistance
Regional Planning
Economic Planning
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & Leed
Project Planning & Support

- **Storm Water Management Plans (SWPPPS):** Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction…

- **Waterfront and Coastal Zone Projects:** Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities…

- **Mapping:** Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions…

- **Watershed Management and Water Supply:** Comprehensive regional watershed and water supply management and planning studies…

- **Permitting and Processing:** Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings…

- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and feasible solutions.

Nelson Pope & Voorhis

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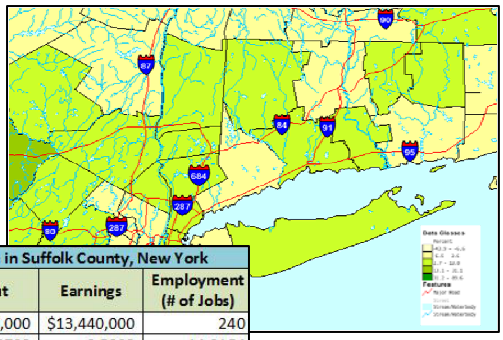
Economic and Fiscal Impact Analysis, Demographic and Community Needs Assessments

Environmental Planning Consulting

Feasibility & Due Diligence Assistance
Regional & Site Planning
Economic Planning
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & LEED
Project Planning & Support

- Fiscal Analysis
- Economic Impact Analysis
- Economic Development Strategies
- Market Positioning & Branding
- Main Street Revitalization
- Comprehensive Community Needs Assessments
- Socioeconomic Analysis
- Demographic analysis
- Tax Base Analysis



NAICS CODE 230000: Construction in Suffolk County, New York			
	Output	Earnings	Employment (# of Jobs)
Direct Impact	$33,600,000	$13,440,000	240
RIMS Multiplier	1.9793	0.5803	14.0154
Indirect and Induced Impact	$66,504,480	$7,799,232	100
Total Impact	**$100,104,480**	**$21,239,232**	**340**

Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic "ripple effect" benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V's economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.

Nelson Pope & Voorhis

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Market Analysis

Environmental Planning Consulting

Feasibility & Due Diligence Assistance
Regional & Site Planning
Economic Planning
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & LEED
Project Planning & Support

NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.

Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.

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Niche Market and Branding Plan & Build-Out/Tax Base Analysis
Town of Brookhaven

Environmental Planning Consulting

Feasibility & Due Diligence Assistance
Regional & Site Planning
Economic Planning
Grant Preparation & Administration
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & LEED
Project Planning & Support

Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.

Nelson Pope & Voorhis

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Economic Development Chapter of the Comprehensive Plan Update

Town of Southold

Environmental Planning Consulting

Feasibility & Due Diligence Assistance
Regional & Site Planning
Economic Planning
Environmental Site Assessment
Environmental Science & Analysis
Wetland Permitting
Storm Water Management Plans
Waterfront & Coastal Zone Projects
Mapping
Watershed Management & Water Supply
Permitting & Processing
Sustainability & LEED
Project Planning & Support

In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

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RESUMES

Nelson, Pope & Voorhis

Charles J. Voorhis, AICP, CEP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

- Lake Agawam Comprehensive Management Plan, 2008
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- GEIS Commercial Rezonings on the Towns Own Motion, 1988
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathanial Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

Steven J. McGinn, CEI

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Licensed Asbestos Inspector
- OSHA 40 Hour HAZWOPER
- Certified Environmental Inspector, Environmental Assessment Association (CEI)
- Lead Based Paint Risk Assessor
- Radon Measurement Specialist

Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Senior Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

Education:

- 8-Hour HAZWOPER Refresher Course
- 40-Hour Course Hazardous Materials Training
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

Significant Professional Achievements:

- Village of Hempstead Urban Renewal Project - Phase I ESA
- Coram Plaza, Coram - Phase I, II & III ESA and Asbestos Survey
- 744 Clinton Street, Brooklyn - Phase I & II ESA
- Middle Island Country Club, Middle Island - Phase I & II ESA
- Tyrolean Auto Sport, Northport - Phase II & III ESA
- Long Island Children's Museum, Westbury - Phase I & II ESA
- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses

Professional Responsibilities:

- Division Manager for Phase I and Phase II Environmental Site Assessments, Site Remediation Coordination and Supervision, Lead-Based Paint sampling and Asbestos Surveys for lending institutions
- Author of numerous Phase I & II ESA reports, remediation & brownfield projects work plans, and closure reports in both draft and final formats for major large scale, high-profile pro jects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

Carrie O'Farrell, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- Partner/Division Manager of the Environmental Resource & Wetland Assessment Division, Nelson, Pope & Voorhis, LLC Melville, New York (3/2004 - present).

- Environmental Planner; Nelson, Pope & Voorhis, LLC, Melville, NY (10/2002 to 2/2004). Preparation of environmental assessments, environmental impact statements and various other land use and feasibility studies. Development of land use plans for town zoning and planning purposes, and coordinate reviews with various town and state officials. Preparation of freshwater & tidal wetlands permits & permit plans, NYSDEC Stormwater Pollution Prevention Plans and Stormwater General Permit filings.

- Consultant and Environmental Policy Analyst, Booz Allen Hamilton, Inc., Washington, D.C. (1999 to 2002). Provide program management, planning, on-site support, and data analysis for various federal agency environmental programs including U.S. De partment of Energy, Federal Aviation Administration (FAA), and U.S. Department of Defense.
  Prepared policy recommendations, program information briefings, Congressional testimony, and various program support active ties. Reviewed and prepared sections of environmental impact analyses, policy language, responses to public comments, press releases, and fact sheets; and coordinated interagency meetings and comment resolution between various federal offices.

Education:

- Bachelor of Science: University of Rochester, Environmental Science, May 1999

Significant Professional Achievements:

- Environmental Impact Statements (EIS): Lighthouse@Long Island, Kensington Estates, Woodbury; Roslyn Landing@Roslyn; Tiana Commons PDD, Town of Southampton; Glen Harbor Partners Town of N. Hempstead; The Residences @ North Hills, Village of North Hills; Lands End, Village of Sands Point; Korean Church of Long Island, Village of Lake Success; Sandy Hills, Town of Brookhaven;
- Draft Generic EIS and Mixed Use Planned Development District legislation: Gabreski Airport PDD; North Sea Mixed Use Development District, Southampton, NY.
- Planned Development District Master Plan & Planned Development District (PDD) Legislation: Gabreski Airport Master Plan, Town of Southampton; North Sea PDD, Town of Southampton; Poxabogue Golf Course PDD, Town of Southampton
- Expanded Part I & Part III Environmental Assessments: Parrish Art Museum, Town of Southampton; Cenacle Manor, Ronkonkoma; The Seasons at East Meadow; Laurel Hollow Subdivision; Greenport Marina, Greenport, NY; Engel Burman @ Plainview; Shaw Estates at Manorville
- DEC SPDES Phase II Permits & Municipal Compliance: Village of Poquott, Village of Port Jefferson, & Village of Bellport Stormwater Management Plans; Completion of DEC annual re ports; completion of 75+ Stormwater Pollution Prevention Plans for Stormwater Discharges from Construction Activity (GP-0-08-001) for construction sites throughout Nassau & Suffolk Counties.
- Municipal Planning Studies: Mount Sinai Harbor Management Plan, Town of Brookhaven; NYSDOS Beaverdam Creek Watershed Management Plan; NYSDOS Barriers to Fish Passage in six South Shore Estuary Reserve Tributaries; Town of North Hempstead, North Sheets Creek Beach Shoreline & Park Improvements; Town of Shelter Island Water Supply Study; Village of Manorhaven Nature Preserve.
- Wetlands Permits & Feasibility Studies: Fire Island Pines Property Owner's Association, Brookhaven; Bedford Ponds, Bedford, NY; Kismet Walks, Town of Islip; Mooney Pond, Coram, Town of Brookhaven; Port Washington Yacht Club, Port Washington;
- Site plan/subdivision review: Town of Southampton, Town of Southold, & Village of Poquott.
- US Department of Energy Yucca Mountain Project Draft, Supplemental, and Final EIS. Conducted headquarters poli cy review, prepared draft language, and coordinated interagency comment/review of documents for nationwide NEPA project.
- U.S. Department of Energy Yucca Mountain Site Re commendation. Assisted in the development and review of U.S. Secretary of Energy's Yucca Mountain Site Recommendation Decision and Congressional approval.
- NYC CEQR Environmental Assessments: Briarwood Plaza Bell Boulevard Rezoning; Hatzolah of Boro Park
- NEPA Environmental Assessment: Heckscher Museum, Huntington, NY.

Kathryn J. Eiseman, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- American Institute of Certified Planners (AICP)

Experience:

- Partner/Division Manager of the Environmental & Community Planning Division, Nelson, Pope & Voorhis, LLC Melville, NY) and Charles Voorhis & Associates, Inc. (Miller Place, NY) (7/93 to Present). Project management, preparation of planning studies, downtown revitalization plans, visual preference surveys and public workshop planning and facilitation, environmental impact statements, Geographic Information Systems analysis and mapping, air impact studies, air dispersion modeling (CAL3QHC), noise impact analysis and mitigation, conduct planning studies for land use compatibility/precedent, school and fiscal analysis, testimony at Planning Board meetings.
- Arlington Central School District; Poughkeepsie, NY. (9/91 - 6/93). Mathematics teacher, grade 7.
- Hyde Park Central School District; Hyde Park, NY. (9/89 - 6/91). Mathematics teacher, grades 7 and 8. Yearbook and Mathcounts Club advisor.

Education:

- State University of NY at Stony Brook, Masters Degree in Environmental and Waste Management, 12/96.
- State University of New York at New Paltz; New York (9/89- 6/93). Graduate studies in mathematics, education, computer science, environmental studies and liberal arts.
- Syracuse University; Syracuse, New York. Bachelors Degree. Dual Majors: Mathematics and Education, 5/88.
- Université de Grenoble; Grenoble, France. French language certificate program for foreign students, 5/84.

Significant Professional Achievements:

- Montauk Highway Corridor Study & Land Use Plan for Mastic and Shirley Phase II , 2009
- East Hampton Commercial Districts Study, 2009
- Oyster Bay LWRP, in progress
- Town of Brookhaven Athletic Fields Needs Assessment, in progress
- Planning Consultant to the Village of Southampton, ongoing
- Eastern Waterfront Community Vision & Revitalization Plan , 6/09
- Lake Ronkonkoma Clean Lakes Study Update, 7/08
- Suffolk County North Shore Embayments Watershed Management Plan, (Final), 11/07
- Syosset Downtown Redevelopment & Revitalization Plan, 9/05
- East Hills Architectural Review Board Planning Study, 1/05
- East Hills Residential Bulk Regulations Review & Study, 1/05
- Stormwater Outfall and Conveyance Inventory and Mitigation Plan for Town of Islip, 2003
- Mt. Sinai Harbor Shellfish Closure Area Investigation, Town of Brookhaven, 2/03
- Hicksville Fire District Mapping and Spatial Analysis, 2003.
- Visual Preference Survey, Port Jefferson Village, 6/02
- Setauket Fire District Needs Analysis, Setauket, New York, 2001
- Review of Past Water Quality Studies, Port Jefferson Village, 2000
- Stormwater Study, Inventory & Analysis of Stormwater Outfalls for the Town of Brookhaven South Shore Bays, 1996, West Meadow Creek, 2000, and Town of Islip, 2001

Professional Organizations, Certifications & Training:

- APA Metro Long Island Section Treasurer
- Boys & Girls Club of Bellport Advisory Council Member
- American Institute of Certified Planners since July 2000
- American Planning Association Member since 1997
- IAP2 Certificate Course in Public Participation, January 2004
- CommunityViz Scenario Constructor, SiteBuilder 3D™, Policy Simulator training, November 2002
- Introduction to ArcView GIS, ESRI 16 hour course, 4/00
- Fundamentals of Dispersion Modeling and Computer Modeling Laboratory, June, 1998
- Rutgers University, Methodology of Delineating Wetlands, July 1987

NICOLE L. DELLAVECCHIA

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- **Economic Analyst/Planner, Nelson, Pope & Voorhis, LLC (March 2009-Present)**
  - Completed fiscal impact analyses and economic impact analyses for planned development districts, as well as residential, commercial, recreational and mixed-use developments
  - Prepared market analyses, feasibility studies, and needs assessments on small and large-scale shopping centers, as well as residential developments, including independent senior living, assisted living facilities and other senior housing developments
  - Completed property tax and sales tax analyses
  - Prepared niche market/branding and positioning plans
  - Conducted tax base, build-out, and zoning analyses
  - Completed analyses to assess and quantify impacts to local community service providers
  - Involved with the preparation of SEQR review documents including Environmental Assessment Forms and Environmental Impact Statements
  - Conducted demographic and socioeconomic analyses
  - Prepared proposals and other marketing efforts

- **Urban Planner/Economic Analyst, Saratoga Associates, Saratoga Springs, NY (2006-2008)**
  - Completed comprehensive/master plans in urban, suburban and rural communities
  - Conducted comprehensive community needs assessments, and demographic and socioeconomic analyses at the county, municipal and neighborhood level
  - Heavily involved in economic development strategies, mall redevelopment, and tourism plans
  - Prepared market analyses and feasibility studies, as well as fiscal and economic impact analyses on residential, commercial, office space and alternative energy developments
  - Prepared corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
  - Facilitated public participation and community visioning processes, as well as public forums regarding housing, public safety and economic development
  - Created maps, images, graphics and other visuals for various plans and presentations
  - Prepared and reviewed grants for federal, state and local funding sources

Education:

- **Master of Urban Planning, Specialization in International and Economic Development**
  State University of New York, University at Buffalo, 2006
- **Bachelor of Arts - Economics**
- **Bachelor of Arts - International Relations, Specialization in Economic Development**
  State University of New York, College at Geneseo, 2004

Technical Expertise and Skills:

- IMPLAN, received formal training through Minnesota Implan Group
- Microsoft Access, Excel, Frontpage, Publisher, Word & Works
- Adobe Acrobat, Illustrator, InDesign and Photoshop
- ESRI ArcMap 9.3
- SPSS
- MobileMapper and GPS Pathfinder Office

Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni

APPENDIX C

CCCRC Ordinance Review

APPENDIX C-1

Draft CCRC Ordinance

PROPOSED AMENDMENT TO CHAPTER 322 (ZONING ORDINANCE) OF THE TOWN CODE
RE: Continuing Care Retirement Communities

Draft 4
July 7, 2006
zoning amend ccrc.doc

Additions indicated by underlines
Deletions indicated by ~~strikeouts~~

§322-3. Word usage; definitions.

B. Definition of terms. As used in this chapter, the following terms shall have the meanings indicated:

~~CONGREGATE CARE FACILITIES – Any residential development providing efficiency or one- or two-bedroom dwelling units with common dining, recreation and medical or nursing home facilities for persons in excess of sixty-five (65) years of age. In the case of a married couple, only one (1) of the spouses must be in excess of sixty-five (65) years of age. A congregate-care facility must include the following:~~

~~(1) An association with a fully licensed staffed hospital or nursing home facility on or adjacent to the site of the congregate-care facility, which provides skilled care to residents requiring such services on a priority basis.~~

~~(2) Kitchen and dining room facilities offering no less than one (1) common meal to all residents each day.~~

~~(3) A call-button monitoring system for emergency calls directly to supervisory staff on premises.~~

~~(4) A medical history on file for each permanent resident.~~

~~(5) On premises physical therapy.~~

~~(6) On premises in-house sale and distribution of personal services and food items for residents of the facility.~~

~~(7) Library, educational, social and occupational facilities.~~

~~(8) Available transportation for residents from the facility to shopping, medical, recreational and other major desired points of destination.~~

~~(9) A minimum unit size of 450 square feet of habitable floor area~~

CONTINUING CARE RETIREMENT COMMUNITY - a combination residential and institutional development for the elderly duly licensed by New York State as a continuing care retirement community

§322-8. Use Regulations.

C. Table of Use Regulations [insert from table]

Residential District:
TABLE OF USE REGULATIONS

USE	DISTRICT R-43	R-21	R-15	R-10/10S	RM-7	R-6	PRD	RC	RMGA
Continuing Care Retirement Community	-	-	-	-	-	-	-	TR	-

§322-61. Residential parking schedule.

The schedule of off-street parking space requirements for residential uses shall be as follows:

Use	Required Number of Spaces
Continuing care retirement community	2.5 per dwelling unit

Article XIV

Special Exceptions; Amendments; Changes of Zone

§322-99.1 Continuing Care Retirement Community.

A. The Town Board may, upon application and after a public hearing on notice as provided in §322-94 for special exception uses, authorize a special exception for a Continuing Care Retirement Community in the Retirement Community (RC) District, if said Board shall find that the proposed use is desirable for adequate service to residents of the Town of Smithtown, that the proposed location is appropriate for such use and gives due consideration to the character of the surrounding neighborhood and that the proposal is in keeping with the purposes of this chapter as stated in §322-2.

B Before approving such a special exception, the Town Board shall determine that the following minimum conditions are provided:

(1) The site area shall be at least twenty-five (25) acres.

(2) The building coverage shall not exceed ten percent (10%) of the site, and the gross floor area shall not exceed twenty percent (20%) of the site.

(3) A densely wooded natural buffer zone, at least two hundred (200) feet deep shall be provided adjacent to all property lines except for two driveways whose placement and design shall be subject to approval by the Town Board. The Board reserves the right to request additional access driveways if the Board determines that such access is appropriate and necessary.

(4) The permitted density shall be not more than five (5) dwelling units per acre. The Town Board may increase the density by one (1) dwelling unit for every four thousand (4000) square feet of site preserved in its natural state in addition to the required two hundred (200) foot buffer up to a maximum of six (6) dwelling units per acre. The Town Board may also modify the density for environmentally sensitive lands using the same standards as outlined in §322-19B(1) if the Board determines that this change is appropriate and will not alter the character of the community.

(5) All building shall be set back two hundred (200) feet from all property lines. For every two (2) feet of setback from the inside line of the buffer, the buildings may be increased in height by one (1) foot up to a maximum height of fifty (50) feet.

(6) Sections 322-99.1B(1) through (5) of this ordinance may be modified by the Town Board if the proposed continuing care retirement community uses only the developed portions of the Kings Park Psychiatric Center, provided that the gross floor area of the entire campus is consistent with the gross floor area of the site as it existed at the time of adoption of this section, that the Board determines the proposal has adequate parking, and that the Board determines that the proposal is consistent with the character of the community.

(7) The Town Board may modify Sec. 322-91.1(B)(1) through (5) in cases where the applicant preserves permanent open space, for environmental, scenic, recreational, or historic reasons, at other locations in the Town of Smithtown.

APPENDIX C-2

CCRC Code Comparison

CCRC Code Comparison

	Proposed RC Zoning revisions	Sample-1 CCRC Overlay Zone (Town of Greenwich, CT)	Sample 2- CCRC (City of Worcester, MA)	Sample 3- Continuous Care Campus District * (City of Snellville, GA)	Sample 4- CCRC (Township of Princeton, NJ)
Lot Size	25 acres	50 acres	5 acres	20 acres	40 acres
Density	5 units/acre; Town Board may increase density by 1 dwelling /4,000 SF of site preserved in its natural state (in addition to required natural buffers) up to max of 6 units/acre	10 units/acre in R-20; 5 units/acre in RA-1; 1.6 units/acre in RA-2 and RA-4	Max. Units = 2 x [(Parcel Size x 0.8)/Min. Lot Size Permitted in Zoning District of Parcel] Increase in the number of units up to 25% of the number of max. units may be allowed. Such increase will be based upon each unit being affordable housing.	35 units/acre, must include min. of 0.05 Independent Living units and 0.05 Skilled Nursing units for each CCRC Independent Living unit constructed up to a max. of 0.30 Assisted Living Units and/or 0.30 Skilled Nursing units for each CCRC Independent Living unit constructed.	240 units or 5 units/acre (lesser of the two)
Height	35 feet/2 ½ stories; for every 2 feet setback from inside of buffer, buildings may be increased by 1 foot, up to a max. of 50 feet	Not to exceed max. feet/stories in underlying zone; max. not to exceed 3 ½ stories/40 feet	--	Max. height of 5 stories. No building shall be taller than 3 stories when abutting a residential property unless a buffer of at least 70 feet is provided	35 feet/ 3 stories
Setbacks	200 feet wooded natural buffer adjacent to property line, except for 2 driveways	Same as standard setbacks for underlying zone; no building located less than 100 feet from residential street or adjacent residentially zoned property	--	Min. lot width: 50 feet; front yard: 12 feet from ROW; side yard: 5 feet; rear yard: 5 feet; setback from low density residential land use: 25 feet	Min. tract width: 800 feet; front/rear/side yard setback: 100 feet; parking setback: 75 feet; Screening of the perimeter of the parcel: 40 feet
Coverage	10% building coverage, 20% GFA	20% building area and 40% total impervious in R-20 and RA-1 zone; 10% building area and 20% total impervious for RA-2 and RA-4	--	--	Max. impervious coverage: 40%; max. lot coverage: 30%
Parking	2.5 spaces per dwelling unit	1 space per dwelling unit, plus enough additional spaces (at Commissions discretion) to accommodate passenger cars of staff, visitors, guests and medical providers	1 space per dwelling unit. Restorative care center/skilled nursing facility shall have at least 0.3 spaces/bed	1.1 space per CCRC Independent Living unit (1 loading space for each principal building)	Independent Living units: 1.4 spaces per dwelling unit; Assisted Living units: 0.35 spaces per dwelling unit; Nursing beds: 0.35 spaces per bed; Staff positions: 1.0 per staff member on max. shift; Visitors: 5 % of otherwise required total
Age Requirements	55 years of age or older (per RC District regulations)	62 years of age or older	55 years of age or older	62 years of age or older	62 years of age or older
Recreation/Open Space	No recreation or open space requirement; RC District requires 200 SF/dwelling unit of open space for recreational uses, however these would not apply to CCRC Special Exception	20% of lot is one contiguous parcel having meaningful shape, character and location to provide useable active or passive recreation areas for benefit and enjoyment of residents	Min. of 25% of site shall be preserved as open space. A min. of 75% of the open space shall be maintained as natural vegetation except that plantings, passive recreational uses, footpaths, underground utilities, access ways, drainage.	--	--
Design Standards	No Design Standards provided; RC District provides the following Standards, however these would not apply to CCRC Special Exception. 1. Max. length of building not to exceed 160 feet; 2. Min. habitable floor area not less than 550 SF; 3. Parking areas not located more than 200 feet from dwelling entrance; 4. Useable open space for recreational uses at 200 SF/dwelling unit	1. Appropriate and adequate indoor common facilities including community dining room w/ food service, an auditorium and recreation areas as well as adequate outdoor common space designed to provide permanent useable recreation/open space areas which meet the needs, capabilities and desires of residents; 2. CCRC shall provide or be serviced directly by some form of public or private transportation so that non-driving residents are able to participate in community	1. Min. municipal costs through reduction in length of streets, utilities, drainage systems; 2. Desirable to inc. the size of contiguous area of preservation in a natural state and the number of off-street pathways and trails, recreation areas and wilderness area open to all residents of CCRC; 3. Desirable that all existing scenic vistas be respected and preserved and new scenic vistas be created; 4. Desirable to inc. vehicular safety by having fewer, better located and designed egresses onto existing streets; 5. Desirable to preserve enviro. quality by reduction of total area over which vegetation is disturbed by cut/fill or displacement, by reduction in critical lands disturbed by construction, reduction of the extent of waterways altered or relocated; 6. Desirable to have design and location and materials of structures on the site be sensitive to the natural environmental conditions; 7. There should be a positive benefit to the City in some important respects, such as mitigation of environmental damage, better controlled traffic, preservation of current character through location of reserved open space, meeting the shelter and/or health needs of special populations, etc.	1. Min. 25 feet between principal buildings; 2. 50-foot landscape strip along all exterior street frontages including natural vegetation, decorative fence/wall and entrance monument; 3. Homes/Buildings constructed of traditional design with brick, stone, masonry, horizontal siding and masonry shakes/shingles; 4. All multi-story dwellings shall have min. 850 SF for 1-bedroom homes, 1,000 SF for 2-bedroom homes, 1,200 SF for 3 or more bedroom homes; 5. All single-story dwellings and detached homes shall have a min. of 1,200 SF for 2-bedroom homes and 1,400 SF for 3 or more bedroom homes; 6. Single-story dwellings may have a bonus room over the garage and/or basement; 7. This zoning only permitted on parcels 20 acres or larger and must have access onto principal arterial, major arterial, minor arterial or major collector road and in close proximity to major medical facilities	1. Max. number of Independent Living units in single family and two family structures in a CCRC shall not exceed 18% of the total number of Independent Living units; 2. No residential building shall be larger than 2,000 SF, no more than 10% of the units shall be larger than 1,500 SF and no more than 40% of the units shall be larger than 1,250 SF

* NOTE: separate area, dimensional and design standards provided for detached homes, attached single-story homes, low- to mid-rise attached dwellings and CCRC dwellings.

APPENDIX C-3

Long Island CCRC Developments- Zoning Codes

Long Island CCRCs Zoning Matrix

	Peconic Landing **Town of Southold Hamlet Density (HD) Residential District**	***Jefferson's Ferry*** **Town of Brookhaven Planned Retirement Community (PRC) District**	***Amsterdam at Harborside*** **Town of North Hempstead Residence AAA District**	***Proposed Uplands at St. Johnland*** **Town of Smithtown Retirement Community (RC) District**
Minimum Lot Size	10,000 SF (per unit)	1 Acre (Primary Zone) 8 Acres (Secondary or Tertiary Zone)	20,000 SF	25 Acres
Minimum Lot Width	--	100 Feet (Primary Zone) 200 Feet (Secondary or Tertiary Zone)	125 Feet (at front setback line)	--
Minimum Front Yard Setback	--	25 Feet (Primary Zone)*May be increased to 75 feet 75 Feet (Secondary or Tertiary Zone)	40 Feet	200 Feet
Minimum Rear Yard Setback	--	50 Feet (Town Board may decrease minimum rear yard setback within Primary Zone to 25 feet if deemed appropriate)	25 Feet (30 Feet if building is over 35 Feet)	200 Feet
Minimum Side Yard Setback	--	50 Feet (Town Board may decrease minimum rear yard setback within Primary Zone to 25 feet if deemed appropriate)	--	200 Feet
Minimum Natural Buffer	--	--	--	200 Feet
Maximum Permitted Height	35 Feet/ 2 ½ Stories	35 Feet/ 2 ½ Stories (Town Board may increase maximum permitted height within Primary Zone to 50 Feet/ 3 Stories)	45 Feet/3 Stories	50 Feet
Maximum FAR	--	35% (Primary Zone) 30% (Secondary or Tertiary Zone)	--	--
Lot Coverage	25%	--	15%	10%
Density	--	6 units/acre (Primary Zone) 4 units/acre (Secondary Zone) 2 units/acre (Tertiary Zone)	--	5 units/acre
Floor Area	--	--	1,700 SF	20%
Affordable Housing	--	Minimum 10% of units	--	--
Recreational Facilities	--	200 SF/unit	--	--
Parking Requirement	1.5/unit (studio) 1.5/unit (1-bedroom) 2.0/unit (2-bedroom)	1.0/ 2 beds	1.0/ 0.67 unit (Independent & Congregate Living) 1.0/unit (Assisted Living)	2.5/unit

Note: Zoning for Peconic Landing CCRC, Greenport NY

Town of Southold, NY
Wednesday, October 19, 2011

Article V. Hamlet Density (HD) Residential District

[Added 1-10-1989 by L.L. No. 1-1989 *Editor's Note: This local law also repealed former Art. IV, M Light Multiple-Residence District, as amended.* **]**

§ 280-20. Purpose.

The purpose of the Hamlet Density (HD) Residential District is to permit a mix of housing types and level of residential density appropriate to the areas in and around the major hamlet centers, particularly Mattituck, Cutchogue, Southold, Orient and the Village of Greenport.

§ 280-21. Applicability.

The Hamlet Density (HD) Residential District may be designated on the Zoning Map by the Town Board upon its own motion or by petition on parcels within 1/2 mile of a Hamlet Business (HB) District of Mattituck, Cutchogue and Southold Hamlet and within 1/4 mile of the Hamlet Business (HB) District of Orient and within 1/2 mile of the boundary of the Village of Greenport.

§ 280-22. Use regulations.

In the HD District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any use except the following:

A. Permitted uses.

(1) One-family detached dwellings, subject to residential site plan approval for more than one such structure per lot.

[Amended 3-28-2006 by L.L. No. 5-2006]

(2) Two-family dwellings, subject to residential site plan approval for more than one such structure per lot.

[Amended 3-28-2006 by L.L. No. 5-2006]

(3) Multiple dwellings, townhouses, row or attached dwellings, subject to residential site plan approval.

[Added 3-28-2006 by L.L. No. 5-2006 *Editor's Note: This local law also provided for the renumbering of Subsection B (3) as B(4).* **]**

(4) Continuing care facility and life care community.

[Added 11-12-1996 by L.L. No. 20-1996]

B. Uses permitted by special exception by the Board of Appeals. The following uses are permitted as a special exception by the Board of Appeals, as hereinafter provided, and subject to site plan approval by the Planning Board: *Editor's Note: Former Subsection B(1), regarding multiple dwellings, townhouses, row or attached houses, which immediately followed this paragraph, was deleted 3-28-2006 by L.L. No. 5-2006. Subsequently, Subsections B(2), (3), (4) and (5) were renumbered B(1), (2), (3) and (4).*

(1) Accessory apartments in single-family residences as set forth in and regulated by § 280-13B(13) of the Agricultural-Conservation District.

(2) Bed-and-breakfast uses as set forth in and regulated by § 280-13B(14), without site plan approval. *Editor's Note: Former Subsection B(4), wineries, added 8-1-1989 by L.L. No. 15-1989, which previously followed this subsection, was repealed 11-29-1994 by L.L. No. 26-1994.*

(3) Health care facilities.

[Added 11-12-1996 by L.L. No. 20-1996]

(4) Preservation and use of a federal or state designated historic building for the purpose of hosting community events, together with the use of part of such building for professional offices and/or one apartment, not to exceed a total of three uses per building, provided that such building is owned and maintained by a not-for-profit historic organization. In no event shall there be more than one apartment per building.

[Added 10-25-2005 by L.L. No. 18-2005]

C. Accessory uses, limited to the following:

(1) Accessory uses as set forth in and regulated by § 280-13C(1) through (7), (9) and (11) of the Agricultural-Conservation District, and subject to conditions set forth in § 280-15 thereof. *Editor's Note: Former Subsection C(2), regarding freestanding and ground signs, which previously followed this subsection, was repealed 11-29-1994 by L.L. No. 25-1994. For current sign provisions, see Art. XIX, Signs.*

[Amended 11-29-1994 by L.L. No. 25-1994; 11-12-1996 by L.L. No. 20-1996]

(2) Accessory buildings, structures and other required facilities and equipment necessary to provide community sewers, water, heat, utilities and other community services to all buildings and structures on the premises; provided, however, that the plans for and the location of the same shall be approved by the Planning Board.

§ 280-23. Bulk, area and parking regulations.

No building or premises shall be used and no building or part thereof shall be erected or altered in the Hamlet Density (HD) Residential District unless the same conforms to the Bulk Schedule and Parking Schedule incorporated into this chapter, with the same force and effect as if such regulations were set forth herein in full. *Editor's Note: The Bulk Schedule is included at the end of this chapter, and the Parking Schedule is in § 280-78A.*

280 Attachment 1

Town of Southold
Density and Minimum Lot Size Schedule for Residential Districts[1]
[Added 1-10-1989 by L.L. No. 1-1989]

Districts	A-C Agricultural-Conservation	R-40 Residential Low-Density (One-Acre)	R-80 Residential Low-Density (Two-Acre)	R-120 Residential Low-Density (Three-Acre)	R-200 Residential Low-Density (Five-Acre)	R-400 Residential Low-Density (Ten-Acre)	HD Hamlet Density Residential	RR Resort Residential	RO Residential Office
Minimum lot size (square feet):									
1-family detached dwelling									
Residential unit without utilities	80,000	40,000	80,000	120,000	200,000	400,000	20,000 (vii)	20,000 (vii)	40,000
Residential unit with community water	NA	NA	NA	NA	NA	NA	20,000 (vii)	20,000 (vii)	NA
Residential unit with community water and sewer	NA	NA	NA	NA	NA	NA	10,000 (xi)	12,000 (xi)	NA
2-family detached dwelling									
2-family dwelling without utilities	160,000 (xii)	80,000 (iii)	160,000 (xii)	240,000 (v)	400,000 (vi)	800,000 (vi)	40,000 (ii)	40,000 (ii)	80,000 (iii)
2-family dwelling with community water	NA	NA	NA	NA	NA	NA	40,000 (ii)	40,000 (ii)	NA
2-family dwelling with community water and sewer	NA	NA	NA	NA	NA	NA	20,000 (vii)	20,000 (vii)	NA
Multiple dwelling unit or townhouse[2]									
Multiple dwelling or townhouse without utilities	NA	NA	NA	NA	NA	N	20,000	NA[3]	NA
Multiple dwelling or townhouse with community water	NA	NA	NA	NA	NA	NA	20,000	NA[3]	NA
Multiple dwelling or townhouse with community water and sewer	NA	NA	NA	NA	NA	NA	10,000	BA[3]	NA
Motel, hotel or conference center guest unit[2]									
Guest unit without utilities	NA	NA	NA	NA	NA	NA	NA	6,000	NA
Guest unit with community water	NA	NA	NA	NA	NA	NA	NA	6,000	NA
Guest unit with community water and sewer	NA	NA	NA	NA	NA	NA	NA	4,000	NA
Nonresidential use (as permitted)									
Use with or without utilities	80,000	40,000	80,000	120,000	200,000	400,000	NA	40,000	40,000

KEY:
NA = Not applicable.

NOTES:
[1] Roman numerals refer to applicable column in the Residential Bulk Schedule. Where no Roman numeral is indicated, refer to the district column in the Residential Bulk Schedule.
[2] For multiple dwelling, hotel, motel and/or conference uses (where permitted), this table refers to minimum lot area per unit. Refer to the Residential Bulk Schedule for total lot size, yard and setback dimensions for the applicable district, unless more-restrictive requirements are indicated in the text of the chapter.
[3] **[Amended 8-1-1989 by L.L. No. 14-1989]**

280 Attachment 3

Town of Southold
Bulk Schedule for Residential Districts
[Added 1-10-1989 by L.L. No. 1-1989]

Column No.	**i**	**ii**	**iii**	**iv**	**v**	**vi**	**vii**	**ix**	**x**	**xi**	**xii**
District	**A-C**	**R-40**	**R-80**	**R-120**	**R-200**	**R-400**	**HD**	**RR**	**RO**	**Residential Unit Where Community Water and Sewer Available**	**2-Family Detached Dwellings in R-80 District**
Minimum requirements for 1-family detached dwellings[1]											
Lot size (square feet)	80,000	40,000	80,000	120,000	200,000	400,00	20,000	20,000	40,000	10,000	160,000
Lot width (feet)	175	150	175	200	270	270	75	75	150	60	270
Lot depth (feet)	250	175	250	300	400	400	120	120	175	80	400
Front yard (feet)	60	50	60	60	60	60	35	35	50	30	60
Side yard (feet)	20	15	20	30	30	30	15	15	15	15	30
Both side yards (feet)	45	35	45	60	60	60	30	30	35	30	60
Rear yard (feet)	75	50	75	85	100	100	35	35	50	30	85
Livable floor area (square feet per dwelling unit)	850	850	850	850	850	850	850[2]	850[3]	850	850	850
Maximum permitted dimensions:											
Lot coverage (percent)	20	20	20	10	5	5	25	25	20	25	10
Building height (feet)	35	35	35	35	35	35	35	35	35	35	35
Number of stories	2½	2½	2½	2½	2½	2½	2½	2½	2½	2½	2½

NOTES:
[1] See text of chapter and Density and Minimum Lot Size Schedules for applicable districts.
[2] Except one-bedroom or studio in multiple dwelling may have 600 square feet. Minimum floor area may be reduced up to 200 for moderate- and/or lower-cost dwellings.
[3] Except one-bedroom or studio in multiple dwelling may have 600 square feet.

Note: Zoning for Jefferson's Ferry CCRC Development, South Setauket, NY

Town of Brookhaven, NY
Wednesday, October 19, 2011

Article XI. PRC Residence District (Planned Retirement Community)

[Amended 9-3-1996, effective 9-23-1996; 7-18-2000, effective 8-7-2000; 8-23-2005 by L.L. No. 18-2005, effective 8-29-2005]

§ 85-91. Legislative intent.

These provisions are intended to provide for proper housing for the Town's senior citizens. The Town Board recognizes an existing and growing need for the provision of housing, especially designed for senior citizens. Therefore, maximum permitted densities may be increased to accomplish these goals.

§ 85-91.1. Definitions.

"Senior citizen housing unit" is hereby defined and shall be limited to persons who are 55 years of age or over, with the following exceptions:

A. A husband and wife under the age of 55 years who is residing with his or her spouse who is 55 years of age or over.

B. Children and grandchildren residing with their parents or grandparents where one of said parents or grandparents with whom the child or children or grandchild or grandchildren is/are residing is 55 years of age or older, provided that said child or children or grandchild or grandchildren are over the age of 19 years.

C. Adults under 55 years of age may be admitted as permanent residents if it is established to the satisfaction of the Town Board that the presence of such person is essential for the physical care and economic support of eligible older persons.

§ 85-92. Permitted uses.

In a PRC District no building, structure or premises shall be used or occupied and no building or part thereof or other structure shall be so erected or altered except for one or more of the following purposes:

A. Rental housing units.

B. Attached or semi-attached single-family residences.

C. Detached single-family residences.

§ 85-93. Accessory uses.

A. Customary accessory uses, structures and buildings, provided such uses are clearly accessory and incidental to the principal use and do not include any activity commonly conducted as a business.

§ 85-94. Town Board special permits -- accessory uses.

A. Day-care facility, provided such use is limited to residents of the multiple-family development.

§ 85-95. Prohibited uses.

All uses not expressly permitted are prohibited.

§ 85-96. Site location.

A. Preference shall be given to planned retirement community development within a primary zone. "Primary zones" shall be defined as those areas of the Town within approximately 500 feet of a Main Street Business District. The Main Street Business District shall be deemed one of the Town's existing pedestrian-oriented downtown hamlet centers characterized by on-street parking, and pedestrian amenities such as wide sidewalks, benches and streetlights. In addition, commercial sites or industrially zoned sites used for commercial purposes, which provide opportunities for redevelopment as housing sites, or housing sites designated pursuant to an approved Hamlet Center Plan or Corridor Study, may be considered as primary zones.

B. Secondary zones shall consist of those areas of the Town, outside of a Main Street Business District, which are located on connector roadways and which maintain convenient access to commercial centers and public or private transportation services. Convenient access shall be defined as within approximately 500 feet of said services.

C. Tertiary zones shall be defined as those areas of the Town, other than primary or secondary zones, which may be appropriate for moderate density housing based upon the creation of public amenities for the use and enjoyment by residents of the development as well as the general public. Such amenities may include recreational opportunities such as golf] hiking trails, waterfront access or parkland, the establishment of wildlife corridors and scenic vistas or the creation of cultural facilities and/or the restoration and protection of historically significant structures/sites.

(1) Tertiary zones shall not include any parcel within the Core Preservation Area or the Compatible Growth Area (CGA) of the Pine Barrens.

(a) Exception. Property located within the Compatible Growth Area (CGA) of the Pine Barrens may be considered as a tertiary zone upon application to the Town Board in accordance with the procedures set forth in § 85-33 and a favorable vote of at least three-fourths of the members of the Town Board.

§ 85-97. Minimum lot area.

A. The required minimum lot area shall be one acre within a designated primary zone.

B. The required minimum lot area shall be eight acres within a designated secondary or tertiary zone.

§ 85-98. Minimum width of lot throughout.

A. The required minimum lot width shall be 100 feet within a designated primary zone.

B. The required minimum lot width within a designated secondary or tertiary zone shall be 200 feet.

§ 85-99. Minimum front yard setback.

A. The required minimum front yard setback shall be 25 feet within a designated primary zone. The Planning Board of the Town of Brookhaven may increase the minimum required front yard setback within a designated primary zone up to 75 feet as deemed appropriate based upon the nature and character of development that is in close proximity to the subject parcel. No parking shall be permitted within a designated front yard setback.

B. The required minimum front yard setback within a designated secondary or tertiary zone shall be 75 feet. No parking shall be permitted within a designated front yard setback.

§ 85-100. Minimum required side yard and rear yard setbacks.

A. A minimum setback of 50 feet shall be provided adjacent to all adjoining properties.

B. The Town Board may decrease the minimum required side yard or rear yard setback within a designated primary zone to 25 feet if deemed appropriate based upon the nature and character of development within 500 feet of the subject parcel.

§ 85-101. Maximum permitted height.

A. Except as otherwise provided herein, the maximum permitted height for all structures shall be 35 feet or 2 1/2 stories.

B. The Town Board may increase the maximum permitted height within a designated primary zone to 50 feet and/or three stories, whichever is less.

§ 85-102. Maximum permitted floor area ratio (FAR).

A. The maximum permitted FAR shall be 35% within a designated primary zone.

B. The maximum permitted FAR within a designated secondary or tertiary zone shall be 30%.

§ 85-103. Density (units per acre).

A. Primary zone. Except as otherwise provided herein, the maximum permitted density within a primary zone shall be six units per acre.

(1) Exception. The maximum permitted density may be increased to nine units per acre for projects which involve the redevelopment of retail sites or for housing sites designated pursuant to a Town Board approved Hamlet Center Plan or Town Board approved Corridor Study, consistent with Town of Brookhaven Comprehensive Plan guidelines.

B. Secondary zone. Except as otherwise provided herein, the maximum permitted density within a Secondary Zone shall be four units per acre. Yield shall be based upon a combination of the as-of-right yield for the subject parcel together with the transfer of development rights associated with environmentally sensitive land, including, but not limited to, state or locally designated wetlands, open space identified within the Community Preservation Fund Project Plan, the Core Preservation Area of the Pine Barrens, the Compatible Growth Area of the Pine Barrens or farmland. Yield associated with the transfer of development rights may be multiplied by a factor of two in computing the total yield for the subject parcel. Total yield shall be calculated in accordance with the following formula:

Subject parcel	+	Dedicated Open Space	=	Total Yield
(As-of-right yield)	+	(As-of-right yield x 2)	=	Total Yield

NOTE: Yield for vacant land, which is zoned commercially, shall be based upon a density of three units per acre.

C. Tertiary zone. Except as otherwise provided herein, the maximum permitted density within a tertiary zone shall be two units per acre. Yield shall be based upon a combination of the as-of-right yield for the subject parcel together with the transfer of development rights associated with environmentally sensitive land, including, but not limited to, state or locally designated wetlands, open space identified within the Community Preservation Fund Project Plan, the Core Preservation Area of the Pine Barrens, the Compatible Growth Area of the Pine Barrens or farmland. Total yield shall be calculated in accordance with the following formula:

Subject parcel	+	Dedicated Open Space	=	Total Yield
(As-of-right yield)	+	(As-of-right yield)	=	Total Yield

NOTE: Yield for vacant land, which is zoned commercially, shall be based upon Residence A-1 zoning standards.

D. Exceptions. Notwithstanding the above, change of zone applications approved and effective prior to the effective date of this article, which established density pursuant to covenants properly recorded in accordance with Town standards, and those applications which were granted hardship relief pursuant to § 17D-5 as well as those applications which were exempt pursuant to § 17D-4, entitled Moratorium on Development Within MF-1, MF-2, PRC, PRC-3 and PRCHC Districts, shall be exempt from the density provisions contained in this article.

Nothing herein shall be deemed in any manner to limit the Town Board's authority to rezone property in accordance with the provisions of Town Law and the Town Code.

§ 85-104. Transfer of development rights.

A. The transfer of development rights (TDR) associated with this chapter shall be completed in accordance with § 85-408, entitled "Transfer of development rights."

§ 85-105. Affordable housing.

A. Minimum requirements. A minimum of 10% of all units permitted pursuant to § 85-103 shall be maintained as affordable units in accordance with Town guidelines. In no case shall less than one affordable or workforce unit be provided. All fractions shall be rounded up to the nearest whole number.

B. Affordable housing density bonus. Provided that a minimum of 10% of all units permitted pursuant to § 85-103 are maintained as workforce or affordable housing units, additional density may be permitted pursuant to the following:

(1) Primary zone.

(a) The maximum permitted density may be increased to nine units per acre, provided that for each additional market rate unit above six units per acre, two additional units are designated as workforce or affordable housing units in accordance with Town guidelines.

(b) The maximum permitted density may be increased to 12 units per acre for projects in which 100% of the units are designated as workforce or affordable housing units in accordance with Town guidelines.

(2) Secondary zone.

(a) The maximum permitted density maybe increased to six units per acre, provided that for each additional market rate unit above four units per acre, two additional units are designated as workforce or affordable housing units in accordance with Town guidelines.

(b) The maximum permitted density maybe increased to eight units per acre for projects in which 100% of the units are designated as workforce or affordable housing units in accordance with Town guidelines.

(3) Tertiary zone.

(a) The maximum permitted density may be increased to three units per acre, provided that for each additional market rate unit above two units per acre, two additional units are designated as workforce or affordable housing units in accordance with Town guidelines.

(b) The maximum permitted density may be increased to four units per acre for projects in which 100% of the units are designated as workforce or affordable housing units in accordance with Town guidelines.

§ 85-106. Recreational facilities.

The owner or developer of a multiple-residence development shall set aside an area for outdoor recreational purposes exclusively for the use of the occupants of such multiple-residence development and their guests. Such recreational area shall be equal to the number of units multiplied by 200 square feet for each dwelling unit. Such area shall be shown as part of the site plan. The recreational area may include play lot facilities and equipment, group game areas or swimming pools. Such area shall be improved, constructed and maintained at the expense of the owner or owners thereof. Landscaped areas, which are not developed for recreational purposes, shall not be deemed to satisfy the requirements of this section. In addition, the owner shall pay to the Town a recreational fee, as set forth in the Town Code Chapter 29, to be used for the acquisition and improvement of recreational areas in the Town.

§ 85-107. Time limitations on construction.

A. A building permit shall be secured and construction begun in accordance with the approved final site development plan within three years from the effective date of the Town Board establishing such zone. Application may be made to the Town Board for not more than a one-year extension of the time limit for commencement of construction. The application shall be in the form of a written request setting forth the basis

for the request. In the event construction is not commenced within the specified time limits, the Town Board may review the zoning classification and the construction progress in connection therewith and, if deemed necessary, initiate proceedings to reclassify the property as deemed appropriate.

B. All construction authorized in the final development plan must be completed within two years of the date construction is commenced. Application may be made to the Town Board for not more than a one-year extension of the time limit for completion of construction. The application shall be in the form of a written request setting forth the basis for the request. A plan for stated development, which will require more time than the limits contained herein, may be approved by the Town Board prior to or during the course of construction. In the event that construction is not completed within the time limit specified by the Town Board on this section, the Town Board may review the zoning and the progress in connection with the development and, if deemed necessary, initiate proceedings to reclassify the property as deemed appropriate.

§ 85-107.1. Exemptions.

[Added 12-6-2005 by L.L. No. 29-2005, effective 12-12-2005]In addition to the exceptions listed in § 85-103D, change of zone applications approved and effective, change of zone applications which have had a public hearing before the Town Board or those where the SEQRA process has commenced, on or prior to September 9, 2005, shall be exempt from the provisions herein and shall be permitted to proceed under the prior regulations.

§ 85-107.2. New designation.

[Added 12-6-2005 by L.L. No. 30-2005, effective 12-12-2005 *Editor's Note: This local law also redesignated former § 85-107.1 as 85-107.3.*]In every case where property has been specifically included within a PRC-3 Residence District, the same shall be classified as lying and being within the PRC Residence District.

§ 85-107.3. General severability.

If any clause, sentence, paragraph, section or item of this article shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair nor invalidate the remainder hereof, but such adjudication shall be confined in its operation to the clause, sentence, paragraph, section or item directly involved in the controversy in which such judgment shall have been rendered.

Note: Zoning for The Amsterdam at Harborside CCRC, Port Washington, NY

Town of North Hempstead, NY
Wednesday, October 19, 2011

Article II. Residence AAA District (R-AAA)

§ 70-4. Application of provisions.

The provisions of this article shall apply in a Residence AAA District.

§ 70-5. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this article and for no other:

A. A single-family detached dwelling.

B. Church or other building used exclusively for religious purposes.

C. Agriculture, provided there is no display of harvested products for sale and no advertising on the premises.

D. Accessory use on the same lot and customarily incidental to any of the above permitted uses, including those specified in Subsections E and F.

E. Private garage, detached or attached or within the main building.

F. Other accessory building or structure conforming to the provisions of Article XI.

G. Professional office of a doctor, dentist, lawyer, teacher, artist, architect, engineer, accountant, ophthalmic dispenser or musician, as defined in § 70-231, provided that the office is located in the dwelling in which said professional person resides.

H. Outdoor pool, as set forth in § 70-102.

[Added 4-28-1987 by L.L. No. 10-1987]

§ 70-5.1. Conditional uses.

[Added 8-12-1980 by L.L. No. 10-1980]A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this article when authorized by the Board of Zoning and Appeals, pursuant to the provisions of Article XXIV, and for no other.

A. Mother-daughter residence, as defined in § 70-231.

[Amended 4-28-1987 by L.L. No. 10-1987; 7-29-2008 by L.L. No. 7-2008; 9-22-2008 by L.L. No. 9-2008]

§ 70-6. Height.

A. In the case of a single-family dwelling, no building shall exceed 2 1/2 stories, with a maximum height of 30 feet.

[Amended 6-25-2002 by L.L. No. 9-2002]

B. In the case of a building other than a single-family dwelling, no building or part thereof shall exceed three stories with a maximum height of 45 feet, except a church spire or belfry.

§ 70-7. Plot area.

[Amended 1-3-2006 by L.L. No. 1-2006]No dwelling or other building shall be constructed on a lot containing an area of less than 20,000 square feet.

§ 70-7.1. Lot width.

[Added 1-3-2006 by L.L. No. 1-2006]

A. No dwelling or other building shall be constructed on a lot unless it has a minimum lot width of 125 feet at the required front setback line. A minimum lot width of 40 feet shall be maintained at all points between the property line at the street and the front setback line.

B. The minimum lot width shall be the same as the average lot width of existing lots within 350 feet on each side of the lot within the same blockfront(s) and district. For lots within 350 feet of an intersection, the blockfront(s) shall be assumed to continue across the intersection, excluding the width of the intersection.

C. For corner lots, the minimum lot width shall be calculated separately for each blockfront, and the greater of the two shall prevail.

D. The minimum lot width shall be the greater of A or B above, but in no case shall the width of a lot be required to exceed 200 feet.

§ 70-8. Lot coverage.

[Amended 12-14-1999 by L.L. No. 14-1999]The lot coverage shall not exceed 15% of the lot area.

§ 70-9. Floor area.

No dwelling shall be erected unless it has a habitable floor area on the first floor of at least 1,700 square feet.

§ 70-10. Front yard.

A. There shall be a front yard, the depth of which shall be not less than 40 feet from the front property line.

B. On a corner lot a front yard shall be required on each street. The front yard on the narrower street frontage shall be not less than 40 feet in depth and the other front yard shall be not less than 35 feet in depth, and, if the street frontages are equal, a minimum front yard of 40 feet shall be required on each street front.

C. The minimum front yard depth shall be the same as the average front yard depth of the existing primary buildings within 350 feet on each side of the lot or within the same blockfront and district or 40 feet, whichever is greater. No front yard shall be required to have a depth greater than 60 feet.

[Added 1-3-2006 by L.L. No. 1-2006]

§ 70-11. Side yards.

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building, the aggregate width of which shall be not less than 35% of the width of the lot, but in no case shall any side yard be less than 20 feet in width.

B. On a corner lot, a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of 20 feet. The two yards fronting on streets shall be considered front yards as provided under § 70-10B. The remaining yard shall be considered the rear yard and shall conform to the provisions of § 70-12.

C. On an interior lot, a main building other than a single-family dwelling shall have two side yards, each having a minimum of 25 feet in width. If such building is over 35 feet in height, the width of each side yard shall be not less than 30 feet.

D. On a corner lot, a building other than a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum uniform width of 25 feet for a building 35 feet or less in height and a minimum uniform

width of 30 feet for a building over 35 feet in height. The remaining yard shall be considered the rear yard and shall conform to the provisions of § 70-12.

E. Where a garage door(s) faces a side property line, a setback of 25 feet shall be provided between the side property line and the closest point of the garage structure.

[Added 1-3-2006 by L.L. No. 1-2006]

F. An areaway may extend into the required side yard, provided that, for any areaway projecting closer than four feet to a side property line, the entire areaway must be protected by a horizontal grating constructed in conformance with the requirements of the Building Code.

[Added 1-3-2006 by L.L. No. 1-2006]

§ 70-12. Rear yard.

There shall be a rear yard, the depth of which shall be not less than 25 feet for all buildings 35 feet or less in height. For buildings over 35 feet in height, the depth of the rear yard shall be not less than 30 feet.

§ 70-12.1. Parking requirements.

[Added 3-25-1986 by L.L. No. 3-1986]Parking shall be required in accordance with the requirements set forth in § 70-103.

§ 70-12.2. (Reserved).

Editor's Note: Former § 70-12.2, Floor area ratio (FAR), added 2-19-1991 by L.L. No. 5-1991, as amended, was repealed 12-14-1999 by L.L. No. 14-1999.

§ 70-12.3. Sky exposure planes.

[Added 12-14-1999 by L.L. No. 14-1999]All new construction and alterations shall be contained within the area defined by the required sky exposure planes.

A. There shall be a sky exposure plane projecting inward from each front and side property line at a ratio of one foot vertical to one foot horizontal.

B. At no point may a structure be built higher than one times the horizontal distance from a lot line.

C. The foregoing requirements for sky exposure plane shall not apply to alterations to existing single-family dwellings, provided that:

(1) The existing dwelling has either a valid certificate of occupancy or a valid certificate of existing use effective as of December 31, 1999; and

(2) The alteration does not include demolition of more than 40% of the building's perimeter as it existed on December 31, 1999; and

(3) The maximum height to the ridge does not exceed 30 feet.

§ 70-12.4. Detached garages, accessory buildings and accessory structures.

[Added 12-14-1999 by L.L. No. 14-1999]Detached garages, accessory buildings and accessory structures must comply with the requirements of § 70-100.1, Accessory buildings, and § 70-100.2, Accessory structures.

§ 70-12.5. Front yard paving.

[Added 12-14-1999 by L.L. No. 14-1999]For all new construction, alterations or landscaping changes, a front yard may not be covered more than 30% by any impervious material or other type of paving. Water flow from paved areas must be controlled to alleviate excessive runoff onto adjacent properties.

§ 70-12.6. Eave height.

[Added 12-14-1999 by L.L. No. 14-1999]The maximum height to the uppermost eave shall be 22 feet, as measured from the preexisting average grade at the perimeter of the building.

APPENDIX C-4

Long Island CCRC Developments Comparison Matrix

Long Island CCRC Comparison Matrix

	Peconic Landing	Jefferson's Ferry	Amsterdam at Harborside	Proposed Uplands at St. Johnland
Site acreage	144.77 Ac	49.83 Ac	10 acres	49.69 Ac
Unit density per acre	1 unit/0.47 Ac	1 unit/0.16 Ac	1 unit/0.03 Ac	1 unit/0.25 Ac
Unit type/size	250 IL units (118 cottages + 132 MF units), 24 AL units, 32 skilled care beds ; 800-2,064 SF	248 IL units (550-2,000 SF); 60 enriched housing units	226 IL apartments (49 1-bedroom, 179 2-bedroom), average size 1,255 SF; health care center: 100 units (26 AL beds, 56 skilled nursing care beds, 18 dementia beds), average size 553 SF	22 townhouses (2,373 SF – 4,528 SF); 153 IL units (761 SF – 1,794 SF); 24 AL units (539 SF)
Amenities	Dining room and café, library, auditorium, fitness area, art studio, indoor pool	Walking, jogging and biking paths, library, fitness center, computer lab, woodworking shop, theater, art gallery, social programs, cultural opportunities, volunteer opportunities, indoor pool, life enrichment programs, billiards, private dining room available, pub/lounge, gardening areas, putting green, bocce ball courts, horseshoes, meditation room, card and game rooms, wellness clinic	Dining choices, housekeeping, maintenance, transportation, concierge, underground parking, security, health education, screening programs, educational and recreational activities, fitness center, indoor swimming pool, business center, card/game room, media room, library, creative arts studio, beauty salon, barbershop, banking services, greenhouse, woodworking shop	IL units – dining, great room, pool, arts & crafts, library, lounge, barber/beauty, convenience store, café; AL units- wellness area, dining, parlor, library, TV/media room, activities area
Parking	548 stalls	±277 stalls	300 underground parking spaces	531 stalls (including 128 landbanked stalls)
Building height	2 ½ story maximum	3 stories	6 stories	50 foot maximum
Buffers	Development set back from road; No buffers provided, however rear yard setbacks range from ±50'-100'	50-100 foot natural buffer	N/A	200 feet on western, northern and eastern boundaries, 100 feet on southern boundary
Employees	121 full time/35 part time	Unknown	Over 100 employees estimated	73.6 FTEs

APPENDIX D

HISTORIC AERIALS SERIES

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

APPENDIX D
HISTORIC
AERIAL PHOTOGRAPHS

Source: USDA, 1938; Suffolk County 1947
Scale: 1" = 400'

NORTH

The Uplands at St. Johnland

Kings Park

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

APPENDIX D
HISTORIC
AERIAL PHOTOGRAPHS

Source: Suffolk County, 1962 & 1970
Scale: 1" = 400'

NORTH

The Uplands at St. Johnland

Kings Park

NELSON POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

APPENDIX D
HISTORIC
AERIAL PHOTOGRAPHS

Source: Suffolk County, 1984 & 1999
Scale: 1" = 400'

NORTH

The Uplands at St. Johnland

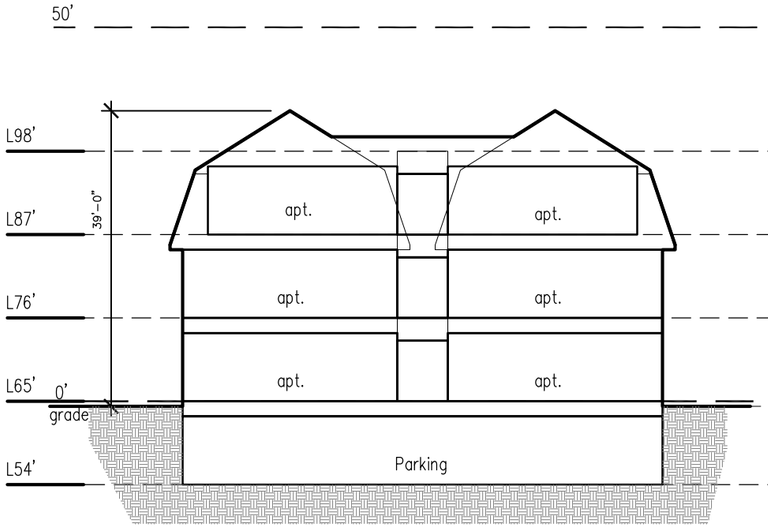
Kings Park

APPENDIX E

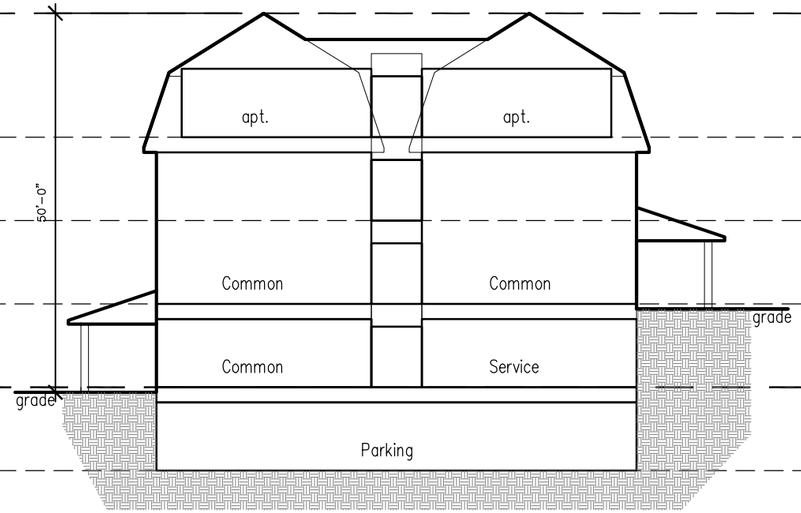
BUILDING HEIGHT ANALYSIS

APPENDIX E-1

IL Building Cross Sections



Section e–e: 2–1/2
stories above grade



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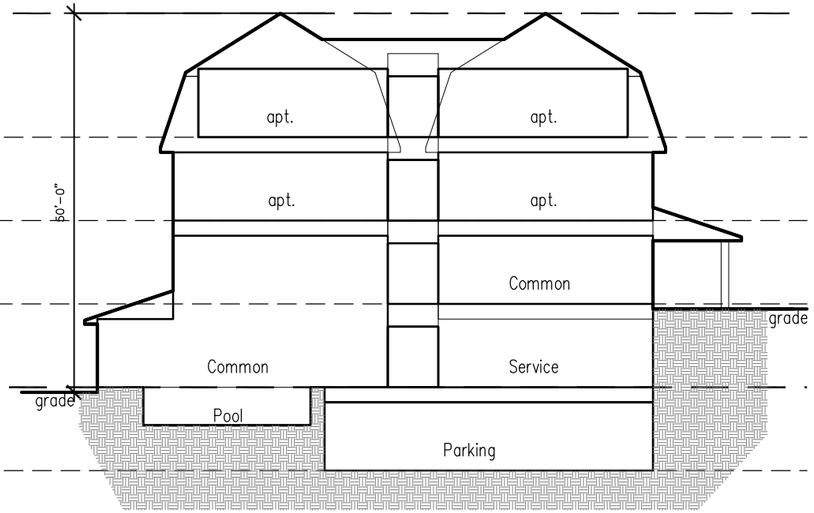
stories above grade



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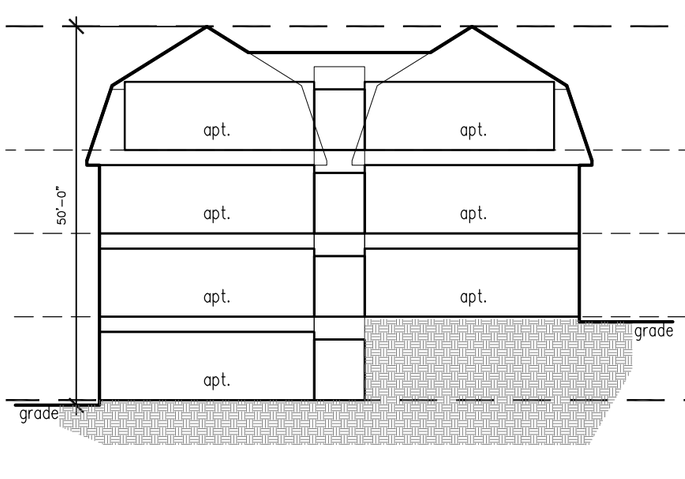

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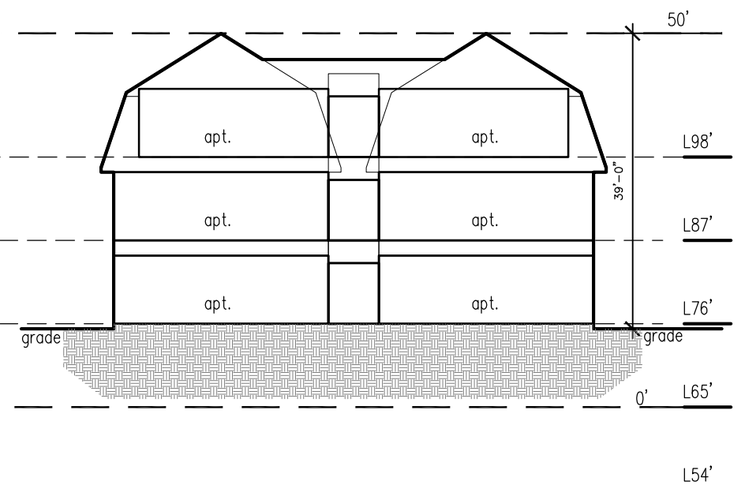
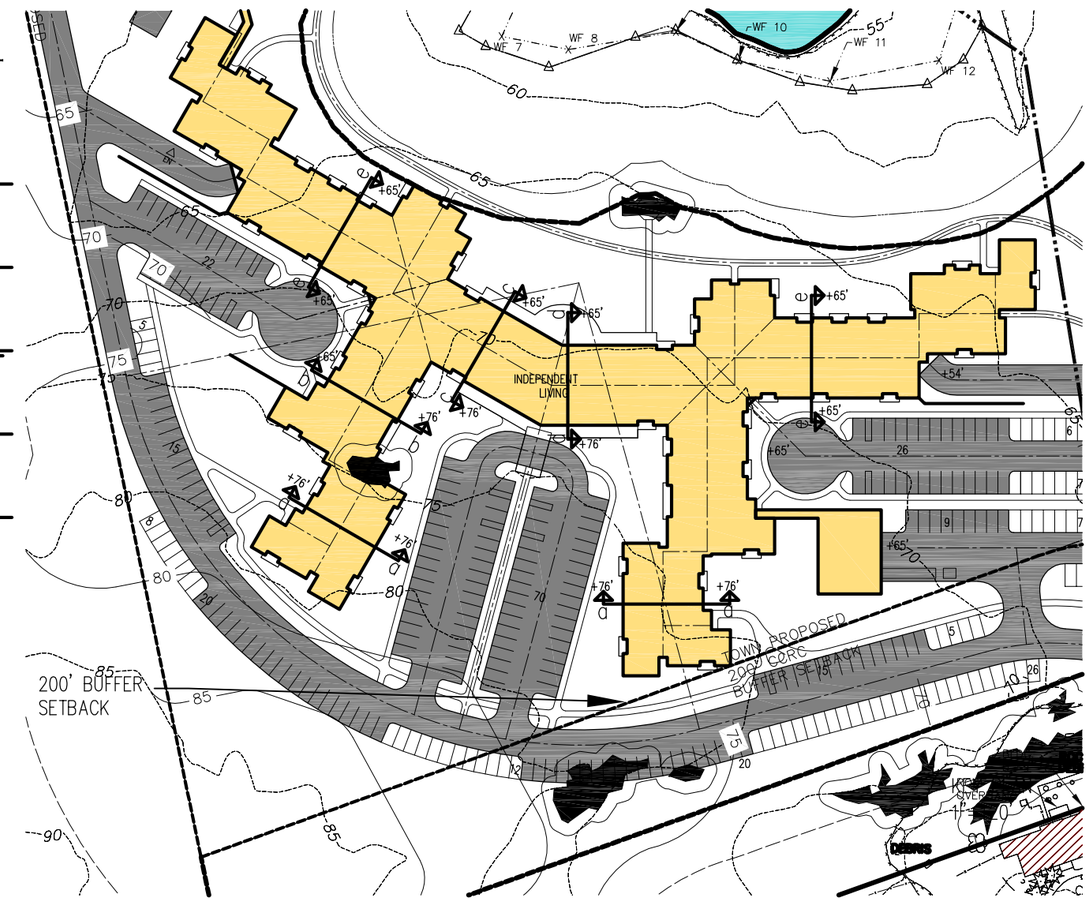


Section a–a: 2–1/2
stories above grade



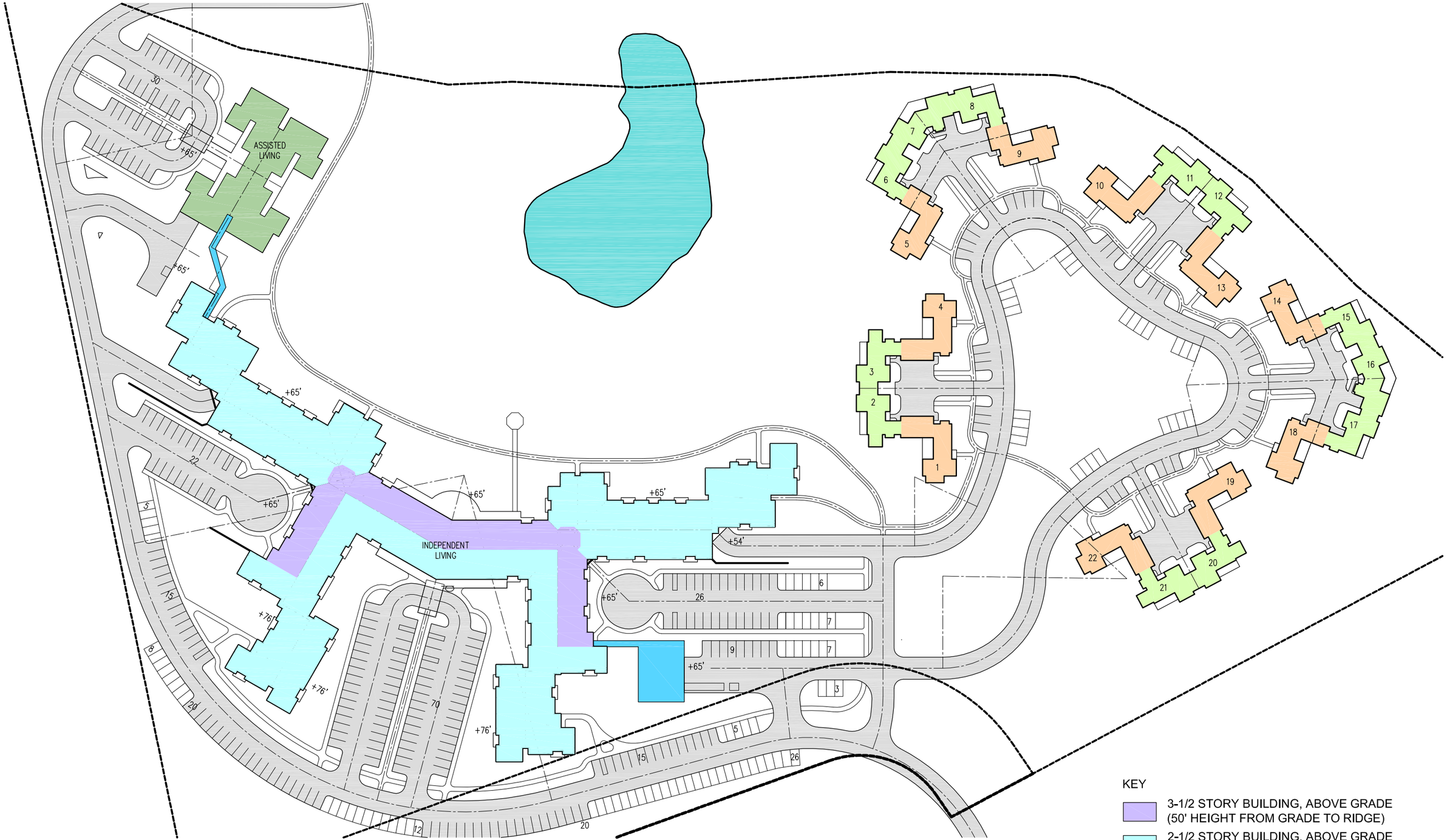
EGA ARCHITECTS

The Uplands at St. Johnland
IL Building Cross Sections

Scale: 1"=20'
1/9/2012

APPENDIX E-2

Building Height Diagram



EGA ARCHITECTS

The Uplands at St. Johnland
Building Height Diagram

Scale: 1"=100'
1/9/2012

APPENDIX F

CCRC SUPPORTING DOCUMENTATION

APPENDIX F-1

Laws of New York, Article 46 Continuing Care Retirement Communities (applicable sections)

ARTICLE 46

CONTINUING CARE RETIREMENT COMMUNITIES

Section 4600. Legislative findings and purpose.
4601. Definitions.
4602. Continuing care retirement community council; powers and duties.
4603. Commissioner; powers and duties.
4603-a. Residential health care demonstration facilities.
4604. Certificate of authority required; application and approval.
4604-a. Council approval required for industrial development agency financing in connection with continuing care retirement communities.
4605. Certificate of authority; authority of operator.
4606. Initial disclosure statement.
4607. Annual statement.
4608. Continuing care retirement contract.
4609. Withdrawal, death or dismissal of person; refund.
4610. Entrance fee escrow account.
4611. Reserves and supporting assets.
4612. Residents' organizations.
4613. Advertisements.
4614. Audits.
4615. Revocation, suspension or annulment of certificate of authority.
4616. Appointment of a caretaker.
4617. Receiverships.
4618. Civil action.
4619. Criminal penalties.
4620. Separability.
4621. Priority reservation agreements; prior to obtaining a certificate of authority.
4622. Priority reservation agreements; after obtaining a certificate of authority.
4623. Long term care insurance for continuing care retirement communities.
4624. Continuing care retirement communities making assurances regarding long term care.

§ 4605. Certificate of authority; authority of operator. 1. A certificate of authority shall authorize an operator:

a. to operate a continuing care retirement community and to enter into contracts pertaining to such community;

b. to prepare and make public information that details the terms of any contract relating to a community;

c. to advertise the community and the related services that will be provided pursuant to this article; and

d. to offer and execute contracts, including the collection of entrance fees and deposits pursuant to section forty-six hundred eight of this article.

2. a. The commissioner, in consultation with the council, may authorize an operator of a community with an on-site or affiliated residential health care facility to provide, for a limited period, residential health care facility services to persons, who are not residents of the community, provided, however, that the operator shall not discriminate in the admission, retention or care of any such person because such person is or will be eligible for, or receives or will receive, medical assistance benefits pursuant to title eleven of article five of the social services law.

b. The commissioner, in consultation with the council, may authorize an operator of a community with an on-site or affiliated adult care facility to provide, for a limited period, adult care facility services to persons, who are not residents of the community, provided, however, that the operator shall not discriminate in the admission, retention or care of any such person because such person is or will be eligible for, or receives or will receive, medical assistance benefits pursuant to title eleven of article five of the social services law or supplemental security income benefits pursuant to title sixteen of the federal social security act and any additional state payments made under title six of article five of the social services law.

§ 4606. Initial disclosure statement. Prior to the execution of a contract, or before the transfer of any money, other than a refundable priority reservation fee or non-refundable priority reservation agreement application fee, to an operator by or on behalf of a prospective resident, whichever occurs first, the operator shall deliver to the person with whom the contract is to be entered into or the person's legal representative the most recent annual statement as required by section forty-six hundred seven of this article, and an initial disclosure statement which contains the following:

1. The information contained in the contract, unless a copy of such contract is attached to and made a part of the initial disclosure statement, together with full disclosure of the use of any fees and charges in connection with the contract, including entrance fees;

2. The information required in paragraph i and subparagraphs (ii), (iii) and (iv) of paragraph j of subdivision two of section forty-six hundred four of this article;

3. The name and business address of the provider and a statement of whether the provider is an individual, partnership, corporation, or other legal entity;

4. The name and address of any person whose name is required to be provided pursuant to subdivisions two and three of this section and any professional service, firm association, foundation, trust, partnership, corporation, or any other business or legal entity in which such person has, or which has in such person, a ten percent or greater interest and which it is presently intended will or may provide goods, leases, or services to the provider of a value of five hundred dollars or more, within any year, including a description of the goods, leases or services and the probable or anticipated cost thereof to the provider;

5. If the facility is to be operated by a manager:

a. the identities of any other facilities managed by said individual or entity and a copy of the agreement currently in effect or to be entered into between the provider and the manager for the operation of the facility;

b. if the manager is incorporated or established and operated on a for-profit basis, the identity of all individuals or entities holding any ownership or beneficial interest in the manager, and fees or any other compensation anticipated to be paid by the provider to the manager for the operation of the facility; and

c. the method by which the manager was chosen to manage the facility and, if the manager was chosen because of a condition in a mortgage commitment to the provider, the identity of the mortgagee requiring the condition in the commitment.

6. A description of the proposed or existing facility, including the location, size and anticipated completion date if not completed;

7. A statement as to whether the applicant was or is affiliated, or has a contractual relationship, with a religious, charitable, or other nonprofit organization, the extent of any such affiliation or contractual relationship, and the extent to which the nonprofit organization will be responsible for the financial and contractual obligations of the applicant;

8. If the facility is already in operation or if the applicant operates one or more similar facilities within or outside of this state, a statement of the changes in the scope of or the rates for care or services provided, including tables showing the frequency and average dollar amount of each increase in periodic rates at each such facility for the previous five years or such shorter period as the facility may have been operated by the provider;

9. If the applicant is the subsidiary corporation or the affiliate of another corporation, a statement identifying the parent corporation or the other affiliate corporation, the primary activities of such parent, or other affiliate corporation, the interest in the applicant held by such parent or other affiliate corporation, and the extent to which the parent corporation will be responsible for the financial and contractual obligations of the subsidiary;

10. Most recent financial statement of the provider prepared in accordance with generally accepted accounting principles applied on a consistent basis and certified by an independent certified, or public accountant, including a balance sheet as of the end of the provider's last fiscal year and income statements for the last two fiscal years, or such shorter period of time as the provider has been in operation;

11. If construction, lease, rental, or purchase of the facility has not yet been completed, a statement of the anticipated source and application of the funds to be used in such purchase, lease, rental, or construction, including but not limited to:

a. an estimate of the cost of purchasing, leasing, renting, constructing and equipping the facility, including, but not limited to, such related costs as financing expense, legal expense, land costs, occupancy development costs, and all other similar costs that the provider expects to incur or become obligated for prior to the commencement of occupancy;

b. an estimate of the total entrance fees to be received from residents upon completion of occupancy;

c. a description of any mortgage loan or the other long-term financing intended to be used for the financing of the facility, including the anticipated terms and costs of such financing;

d. an estimate of any funds which are anticipated to be necessary to fund start-up losses and to assure full performance of the obligations of the operator pursuant to life care contracts including, but not limited to, any reserves required pursuant to section forty-six hundred eleven of this article;

e. a projection of estimated income from fees and charges other than entrance fees, a description of individual rates anticipated to be charged, and the assumptions used for calculating the estimated occupancy rate of the facility;

f. a projection of estimated operating expenses of the facility, including a description of the assumptions used in calculating the expenses and separate allowances, if any, the replacement of equipment and furnishings and any anticipated major structural repairs or additions;

g. identification of assets pledged as collateral for any purpose;

h. an estimate of assets pledged as collateral for any purpose; and

12. A statement indicating that community residents who are enrolled in a health maintenance organization may have nursing facility benefits available under both the health maintenance organization subscriber contract and the continuing care retirement contract. Such statement shall also indicate that if the health maintenance organization and the community cannot reach an agreement on appropriate financial arrangements, then the resident may have to be admitted to a facility approved by the health maintenance organization in order to receive their Medicare benefit for nursing facility services under the health maintenance organization subscriber contract.

13. The initial disclosure statement and marketing materials of a continuing care retirement community must clearly include a description of the services offered as part of its contract, including, but not limited to, any limitations on nursing facility services. The initial

disclosure statement and marketing materials of a continuing care retirement community which offers various types of contracts, which may include life care contracts, must clearly differentiate among the various types of contracts which it may offer.

14. In accordance with regulations promulgated by the council, the operator shall prepare a standard information sheet for each approved continuing care retirement community, which must be approved by the department of health, distributed with the community's marketing materials and attached to the initial disclosure statement prepared in accordance with this section. The standard information sheet shall be prepared in plain language and in twelve point type and shall include but shall not be limited to the following information:

a. a brief description of the community, including its name and location and amenities and services available;

b. the name, address, and telephone number of the operator and a contact person employed by the operator;

c. the number and types of independent living units, adult care facility units and nursing home beds and whether such beds are on-site or off-site;

d. the types of contracts available;

e. a listing of all fees, charges, and refund options and the services covered by such fees and charges;

f. any insurance coverage required of residents; and

g. any other information which the continuing care retirement community council determines will assist a consumer in comparing the benefits and costs of different continuing care retirement communities.

15. Any other information as may be required by regulations promulgated by the council.

APPENDIX F-2

Greenbriar Development Correspondence, January 9, 2012

GREENBRIER
DEVELOPMENT

January 9, 2012

Carrie L. O'Farrell, AICP
Partner/Division Manager
Environmental Resource & Wetlands Assessment

Nelson, Pope & Voorhis, LLC
ENVIRONMENTAL * PLANNING * CONSULTING
572 Walt Whitman Road
Melville, NY 11747

Re: The Uplands at St. Johnland
Independent and Assisted Living Expansion

Dear Carrie,

Per your request, we are providing this statement regarding the above referenced project and concerns expressed by the town of Smithtown regarding potential change in use for the CCRC expansion at St. Johnland.

The "continuing care" concept began over a century ago with religious and fraternal organizations providing their own elderly members with housing and care. Their popularity grew in both the for-profit and not-for profit sectors across the country. The response has been due to the preference of older people for a living environment that included a complete continuum of housing, services, and health care.

In New York continuing care retirement communities or CCRCs are heavily regulated under Article 46 New York State Public Health Law. Prior to a CCRC being built, Article 46 requires a Certificate of Authority which requires the examination of financial and market feasibility, resident contracts, actuarial study and other project information. In addition, Article 46 regulates ongoing operations after the community is open requiring the following:

- Annual Statement including audited financial statements prepared by an independent certified public accountant
- Minimum cash reserves of principal and interest payments and payment for taxes and insurance for 12 months, total estimated operating costs for up to 6 months, quantitative and qualitative standards set forth in regulations issued by the superintendent.

Underwriting requirements and covenants are generally set much higher than the state minimums. Underwriters require a significant amount of liquid reserves including working capital reserve fund, construction contingency, project contingency, operating reserve and debt service reserve fund. Given the level and regulation and reserves it is unlikely the project would be converted to an alternative use.

As a leading developer of CCRC's across the country, we are not aware of any entrance fee CCRC's that have failed and changed uses to another type of development after the project was constructed. It is extremely unlikely that a change of use would be feasible as resident entrance fees would need to be refunded, and a struggling project would not have the financial where-with-all to make such refunds.

In addition, the programmatic space for the common areas, service and healthcare would not translate to usable space for other types of projects. These spaces constitute a large percentage of the overall square footage of the CCRC, typically upwards of 35 to 40%.

Most CCRC's that Greenbrier has developed have had restrictions in the entitlement language that only allows the uses included within a typical CCRC. We would expect similar language to be incorporated in the final Smithtown zoning approval. This language may include age restriction, parking restrictions, non-commercial uses, etc..

CCRC's in the State of New York are very difficult to develop and have very high barriers to entry. As is shown in the supporting documentation, the existing established communities are doing very well (Peconic Landing & Jefferson's Ferry) and the most recent (Amsterdam) is still going through its initial fill up.

Please feel free to contact me if you have additional questions or comments.

Best Regards,

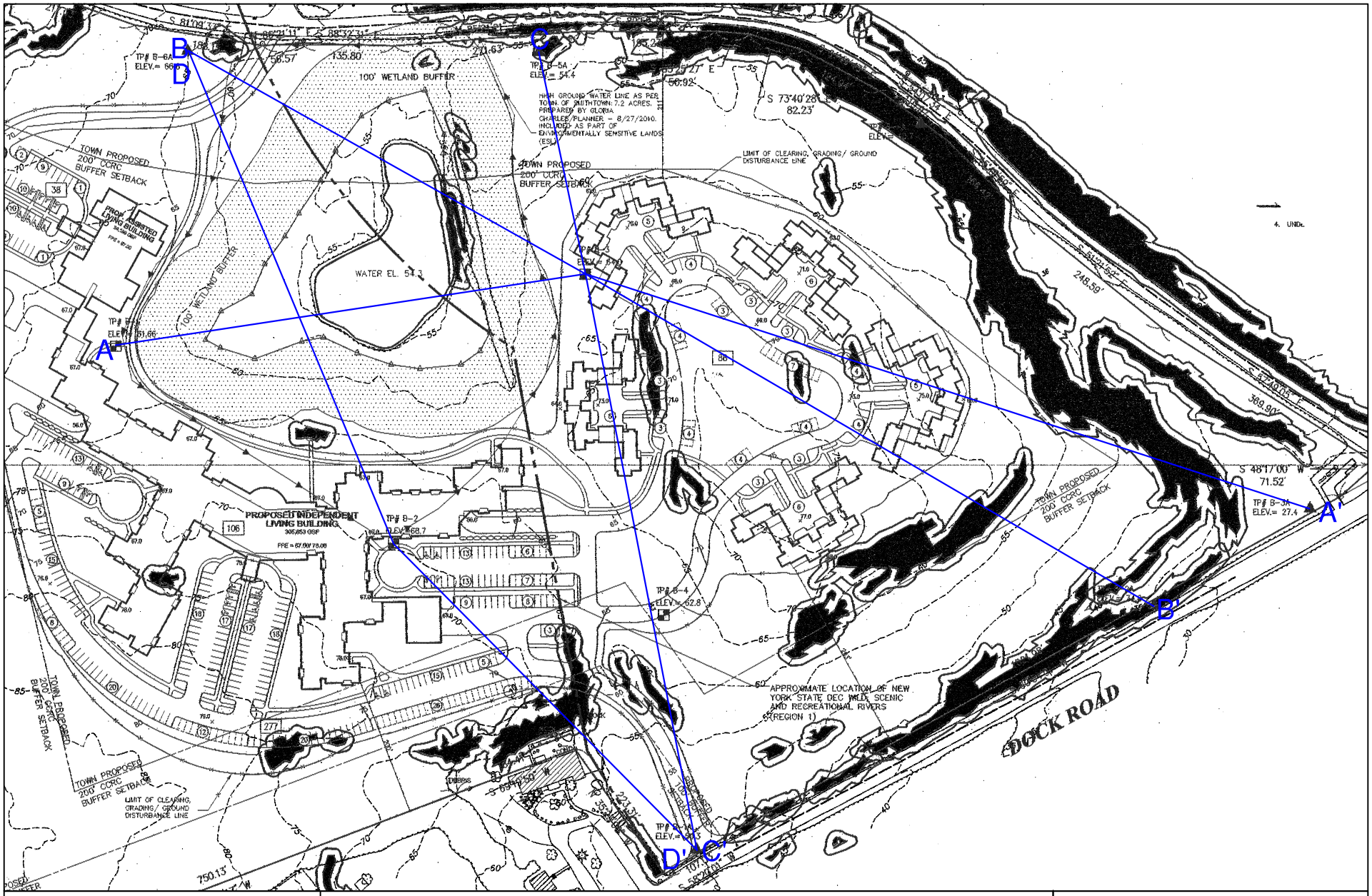
Thomas J. Navin
EVP & COO

APPENDIX G

GEOLOGY-RELATED DOCUMENTS

APPENDIX G-1

Geologic Cross Sections



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

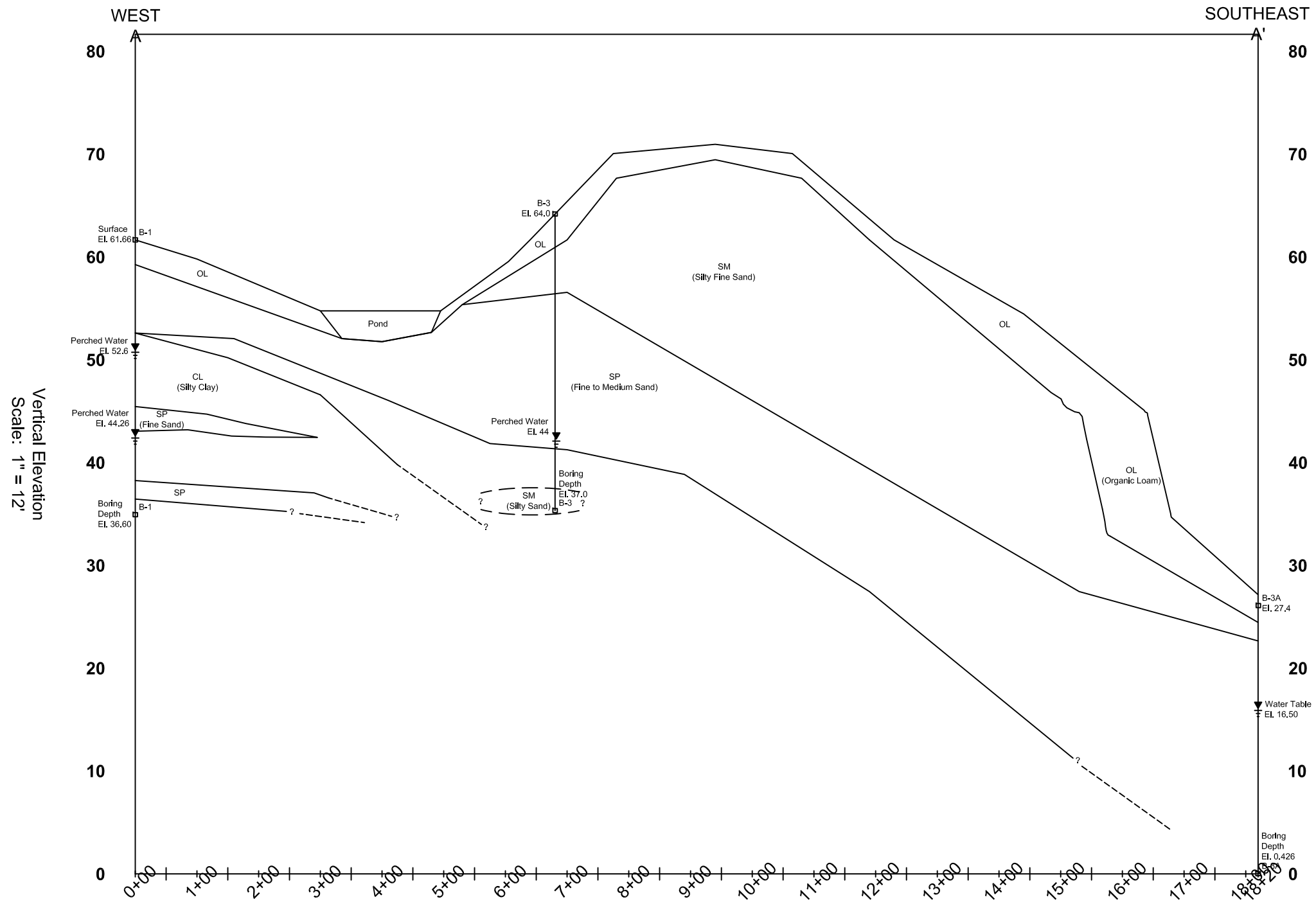
APPENDIX G-1
GEOLOGIC CROSS SECTION LOCATION MAP

Source: Site Plan, VHB, 8/24/2011
Scale: 1" = 200'

NORTH

The Uplands at St. Johnland

Kings Park



Scale: 1" = 200'

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

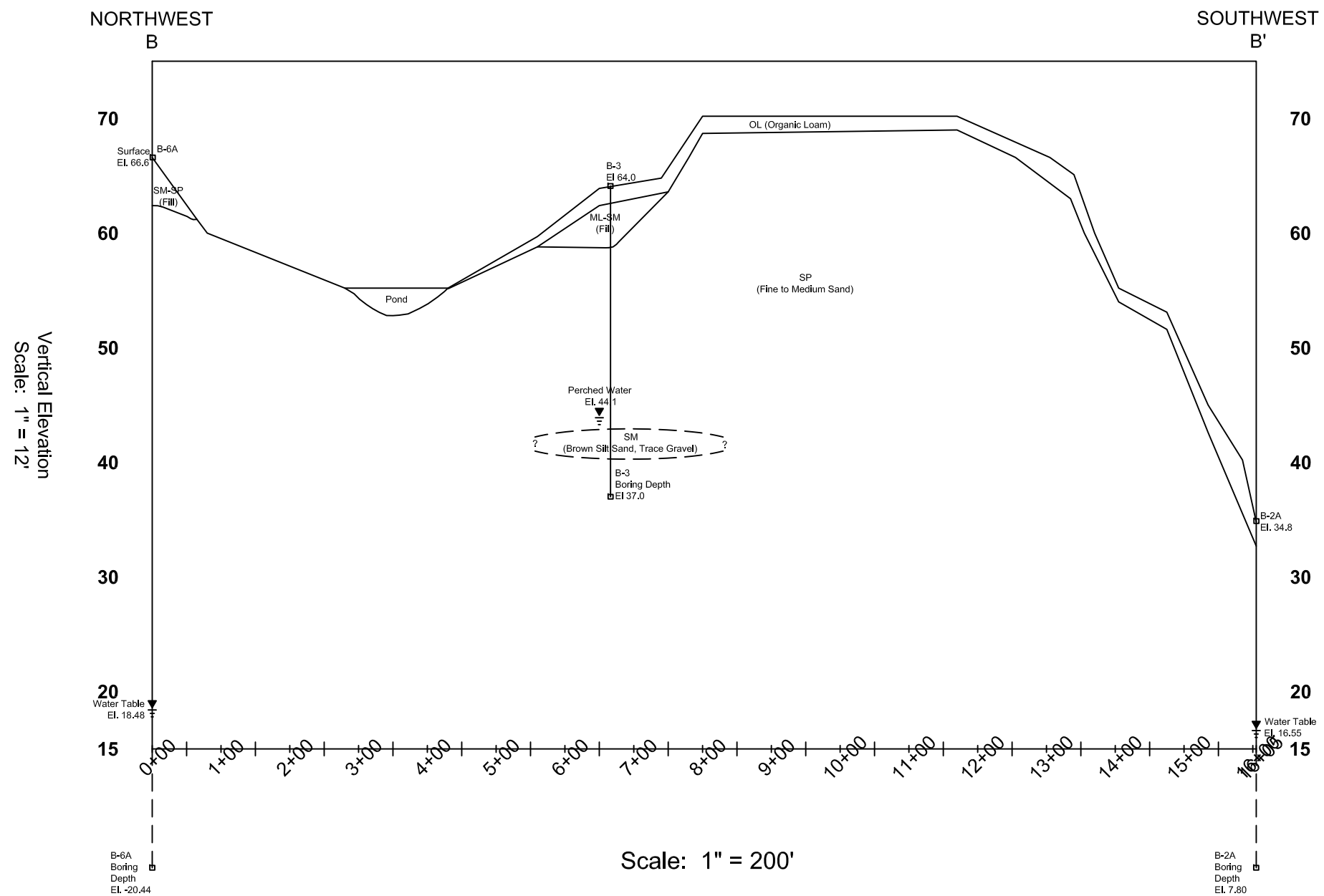
APPENDIX G-1
GEOLOGIC CROSS SECTION A

Source: Site Soil Borings May and October 2010
Scale: As Indicated

NORTH

The Uplands at St. Johnland

Kings Park



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

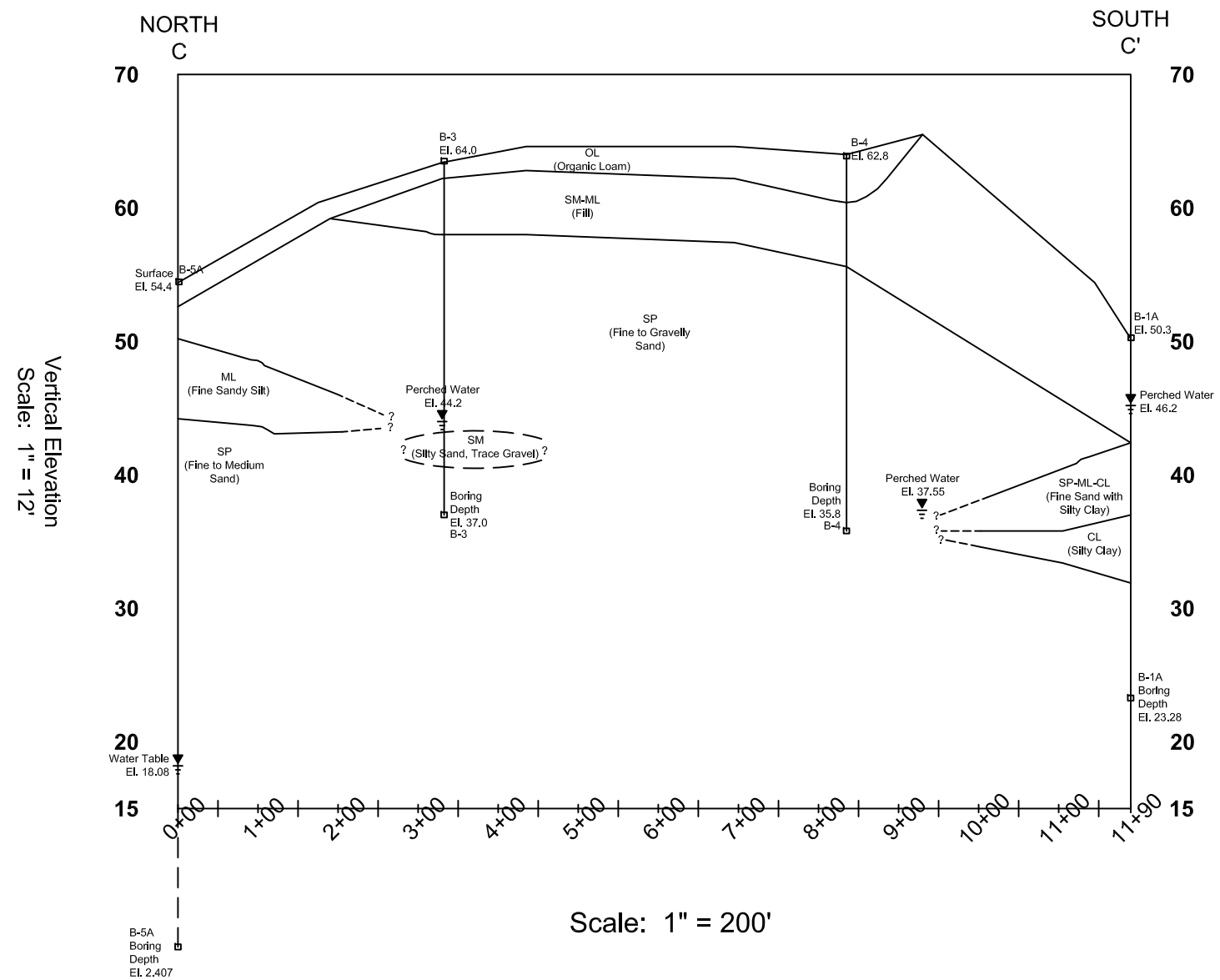
APPENDIX G-1
GEOLOGIC CROSS SECTION B

Source: Site Soil Borings May and October 2010
Scale: As Noted

NORTH

The Uplands at St. Johnland

Kings Park



Vertical Elevation
Scale: 1" = 12'

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

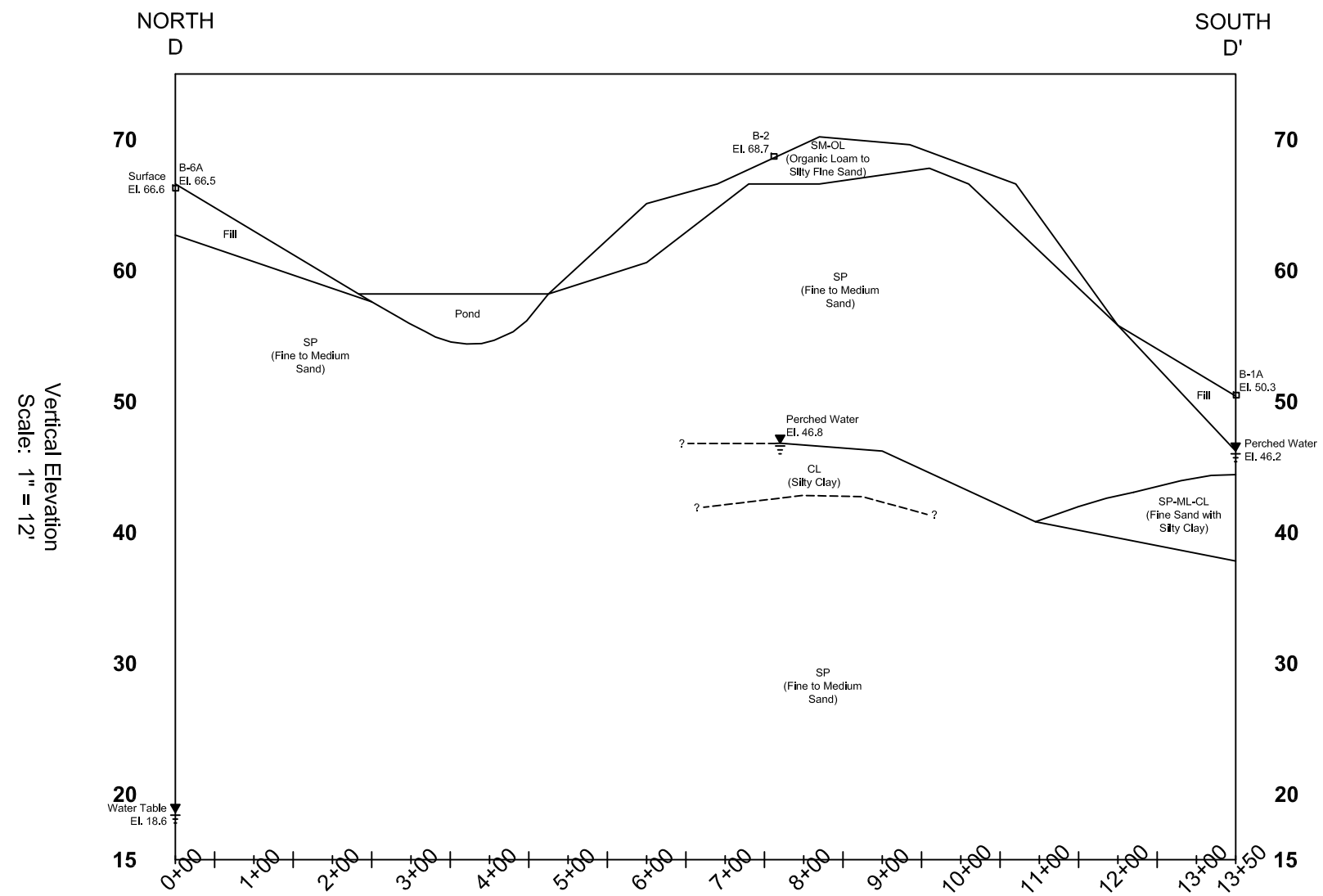
APPENDIX G-1
GEOLOGIC CROSS SECTION C

Source: Site Soil Borings May and October 2010
Scale: As Noted

NORTH

The Uplands at St. Johnland

Kings Park



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ENVIRONMENTAL • PLANNING • CONSULTING

APPENDIX G-1
GEOLOGIC CROSS SECTION D

Source: Site Soil Borings May and October 2010
Scale: 1" = 200'

NORTH

The Uplands at St. Johnland

Kings Park

APPENDIX G-2

SCDPW Soil Boring Test Log and Location Map (Nursing Home Property)

COUNTY OF SUFFOLK

STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

GILBERT ANDERSON, P.E.
CHIEF DEPUTY COMMISSIONER

JAMES K. PETERMAN, P.E.
ACTING CHIEF DEPUTY COMMISSIONER

Memorandum

To: Janice McGovern, Sanitation Division
From: Richard Carioto, Laboratory Division
Date: November 21, 2011
Subj.: Soil Borings by Health Department (Geo Probe 4' Long Tubes)
Re: Kings Park WWTP, St Johnland Nursing Home, Kings Park

Below are the results of the tests performed on the 4' long Geo Tube Soil Boring samples, taken by the Health Department and delivered to the Laboratory:

Boring 1 75' Behind Red Shed (Taken 11/15/11)

Geo Probe Tube Length	Length of Soil in Tube	% Gravel	% Coarse Sand	% Fine Sand	% Silt & Clay	AASHTO Classification	Unified Classification
0' – 4'	0" -11"	2.8	14.9	59.8	22.5	A – 2 – 4	SM
0' – 4'	11" – 31"	1.9	12.6	68.1	17.4	A – 2 – 4	SM
4' – 8'	32.25"	12.5	28.1	51.3	8.1	A – 3	SP – SM
8' – 12'	34"	8.4	29.0	56.2	6.4	A – 3	SP – SM
12' – 16'	31.5"	7.6	27.8	57.6	7.0	A – 3	SP – SM
16' – 20'		No sample Tube Broke in the Field					
20' – 24'	34.5"	20.3	44.5	32.6	2.6	A – 1 – b	SP
24' – 28'	32"	28.2	49.0	20.6	2.2	A – 1 – b	SP
28' – 32'	35"	21.1	44.1	31.5	3.3	A – 1 – b	SP
32' – 36'	36"	8.1	39.4	50.2	2.3	A – 3	SP
36' – 40'	37.5"	12.6	47.1	37.7	2.6	A – 1 – b	SP

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

335 YAPHANK AVENUE ■ YAPHANK, N.Y. 11980 ■ (631) 852-4280
FAX (631) 852-4764

Memorandum

Date: November 21, 2011
Subj.: Soil Borings by Health Department Geo Probe 4' Long Tubes
Re: Kings Park WWTP, St Johnland Nursing Home, Kings Park

Boring 2 (Taken 11/17/11)

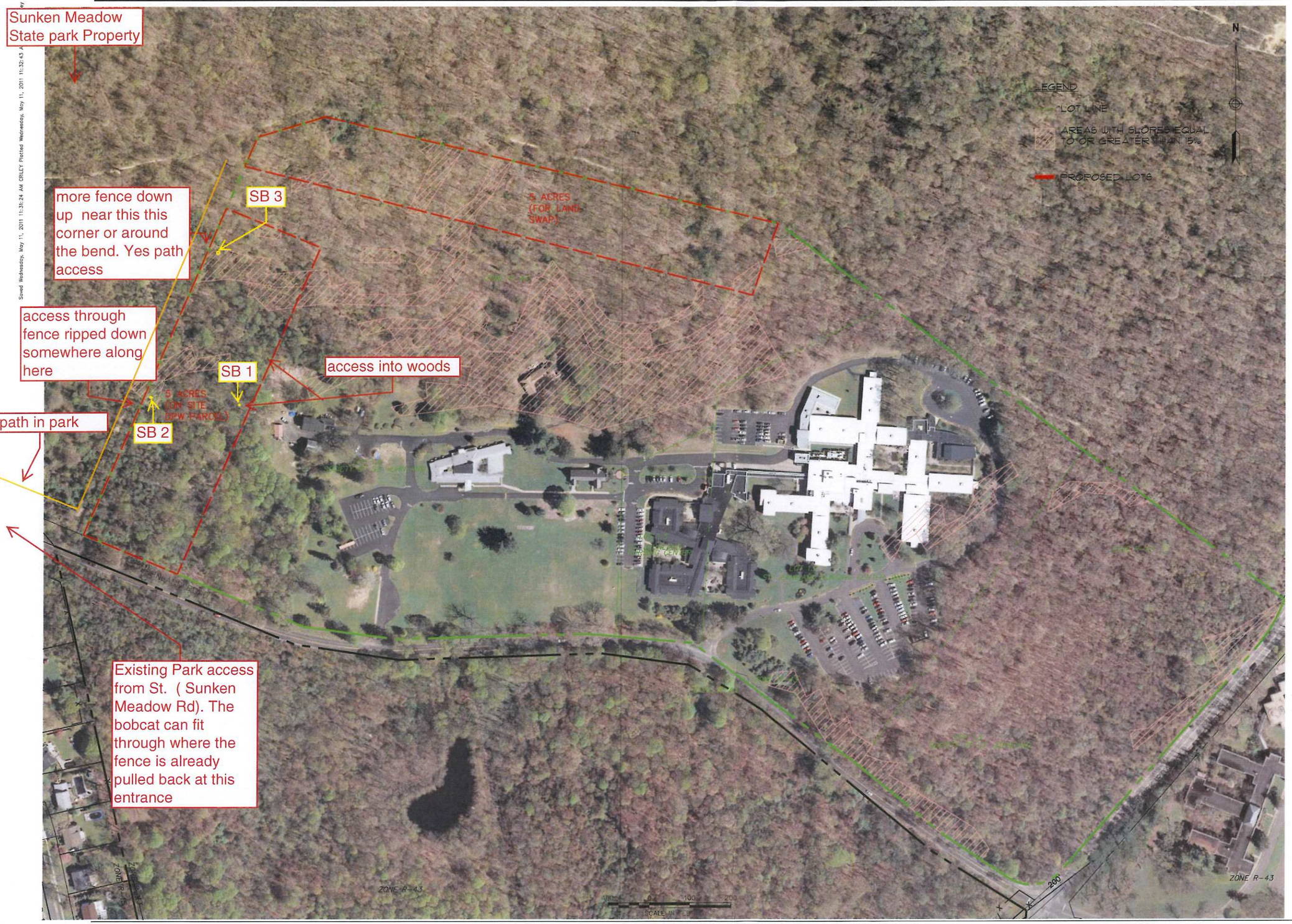
Geo Probe Tube Length	Length of Soil in Tube	% Gravel	% Coarse Sand	% Fine Sand	% Silt & Clay	AASHTO Classification	Unified Classification
0' – 4'	24"	11.3	30.0	51.7	7.0	A – 3	SP – SM
4' – 8'	33"	9.3	29.4	58.1	3.2	A – 3	SP
8' – 12'	24"	5.0	36.7	56.9	1.4	A – 3	SP
12' – 16'	29"	0.6	12.9	83.1	3.4	A – 3	SP
16' – 20'	26"	10.8	27.0	55.2	7.0	A – 3	SP – SM
20' – 24'	24"	8.4	27.7	56.3	7.6	A – 3	SP – SM
24' – 28'	22"	6.0	30.0	58.4	5.6	A – 3	SP – SM
28' – 32'	31"	11.1	31.8	53.5	3.6	A – 3	SP
32' – 36'	33"	9.4	36.4	49.9	4.3	A – 3	SP
36' – 40'	28"	2.2	22.1	71.0	4.7	A – 3	SP

Boring 3 (Taken 11/17/11)

Geo Probe Tube Length	Length of Soil in Tube	% Gravel	% Coarse Sand	% Fine Sand	% Silt & Clay	AASHTO Classification	Unified Classification
0' – 4'	24"	0.6	17.8	66.9	14.7	A – 2 – 4	SM
4' – 8'	32"	5.9	37.0	54.6	2.5	A – 3	SP
8' – 12'	28"	0.8	31.4	65.9	1.9	A – 3	SP
12' – 16'	27"	3.5	30.5	63.5	2.5	A – 3	SP
16' – 20'	24"	0.4	16.5	79.9	3.2	A – 3	SP
20' – 24'	26"	0.7	20.3	76.6	2.4	A – 3	SP
24' – 28'	24"	2.1	20.9	74.5	2.5	A – 3	SP
28' – 32'	28"	0.4	15.8	81.0	2.8	A – 3	SP
32' – 36'	29"	4.1	33.3	59.6	3.0	A – 3	SP
36' – 40'	32"	5.9	34.1	53.5	6.5	A – 3	SP – SM

P:\41161.03\CAD\LD\PLANSET\20110505_NORTHLOT5 ACRE

Saved: Wednesday, May 11, 2011 11:31:24 AM CRILEY Plotted: Wednesday, May 11, 2011 11:32:43 AM



VHB

Engineering, Surveying & Landscape Architecture, P.C.

Transportation
Land Development
Environmental Services
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477

No.	Revision	Date	Appvd.

Designed by CR | Drawn by CR | Checked by RD
CAD checked by CR | Approved by BRM
Scale 1"=100' | Date May 9, 2011

Project Title

St. Johnland Residences II

St. Johnland Road
Kings Park , New York

Issued for

Not Approved for Construction

Drawing Title

DPW 5 ACRE SKETCH

Drawing Number

DPW-1

Sheet 1 of 1

Project Number 41161.03

20110505_NORTHLOT5 ACRE.DWG

APPENDIX G-3

SCDPW Correspondence

COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

GILBERT ANDERSON, P.E.
COMMISSIONER

PHILIP A. BERDOLT
DEPUTY COMMISSIONER

March 30, 2012

Courtney Riley, LEED AP BD+C
Project Manager
VHB Engineering, Surveying & Landscape Architecture. P.C.
2150 Joshua's Path
Suite 300
Hauppauge, New York 11788

Dear Ms. Riley:

This letter is in regards to the potential connection of the proposed St. Johnland CCR development to Suffolk County Sewer District 6 – Kings Park Wastewater Treatment Plant.

We discussed that this connection would be facilitated through transfer of 5 acres (located at the western corner of the St. Johnland nursing home property) to Suffolk County Public Works to allow for discharge of the treated effluent from the wastewater treatment plant. This additional discharge area would allow the plant to process to the full treatment capacity while maintaining compliance with the permit restrictions set forth by the Long Island Sound Study and mean availability for your project to connect and be responsible to convey approximately **38,000** g.p.d. to the plant. If this land is obtained and approved for recharge it would have to be cleared fully and the perimeter would have a 25 ft. clearance distance between property line and the edge of any leaching pool installed. The leaching pools would likely be 10 ft. in diameter and have an effective depth of 16 ft. in order to meet the recharge needs and a force main would have to be built from the plant to the new recharge area.

If there are any questions that you need to discuss during this time, please call me at (631) 852-4204.

Sincerely,

John Donovan, P.E.
Chief Engineer – SCDPW Division of Sanitation

Cc:
Howard Barton in the Town of Smithtown Dept. of Environment and Waterways
Carrie L. O'Farrell – Nelson, Pope & Voorhis, LLC

APPENDIX H

SOIL RESOURCES

APPENDIX H-1

Phase I ESA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED ST. JOHNLAND EXPANSION
KINGS PARK, NEW YORK 11754

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED ST. JOHNLAND EXPANSION
KINGS PARK, NEW YORK 11754

MAY 2004

Prepared for:

ST. JOHNLAND RESIDENCES II, INC.
395 SUNKEN MEADOW ROAD
KINGS PARK, NEW YORK 11754

Stantec

Stantec Consulting Group Inc.
85 Metro Park
Rochester NY 14623-2607
Tel: (585) 475-1440 Fax: (585) 272-1814

stantec.com

Stantec

May 18, 2004

Ms. Mary Jean Weber
St. Johnland Residences II, Inc.
395 Sunken Meadow Road
Kings Park, New York 11754-1099

Reference: Phase I Environmental Site Assessment **193500182**
Proposed St. Johnland Expansion - 49.6± Acre Parcel
Southwestern Corner of the Intersection of
St. Johnland Road and Old Dock Road
Kings Park, New York 11754

Dear Ms. Weber:

Stantec Consulting Group, Inc. (Stantec), formerly the Sear-Brown Group, has prepared the enclosed Phase I Environmental Site Assessment (ESA) of the proposed St. Johnland Expansion property, a 49.6± acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2) located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. This investigation was conducted such that it fulfills the requirements of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 guidelines for Phase I ESAs. All the information contained herein is true to the best of our knowledge and can be relied upon by St. Johnland Residences II, Inc.

Should you have any questions or require further information, please feel free to call me or Kyle Miller at 1-800-724-4131.

Very truly yours,

Michael P. Storonsky
Senior Associate

Enclosure

c: Mr. Dennis Wilhelm

File: M:jobs\18915\docs\Phase I ESA.doc

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1.0 Executive Summary

The subject property is a 49.6± acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2), located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. According to the Town of Smithtown Department of Planning and Community Development, the subject property is zoned R-43, for "1-acre" residential use.

EDR's Geocheck® Physical Setting Source Addendum report indicates that the pond located near the center of the subject property is a federally-designated wetland. According to the New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map (Saint James Quadrangle), this same pond is also a state-designated wetland (SJ-18).

At the time of the Stantec property visit, the subject property was vacant, wooded land, and the ground surface was snow covered, which may have precluded field observations of staining, dead or distressed vegetation, or other potential recognized environmental conditions.

Ms. Mary Jean Weber, Chief Executive Officer and Administrator of the St. Johnland Nursing Center, and Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering, were interviewed prior to Stantec's January 16, 2004 visit to the subject property. Ms. Weber and Mr. Tooker explained that the subject property has been owned by the St. Johnland facility since 1866 and the land was historically used as a dairy farm. Ms. Weber and Mr. Tooker added that barns were once located on the northwestern portion of the subject property, near St. Johnland Road, and that residential structures, occupied by farm workers, were once located on the southwestern portion of the subject property. Mr. Tooker stated only block foundations remain of the former residential structures and that these structures were probably heated with coal. Mr. Tooker added that he is unaware of any current or historic underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the subject property. Mr. Tooker also stated that he has walked the subject property several times and has never observed evidence of "farm dumps" on the site.

According to the book, Dr. Muhlenberg's St. Johnland – An Informal History, 1866-1991, by Virginia B. Colyer, the subject property was apparently part of the former 400-acre Smith Farm and was purchased in 1866 by the founder of St. Johnland, Dr. William Augustus Muhlenberg. The St. Johnland facility contained a stereotype foundry, one of several trades conducted and taught to orphans at the facility. An 1870 drawing of St. Johnland includes a depiction of the northwestern portion of the subject property, which was shown to have contained three (3) barns, the pond, livestock, pasture land, and Cottage Road. The book indicated that the St. Johnland farm operated from 1870 until 1949 and the barns burned down in 1971. Mr. George Essler, of the Town of Smithtown Engineering Department, explained that long ago the St. Johnland facility had worked to teach orphaned boys and girls a trade or skill. Mr. Essler added that structures for teaching trades were located to the north of St. Johnland Road and that the subject property was used primarily for farming, with some barn structures located on the northwestern portion of the subject property, near St. Johnland Road. Mr. Essler thought that the area to the west of the former Cottage Road was primarily agricultural land, including some apple orchards and grazing areas.

St. Johnland Road and the existing St. Johnland Nursing Center, Inc. facility are located adjacent to the north of the subject property. A sanitary sewage pump station, the intersection of Old Dock Road and St. Johnland Road, and portions of the abandoned Kings Park State Hospital facility are located adjacent to the east of the subject property. Portions of the abandoned Kings Park State Hospital facility, D.S. Shanahan's Bar, residential dwellings, and Old Dock Road are located adjacent to the south of the subject property. A residential subdivision is located adjacent to the west of the subject property.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E 1527-00 of the proposed St. Johnland Expansion property, a 49.6$^{\pm}$ acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2) located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. Any exceptions to, or deletions from, this scope of work are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no recognized environmental conditions in connection with the subject property, except for the following:

Findings and Conclusions

- Review of the historic topographic map dated 1944 indicated that two (2) structures were located on the northwestern portion of the subject property, near St. Johnland Road. Nine (9) structures were situated on the southwestern portion of the subject property, and a structure was located on the northeastern corner of the intersection of Old Dock Road and Cottage Road, which crossed the central portion of the subject property in a generally north/south orientation. The current pond was not depicted near the center of the subject property.

- Through telephone conversations, Mr. Essler explained that he grew up in a house that was located on the southwestern portion of the subject property and lived on the subject property for approximately twenty-three (23) years. Mr. Essler believed that his childhood home was constructed in the 1880s and that the following structures were once located on the southwestern portion of the subject property: six (6) single family homes; two (2) two-family homes; three (3) detached garages; and three (3) barns. Mr. Essler thought that an underground bomb shelter existed near one of the former residential structures. In addition, Mr. Essler recalled that a community water well was located near the residential structures and a "gatehouse" structure was once located on the southern edge of the subject property near the former intersection of Old Dock Road and the former roadway known as Cottage Road, which once crossed the subject property. Mr. Essler stated that his former residence, as well as the other nearby structures, was originally heated by a coal-fired boiler, which was located in a partial basement beneath the structure. Mr. Essler explained that boilers originally had brass plates atop them on the first floor, which helped to radiate the heat. Mr. Essler believed that hot water radiator systems were installed in the residences in the early 1900s and the residential structures were converted to fuel oil as a source of heating fuel in the 1950s. Mr. Essler thought that the residential fuel oil tanks were probably approximately 275-gallon tanks and were located in the former basement coal bins. Mr. Essler explained that the structures were burned by the Kings Park Fire

Department during training exercises, as an economical means of demolition. Mr. Essler did not know if the tanks had been removed prior to being burned. Mr. Essler believed that the southwestern portion of the subject property ceased to be a residential area in approximately 1973.

- Two (2) concrete block foundations (basements) were observed on the southwestern portion of the subject property. Steel piping and an apparent hot water heater were observed in these concrete block foundations, which correlate with the locations of the former residential structures in this area of the subject property. Some wire fences, a partially collapsed metal shed, an apparent cesspool or drywell feature, and an apparent former dug well with a hexagonal stone ring around it were also observed on the southwestern portion of the subject property (see Appendix F).

- Mr. Essler stated that long ago the pond located near the center of the subject property would dry up during the summer months. Mr. Essler recalled that this pond was expanded in the mid 1950s and that piping carried wastewater from the St. Johnland's laundry facility on the northern side of St. Johnland Road. Mr. Essler believed that this wastewater piping remains in place on the subject property. Finally, Mr. Essler stated that the community well and pond were both fed by freshwater springs on the subject property and that there was a high groundwater table.

- Three (3) steel pipes were observed protruding from the ground surface on the southeastern portion of the subject property, approximately forty (40) to fifty (50) feet to the north of Old Dock Road. The nature of these steel pipes was not readily apparent, although it is considered possible that they are vent pipes associated with sewer line(s) that apparently run along the northern side of Old Dock Road, toward the pump station observed on the northeastern corner of the subject property.

- Miscellaneous solid waste, including auto parts, tires, rusted metal containers, shopping carts, shoes, refrigerators, hot water heaters, and steel piping was observed on the subject property. The majority of this debris was observed on the western portion of the subject property.

Recommendations

- Based upon the information and opinions provided by Mr. Essler, it is recommended that the locations of the former structures on the southwestern portion of the subject property be located and these areas be investigated for the potential presence of buried tanks or other potential contamination issues.

- It is recommended that the potential presence of wastewater piping that may discharge to the pond near the center of the subject property be investigated. If such piping is found, the source and composition of the wastewater should be determined.

- It is recommended that the nature of the three (3) steel pipes observed on the southeastern portion of the subject property be investigated.

- It is recommended that the miscellaneous solid waste observed on the subject property be removed and properly disposed off-site in conjunction with site development.

2.0 Introduction

2.1 Purpose

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the subject property. The investigation was conducted in conformance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments (ESAs): Phase I Environmental Site Assessment Process.

2.2 Detailed Scope of Services

The Scope of Services developed for this Phase I ESA was outlined in our proposal, and all work associated with this assessment was performed as proposed.

2.3 Limiting Conditions and Methodologies Used

This report presents a description of the conditions observed within and immediately surrounding the subject property at the time of the site visit. In addition, this assessment was based on a review of reasonably ascertainable federal, state, and local environmental records, a site reconnaissance of the property, and interviews with individuals familiar with the current and historical uses of the property.

The findings, opinions, and conclusions presented in this report are based only on information gathered during these activities. Therefore, since much of the information has been provided by others, the accuracy of the conclusions drawn from this information is inherently related to the accuracy and reliability of the information that was provided.

At the time of the property visit, the ground surface was snow covered, which may have precluded field observations of staining, dead or distressed vegetation, or other potential recognized environmental conditions.

2.4 Outstanding Information

No information was considered to be outstanding at the time this report was prepared.

2.5 Special Terms and Conditions

This Phase I ESA includes discussions of asbestos-containing building materials (ACBMs), radon, and wetlands, which are not within the scope of ASTM Standard Practice E 1527-00. However, no specific sampling for these substances was performed during this investigation.

2.6 User Reliance

This document may not be used or relied upon without the expressed written consent of Stantec and St. Johnland Residences II, Inc., to which reliance on this report is expressly provided.

3.0 Site Description

3.1 Location and Legal Description

The subject property is a 49.6± acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2), located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. According to the Town of Smithtown Department of Planning and Community Development, the subject property is zoned R-43, for "1-acre" residential use.

3.2 Site and Vicinity General Characteristics

The subject property's topography is uneven; elevations range from a high of 98± feet above mean sea level (MSL), on the northwestern portion of the subject property, to a low of 27± feet above MSL, on the easternmost corner of the subject property. A pond, at 54± feet above MSL, is situated near the center of the subject property, and a knoll, with a maximum elevation of 78± feet above MSL, is located on the eastern half of the subject property.

According to a Geocheck® Physical Setting Source Addendum report, prepared for the subject property by Environmental Data Resources (EDR), soils on the subject property are classified as Plymouth loamy sand. The Nassau County Soil Survey (1987), prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), describes this soil type as very deep, gently sloping, and excessively drained.

Based upon regional topography, the close proximity of Sunken Meadow Creek and Long Island Sound to the north, and the close proximity of tidal flats and the Nissequogue River to the east, regional groundwater flow in the vicinity of the subject property is anticipated to be to the north-northeast. However, given the presence of the low area containing the pond near the center of the subject property, it is considered possible that local groundwater flow beneath portions of the subject property is toward the pond.

According to the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 36103C0363 G), the subject property is located within Flood Zone X, an area outside of the 500-year floodplain.

EDR's Geocheck® Physical Setting Source Addendum report indicates that the pond located near the center of the subject property is a federally-designated wetland.

According to the New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map (Saint James Quadrangle), the pond located near the center of the subject property is also a state-designated wetland (SJ-18).

3.3 Current Use of the Property

At the time of the Stantec property visit, the subject property was vacant, wooded land.

3.4 Structures, Roads, Other Improvements on the Site

The subject property is currently vacant, wooded land and did not appear to be connected to any public or private utilities. Potable water is supplied to properties in the vicinity of the subject property by the Suffolk County Water Authority. Electric service is provided to properties in the vicinity of the subject property by the Long Island Power Authority (LIPA), and natural gas service is provided to properties in the vicinity of the subject property by KeySpan Energy.

3.5 Current Uses of Adjacent Properties

St. Johnland Road and the existing St. Johnland Nursing Center, Inc. facility are located adjacent to the north of the subject property. A sanitary sewage pump station, the intersection of Old Dock Road and St. Johnland Road, and portions of the abandoned Kings Park State Hospital facility are located adjacent to the east of the subject property. Portions of the abandoned Kings Park State Hospital facility, D.S. Shanahan's Bar, residential dwellings, and Old Dock Road are located adjacent to the south of the subject property. A residential subdivision is located adjacent to the west of the subject property.

4.0 User Provided Information

4.1 Title Records

The Abstracts of Title for the subject property were not provided to Stantec for review during this Phase I ESA.

4.2 Environmental Liens or Activity and Use Limitations

No information was provided to Stantec that would suggest that environmental liens or activity/use limitations are associated with the subject property.

4.3 Specialized Knowledge

The user (St. Johnland Residences II, Inc.) has no specialized knowledge or experience that is material to any recognized environmental conditions in connection with the subject property.

4.4 Valuation Reduction for Environmental Issues

Stantec was not provided with any appraisals or any other information that would identify valuation reduction of the subject property.

4.5 Owner, Property Manager, and Occupant Information

According to Nassau County property information, provided by First American Real Estate Solutions and dated January 2003, the subject property is owned by the Society of St. Johnland. The subject property was vacant, wooded land at the time of the Stantec property visit. Further information pertaining to the site is included in Section 6.0 of this report.

4.6 Reason for Performing Phase I Environmental Site Assessment

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the subject property in order to facilitate the proposed expansion of the adjacent St. Johnland Nursing Center, Inc. facility.

5.0 Records Review

5.1 Standard Environmental Record Sources

An environmental database search, prepared by Environmental Data Resources (EDR) of Southport, Connecticut was obtained to assist in identifying recognized environmental conditions at the site. A copy of EDR's database report, which searched Federal and State environmental records, is contained in Appendix A of this report.

The following summarizes information obtained from EDR's database report.

National Priority List (NPL) Sites

Subject Property: Not listed.
Surrounding Properties: None listed within one mile of subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites

Subject Property: Not listed.
Surrounding Properties: None listed within one-half mile of subject property.

Resource Conservation and Recovery Act (RCRA) TSD Facilities

Subject Property: Not listed.
Surrounding Properties: None listed within one mile of subject property.

RCRA Generators

Subject Property: Not listed.
Surrounding Properties: None listed adjacent to the subject property.

Emergency Response Notification System (ERNS) List

Subject Property: Not listed.

State Hazardous Waste Sites (SHWS)

DEC IHWDS:
Subject Property: Not listed.
Surrounding Properties: None listed within one mile of the subject property.

DEC IHWDS Remedial Plan:
Subject Property: Not listed.
Surrounding Properties: None listed within one mile of the subject property.

DEC HSWDS:
Subject Property: Not listed.
Surrounding Properties: None listed within one-half mile of the subject property.

State Landfill/Solid Waste Disposal Facilities (LF/SWDF)

DEC ASWDF:

Subject Property:	Not listed.
Surrounding Properties:	According to EDR's report, there is one (1) Solid Waste Facility/Landfill Site located within one-half mile of the subject property. This Solid Waste Facility/Landfill Site is associated with the Kings Park Psychiatric Center on Old Dock Road, to the south of the subject property. According to EDR's report, this site is an inactive landfill that apparently contains ash material and is owned by the New York State Office of Mental Health.

Leaking Registered Underground Storage Tank (LUST) Sites

Subject Property:	Not listed.
Surrounding Properties:	According to EDR's report, there has been one (1) spill incident involving a LUST that was reported to the DEC within one-half mile of the subject property. This LUST spill incident (DEC Spill No. 0001818) was reported to the DEC on May 12, 2000 and is associated with a private residence located at 853 Saint Johnland Road, approximately 2,000 feet to the southeast of the subject property. According to EDR's report, the DEC was notified after a fuel oil tank in a crawlspace was observed to be leaking. The tank was removed, two (2) drums of contaminated soil was excavated, and this LUST spill incident was closed by the DEC on July 27, 2000. Given its location and closed status, which indicates that it was resolved to the satisfaction of the DEC, this spill incident does not appear to present a recognized environmental condition for the subject property.

Spills

Surficial Spill Incidents:

Subject Property:	None are listed in EDR's report. Stantec's review of the DEC Spills database and the DEC Internet Spill Incidents Database, indicated that no surficial spills have been reported to the DEC for the subject property.
Surrounding Properties:	None are listed in EDR's Report. However, based upon Stantec's review of the DEC Spills database (dated October 2001) and the DEC Internet Spill Incidents Database (dated February 2004), there have been two (2) surficial spill incidents reported to the DEC for areas adjacent to the north of the subject property. These surficial spill incidents are summarized below, in Table 1.

Table 1
Surficial Spill Incidents Reported to the DEC
For Areas Adjacent to the North

DEC Spill No.	Facility Name and Address	Spill Cause; Material & Amount Spilled	Spill Status
9205893	Wood Residence 395 Sunken Meadow Road Kings Park, NY	Equipment Failure; #2 Fuel Oil, 1 gallon	Reported 8/21/1992 Closed/Inactivated 8/24/1992
9411569	St. Johnland Nursing Home 375 Sunken Meadow Road Kings Park, NY	Equipment Failure; #2 Fuel Oil, 20-gallons	Reported 11/29/1994 Closed/Inactivated 6/28/1995

A shown on Table 1, both of the adjacent surficial spill incident files have been closed/inactivated by the DEC, which suggests that they were resolved to the satisfaction of the DEC. Given their closed/inactive status, these spill incidents do not appear to present recognized environmental conditions for the subject property at this time.

DEC Petroleum Bulk Storage (PBS) Tank Sites:
Subject Property: Not listed.
Surrounding Properties: None listed adjacent to the subject property.

DEC Chemical Bulk Storage (CBS) Tank Sites:
Subject Property: Not listed.
Surrounding Properties: None listed adjacent to the subject property.

Local Records Review

The following information pertaining to local regulatory agencies was identified during the course of this assessment:

Suffolk County Department of Health Services' Storage Tank Database

According to EDR's database report, the subject property is not found on the Suffolk County Department of Health Services' Storage Tank Database. EDR's report indicates that the northerly adjacent St. Johnland Nursing Center, Inc. facility is listed on this storage tank database and maintains, or has maintained, twelve (12) storage tanks, which are summarized below, in Table 2.

Table 2
Storage Tanks at the Northerly Adjacent
St. Johnland Nursing Center, Inc. Facility

Tank ID	Capacity and Material Stored	Tank Location & Construction	Tank Status
1	550-gallon; gasoline	Underground; steel	Removed in 1992
2	2,500-gallon; diesel	Underground; steel	Removed in 1998
3	2,500-gallon; #2 Fuel Oil	Underground; steel	Abandoned in 2000
4	2,500-gallon; #2 Fuel Oil	Underground; steel	Abandoned in 2000
5	2,500-gallon; #2 Fuel Oil	Underground; steel	Removed in 1992
6	500-gallon; gasoline	Aboveground; steel	Not Reported
7	1,000-gallon; #2 Fuel Oil	Underground; steel	Installed in 1975; Exempt from Suffolk Co. Article 12 Regulation
8	550-gallon; gasoline	Underground; steel	Removed in 1992
9	1,000-gallon; #2 Fuel Oil	Underground; steel	Removed in 1992
10	2,000-gallon; #2 Fuel Oil	Underground; construction not reported	Removed in 1992
11	500-gallon; diesel	Aboveground; construction not reported	Permitted Tanks; Permit Runs Out - 2003
12	2,000-gallon; kerosene	Aboveground; steel	Permitted Tanks; Permit Runs Out - 2005

Town of Smithtown Building Department

The Town of Smithtown Building Department stated that their files date back to approximately 1950 and do not contain information regarding the subject property.

Town of Smithtown Department of Planning and Community Development

Town of Smithtown Department of Planning and Community Development indicated that their files do not contain information regarding the subject property.

5.2 *Additional Environmental Record Sources*

Additional research of the subject property and adjacent properties included review of: the New York State Department of Health (NYSDOH) statewide Basement Radon Survey (June 2003).

5.3 *Physical Setting Sources*

This ESA included a review of: a United States Geological Survey (USGS) 7.5 Minute topographic map (Saint James Quadrangle); the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 36103C0363 G); a Geocheck® Physical Setting Source Addendum report, prepared for the subject property by Environmental Data Resources (EDR) of Southport, Connecticut; the Nassau County Soil Survey (1987), prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS); and a New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map (Saint James Quadrangle).

5.4 *Historical Use Information on the Property*

The subject property history was developed through a review of: historic aerial photographs provided by EDR and dated 1954, 1966, 1976, 1980, and 1994; color copies of historic topographic maps (Saint James Quadrangles) provided by EDR and dated 1944, 1967, and 1979; a book entitled, Dr. Muhlenberg's St. Johnland – An Informal History, 1866-1991, by Virginia B. Colver; and interviews with Ms. Mary Jean Weber, Chief Executive Officer and Administrator of the St. Johnland Nursing Center, Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering, and Mr. George Essler, of the Town of Smithtown Engineering Department.

Aerial Photograph Review

Photocopies of the historic aerial photographs are included as Appendix B of this report.

Date of Aerial Photograph	Subject Property Conditions
1954	The majority of the subject property appeared to have been agricultural land. Both the eastern and western portions of the subject property were vegetated fields. A roadway, the former Cottage Road, was visible crossing the center of the subject property in a generally north/south orientation. Three (3) structures, possibly barns, were located on the northwestern portion of the subject property, near St. Johnland Road. At least four (4) structures, possibly residential dwellings, were visible on the southwestern portion of the subject property, and a structure was visible on the northeastern corner of the intersection of Cottage Road and Old Dock Road. The current pond was not apparent near the center of the subject property, although two (2) or three (3) dark, apparently wet areas were visible in this area of the subject property.
1966	Although the subject property did not appear to have been actively farmed in this aerial photograph, on-site conditions appeared similar to those observed in the previous aerial photograph. The pond was visible in its current shape and location in this aerial photograph, and a spot of bare earth had replaced the structure previously observed on the northeastern corner of the intersection of Cottage Road and Old Dock Road. Another area of bare earth was visible on the northeastern portion of the subject property, just to the south of St. Johnland Road.
1976	The subject property appeared to have been more vegetated and overgrown in this aerial photograph. The barn structures previously observed on the northwestern portion of the subject property were not apparent in this aerial photograph. Fewer residential structures were visible on the southwestern portion of the subject property. Cottage Road was still visible in this aerial photograph, and a sewer pump station had been constructed on the easternmost portion of the subject property, near the intersection of Old Dock Road and St. Johnland Road.

Date of Aerial Photograph	Subject Property Conditions
1980	The majority of the subject property was covered with trees in this aerial photograph. An area with few trees was located on the northwestern portion of the subject property, the pond was visible near the center of the subject property, and Cottage Road still crossed the center of the subject property. No structures were visible on the subject property in this aerial photograph.
1994	The subject property appeared more overgrown in this aerial photograph. The pond was visible near the center of the subject property, and only the northern portion of Cottage Road could be seen. No structures were observed on the subject property in this aerial photograph.

Historic Topographic Map Review

Photocopies of the historic topographic maps are included as Appendix C of this report.

Date of Topographic Map	Subject Property Conditions
1944	Two (2) structures were located on the northwestern portion of the subject property, near St. Johnland Road. Nine (9) structures were situated on the southwestern portion of the subject property, and a structure was located on the northeastern corner of the intersection of Old Dock Road and Cottage Road, which crossed the central portion of the subject property in a generally north/south orientation. The current pond was not depicted near the center of the subject property.
1967	No structures were depicted on the northwestern portion of the subject property. Three (3) structures were situated on the southwestern portion of the subject property, and an east/west roadway, intersecting with Cottage Road, was shown in the vicinity of these structures. The structure on the northeastern corner of the intersection of Old Dock Road and Cottage Road was shown on this map. The pond was depicted near the center of the subject property.
1979	Similar to the 1967 topographic map

Dr. Muhlenberg's St. Johnland – An Informal History, 1866-1991

According to the book by Virginia B. Colyer, the subject property was apparently part of the former 400-acre Smith Farm and was purchased in 1866 by the founder of St. Johnland, Dr. William Augustus Muhlenberg. The St. Johnland facility contained a stereotype foundry, one of several trades conducted and taught to orphans at the facility. An 1870 drawing of St. Johnland includes a depiction of the northwestern portion of the subject property, which was shown to have contained three (3) barns, the pond, livestock, pasture land, and Cottage Road. The book indicated that the St. Johnland farm operated from 1870 until 1949 and the barns burned down in 1971.

Interview Information

Ms. Mary Jean Weber, Chief Executive Officer and Administrator of the St. Johnland Nursing Center, and Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering, were interviewed prior to Stantec's January 16, 2004 visit to the subject property. Ms. Weber and Mr. Tooker explained that the subject property has been owned by the St. Johnland facility since 1866 and the land was historically used as a dairy farm. Ms. Weber and Mr. Tooker added that barns were once located on the northwestern portion of the subject property, near St. Johnland Road, and that residential structures, occupied by farm workers, were once located on the southwestern portion of the subject property. Mr. Tooker stated only block foundations remain of the former residential structures and that these structures were probably heated with coal. Mr. Tooker added that he is unaware of any current or historic underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the subject property. Mr. Tooker also stated that he has walked the subject property several times and has never observed evidence of "farm dumps" on the site.

Through telephone conversations, Mr. Essler explained that he grew up in a house that was located on the southwestern portion of the subject property and lived on the subject property for approximately twenty-three (23) years. Mr. Essler believed that his childhood home was constructed in the 1880s and that the following structures were once located on the southwestern portion of the subject property: six (6) single family homes; two (2) two-family homes; three (3) detached garages; and three (3) barns. Mr. Essler thought that an underground bomb shelter existed near one of the former residential structures. In addition, Mr. Essler recalled that a community water well was located near the residential structures and a "gatehouse" structure was once located on the southern edge of the subject property near the former intersection of Old Dock Road and the former roadway known as Cottage Road, which once crossed the subject property. Mr. Essler stated that his former residence, as well as the other nearby structures, was originally heated by a coal-fired boiler, which was located in a partial basement beneath the structure. Mr. Essler explained that boilers originally had brass plates atop them on the first floor, which helped to radiate the heat. Mr. Essler believed that hot water radiator systems were installed in the residences in the early 1900s and the residential structures were converted to fuel oil as a source of heating fuel in the 1950s. Mr. Essler thought that the residential fuel oil tanks were probably approximately 275-gallon tanks and were

located in the former basement coal bins. Mr. Essler explained that the structures were burned by the Kings Park Fire Department during training exercises, as an economical means of demolition. Mr. Essler did not know if the tanks had been removed prior to being burned. Mr. Essler believed that the southwestern portion of the subject property ceased to be a residential area in approximately 1973.

Mr. Essler explained that long ago the St. Johnland facility had worked to teach orphaned boys and girls a trade or skill. Mr. Essler added that structures for teaching trades were located to the north of St. Johnland Road and that the subject property was used primarily for farming, with some barn structures located on the northwestern portion of the subject property, near St. Johnland Road. Mr. Essler thought that the area to the west of the former Cottage Road was primarily agricultural land, including some apple orchards and grazing areas, and the area to the east of Cottage Road was largely unused.

Mr. Essler stated that long ago the pond located near the center of the subject property would dry up during the summer months. Mr. Essler recalled that this pond was expanded in the mid-1950s and that piping carried wastewater from the St. Johnland's laundry facility on the northern side of St. Johnland Road. Mr. Essler believed that this wastewater piping remains in place on the subject property. Finally, Mr. Essler stated that the community well and pond were both fed by freshwater springs on the subject property and that there was a high groundwater table.

Sanborn® Fire Insurance Company Maps

Correspondence from EDR indicated that there were no historic Sanborn® fire insurance maps available for the subject property in EDR's Historic Maps collection (see Appendix C).

City Directories

Correspondence from EDR indicated that City Directory coverage does not exist for the subject property (see Appendix D).

5.5 Historical Use Information on Adjacent Properties

Interview Information

According to Mr. Tooker, a few USTs have historically been removed from the St. Johnland Nursing Center, but no spill incidents have occurred in association with these USTs or their removals.

Aerial Photograph Review

Date of Aerial Photograph	Adjacent Conditions
1954	North – St. Johnland Road, several structures (apparently associated with the St. Johnland facility), and wooded, undeveloped land East – the intersection of St. Johnland Road and Old Dock Road and portions of the Kings Park State Hospital South – a rectangular structure (currently D.S. Shanahan's bar), residential dwellings, portions of the Kings Park State Hospital, and Old Dock Road West – undeveloped, wooded land
1966	Similar to the 1954 aerial photograph
1976	North – similar to the previous aerial photographs, except more buildings had been constructed at the St. Johnland facility East – similar to the previous aerial photographs South – similar to the previous aerial photographs West – a residential subdivision had been developed
1980	Similar to the 1976 aerial photograph
1994	Similar to the 1976 and 1980 aerial photographs

Historic Topographic Map Review

Date of Topographic Map	Adjacent Conditions
1944	North – St. Johnland Road and the "St. Johnland Childrens Home" East – the intersection of St. Johnland Road and Old Dock Road and portions of the "Kings Park State Hospital For the Insane" South – portions of the "Kings Park State Hospital For the Insane" and Old Dock Road West – undeveloped land

Date of Topographic Map	Adjacent Conditions
1967	North – St. Johnland Road (St. Johnland Road) and the "St. Johnland Childrens Home" East – the intersection of St. Johnland Road and Old Dock Road and portions of the "Kings Park State Hospital" South – a rectangular structure (currently D.S. Shanahan's bar), smaller structures (currently residential), portions of the "Kings Park State Hospital", and Old Dock Road West – undeveloped land
1979	North – same as 1967 topographic map East – same as 1967 topographic map South – same as 1967 topographic map West – residential subdivision

6.0 Site Reconnaissance and Interviews

A visit to the subject property was conducted by Stantec on January 16, 2004. Relevant photographs from the site visit are presented in Appendix F.

The site reconnaissance focused on the following elements: topographic conditions; indications of current uses of the site; evidence of past uses; indications of environmental issues; identification of buildings; outdoor drainage features; miscellaneous debris; areas of disturbed soils; and areas of stressed vegetation. This section describes the observations made by Stantec during the site reconnaissance.

At the time of the Stantec property visit, the subject property was vacant, wooded land. A pond is located near the center of the subject property. During the property visit, there were no readily apparent indications of spills, sumps, groundwater-monitoring wells, or distressed vegetation observed on the subject property. However, at the time of the property visit, the ground surface was snow covered, which may have precluded field observations of staining, dead or distressed vegetation, or other potential recognized environmental conditions.

Two (2) concrete block foundations (basements) were observed on the southwestern portion of the subject property. Steel piping and an apparent hot water heater were observed in these concrete block foundations, which correlate with the locations of the former residential structures in this area of the subject property. Some wire fences, a partially collapsed metal shed, an apparent cesspool or drywell feature, and an apparent former dug well with a hexagonal stone ring around it were also observed on the southwestern portion of the subject property (see Appendix F).

Three (3) steel pipes were observed protruding from the ground surface on the southeastern portion of the subject property, approximately forty (40) or fifty (50) feet to the north of Old Dock Road. The nature of these steel pipes was not readily apparent, although it is considered possible that they are vent pipes associated with sewer line(s) that apparently run along the northern side of Old Dock Road, toward the pump station observed on the northeastern corner of the subject property.

6.1 Hazardous Substances in Connection with Identified Uses

At the time of the Stantec property visit, no hazardous substances in connection with identified uses were observed on the subject property.

6.2 Hazardous Substance Containers or Unidentified Substance Containers

At the time of the Stantec property visit, no hazardous substances containers were observed on the subject property. Several small (5-gallons or less), rusted metal containers were observed on the southwestern portion of the subject property. One (1) badly rusted 55-gallon, apparently once used for target practice, was observed on the southwestern portion of the subject property. Although the former contents of these unidentified containers were not readily apparent, no spills or odors were noted in the vicinity of these containers.

6.3 *Storage Tanks*

Except for an apparent propane aboveground storage tank (AST) associated with the sewer pump station observed on the northeastern corner of the subject property (adjacent to the intersection of St. Johnland Road and Old Dock Road) and the three (3) unidentified steel pipes observed protruding from the ground surface on the southeastern portion of the subject property, there were no ASTs or readily apparent indications (e.g. fill ports, vent pipes) of underground storage tanks (USTs) observed on the subject property.

6.4 *PCBs*

One (1) pole-mounted electrical transformer was observed near the center of the subject property, in the apparent vicinity of the former roadway (Cottage Road) across the subject property. This transformer appeared in good condition and was labeled "Non-PCB." No visible evidence of transformer leakage, staining or distressed vegetation was observed around the base of the utility pole. Stantec requested information from LIPA regarding ownership and PCB content of this pole-mounted electrical transformer. At the time this report was prepared, the requested information had not been received. However, given its observed condition and "Non-PCB" label, this transformer does not appear to present a recognized environmental condition for the subject property.

6.5 *Solid Waste Disposal*

Miscellaneous solid waste, including auto parts, tires, rusted metal containers, shopping carts, shoes, refrigerators, hot water heaters, and steel piping was observed on the subject property. The majority of this debris was observed on the western portion of the subject property.

6.6 *Other Areas of Concern*

As noted in ASTM Standard Practice E 1527-00, some substances may be present on a property in quantities or conditions that may lead to contamination of the property or nearby properties, but are not included in CERCLA's definition of hazardous substances (42 USC Section 9601(14)) or do not otherwise present potential CERCLA liability. These materials are not included in the scope of ASTM Standard Practice E 1527-00. Asbestos and radon are two of these issues that are discussed below.

Asbestos

During Stantec's property visit, no suspect ACBMs were observed on the subject property.

Radon

Radon screening was not conducted at the subject property by Stantec; however, according to the NYSDOH Basement Radon Survey, 41 radon screenings in the Town of Smithtown yielded an average radon reading of 2.9 picoCuries/liter

(pCi/l). This average radon reading is below the 4 pCi/l action level suggested by the EPA for residential structures.

7.0 Findings

The subject property is a 49.6± acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2), located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. According to the Town of Smithtown Department of Planning and Community Development, the subject property is zoned R-43, for "1-acre" residential use.

EDR's Geocheck® Physical Setting Source Addendum report indicates that the pond located near the center of the subject property is a federally-designated wetland. According to the New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map (Saint James Quadrangle), this same pond is also a state-designated wetland (SJ-18).

At the time of the Stantec property visit, the subject property was vacant, wooded land, and the ground surface was snow covered, which may have precluded field observations of staining, dead or distressed vegetation, or other potential recognized environmental conditions.

Ms. Mary Jean Weber, Chief Executive Officer and Administrator of the St. Johnland Nursing Center, and Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering, were interviewed prior to Stantec's January 16, 2004 visit to the subject property. Ms. Weber and Mr. Tooker explained that the subject property has been owned by the St. Johnland facility since 1866 and the land was historically used as a dairy farm. Ms. Weber and Mr. Tooker added that barns were once located on the northwestern portion of the subject property, near St. Johnland Road, and that residential structures, occupied by farm workers, were once located on the southwestern portion of the subject property. Mr. Tooker stated only block foundations remain of the former residential structures and that these structures were probably heated with coal. Mr. Tooker added that he is unaware of any current or historic underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the subject property. Mr. Tooker also stated that he has walked the subject property several times and has never observed evidence of "farm dumps" on the site.

According to the book, Dr. Muhlenberg's St. Johnland – An Informal History, 1866-1991, by Virginia B. Colyer, the subject property was apparently part of the former 400-acre Smith Farm and was purchased in 1866 by the founder of St. Johnland, Dr. William Augustus Muhlenberg. The St. Johnland facility contained a stereotype foundry, one of several trades conducted and taught to orphans at the facility. An 1870 drawing of St. Johnland includes a depiction of the northwestern portion of the subject property, which was shown to have contained three (3) barns, the pond, livestock, pasture land, and Cottage Road. The book indicated that the St. Johnland farm operated from 1870 until 1949 and the barns burned down in 1971. Mr. George Essler, of the Town of Smithtown Engineering Department, explained that long ago the St. Johnland facility had worked to teach orphaned boys and girls a trade or skill. Mr. Essler added that structures for teaching trades were located to the north of St. Johnland Road and that the subject property was used primarily for farming, with some barn structures located on the northwestern portion of the subject property, near St. Johnland Road. Mr. Essler thought that the area to the west of the former Cottage Road was primarily agricultural land, including some apple orchards and grazing areas.

St. Johnland Road and the existing St. Johnland Nursing Center, Inc. facility are located adjacent to the north of the subject property. A sanitary sewage pump station, the intersection of Old Dock Road and St. Johnland Road, and portions of the abandoned Kings Park State Hospital facility are located adjacent to the east of the subject property. Portions of the abandoned Kings Park State Hospital facility, D.S. Shanahan's Bar, residential dwellings, and Old Dock Road are located adjacent to the south of the subject property. A residential subdivision is located adjacent to the west of the subject property.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E 1527-00 of the proposed St. Johnland Expansion property, a 49.6$^{\pm}$ acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2) located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. Any exceptions to, or deletions from, this scope of work are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no recognized environmental conditions in connection with the subject property, except for the following:

Findings and Conclusions

- Review of the historic topographic map dated 1944 indicated that two (2) structures were located on the northwestern portion of the subject property, near St. Johnland Road. Nine (9) structures were situated on the southwestern portion of the subject property, and a structure was located on the northeastern corner of the intersection of Old Dock Road and Cottage Road, which crossed the central portion of the subject property in a generally north/south orientation. The current pond was not depicted near the center of the subject property.

- Through telephone conversations, Mr. Essler explained that he grew up in a house that was located on the southwestern portion of the subject property and lived on the subject property for approximately twenty-three (23) years. Mr. Essler believed that his childhood home was constructed in the 1880s and that the following structures were once located on the southwestern portion of the subject property: six (6) single family homes; two (2) two-family homes; three (3) detached garages; and three (3) barns. Mr. Essler thought that an underground bomb shelter existed near one of the former residential structures. In addition, Mr. Essler recalled that a community water well was located near the residential structures and a "gatehouse" structure was once located on the southern edge of the subject property near the former intersection of Old Dock Road and the former roadway known as Cottage Road, which once crossed the subject property. Mr. Essler stated that his former residence, as well as the other nearby structures, was originally heated by a coal-fired boiler, which was located in a partial basement beneath the structure. Mr. Essler explained that boilers originally had brass plates atop them on the first floor, which helped to radiate the heat. Mr. Essler believed that hot water radiator systems were installed in the residences in the early 1900s and the residential structures were converted to fuel oil as a source of heating fuel in the 1950s. Mr. Essler thought that the residential fuel oil tanks were probably approximately 275-gallon tanks and were located in the former basement coal bins. Mr. Essler explained that the structures were burned by the Kings Park Fire

Department during training exercises, as an economical means of demolition. Mr. Essler did not know if the tanks had been removed prior to being burned. Mr. Essler believed that the southwestern portion of the subject property ceased to be a residential area in approximately 1973.

- Two (2) concrete block foundations (basements) were observed on the southwestern portion of the subject property. Steel piping and an apparent hot water heater were observed in these concrete block foundations, which correlate with the locations of the former residential structures in this area of the subject property. Some wire fences, a partially collapsed metal shed, an apparent cesspool or drywell feature, and an apparent former dug well with a hexagonal stone ring around it were also observed on the southwestern portion of the subject property (see Appendix F).

- Mr. Essler stated that long ago the pond located near the center of the subject property would dry up during the summer months. Mr. Essler recalled that this pond was expanded in the mid 1950s and that piping carried wastewater from the St. Johnland's laundry facility on the northern side of St. Johnland Road. Mr. Essler believed that this wastewater piping remains in place on the subject property. Finally, Mr. Essler stated that the community well and pond were both fed by freshwater springs on the subject property and that there was a high groundwater table.

- Three (3) steel pipes were observed protruding from the ground surface on the southeastern portion of the subject property, approximately forty (40) to fifty (50) feet to the north of Old Dock Road. The nature of these steel pipes was not readily apparent, although it is considered possible that they are vent pipes associated with sewer line(s) that apparently run along the northern side of Old Dock Road, toward the pump station observed on the northeastern corner of the subject property.

- Miscellaneous solid waste, including auto parts, tires, rusted metal containers, shopping carts, shoes, refrigerators, hot water heaters, and steel piping was observed on the subject property. The majority of this debris was observed on the western portion of the subject property.

8.0 Opinions and Conclusions

- Based upon the information and opinions provided by Mr. Essler, it is recommended that the locations of the former structures on the southwestern portion of the subject property be located and these areas be investigated for the potential presence of buried tanks or other potential contamination issues.

- It is recommended that the potential presence of wastewater piping that may discharge to the pond near the center of the subject property be investigated. If such piping is found, the source and composition of the wastewater should be determined.

- It is recommended that the nature of the three (3) steel pipes observed on the southeastern portion of the subject property be investigated.

- It is recommended that the miscellaneous solid waste observed on the subject property be removed and properly disposed off-site in conjunction with site development.

9.0 References

Persons Interviewed

- Ms. Mary Jean Weber, Chief Executive Officer and Administrator of the St. Johnland Nursing Center;
- Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering;
- Mr. George Essler, of the Town of Smithtown Engineering Department; and
- The Town of Smithtown Department of Planning and Community Development.

Documents Reviewed

- Historic aerial photographs dated 1954, 1966, 1976, 1980, and 1994;
- Historic topographic maps (Saint James Quadrangles) dated 1944, 1967, and 1979;
- New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Map (Saint James Quadrangle);
- United States Geological Survey (USGS) 7.5 minute Quadrangle topographic map (Saint James Quadrangle);
- Nassau County property information, provided by First American Real Estate Solutions and dated January 2003;
- Environmental Database and Geocheck® reports, prepared by Environmental Data Resources (EDR) of Southport, Connecticut;
- A book entitled, Dr. Muhlenberg's St. Johnland – An Informal History, 1866-1991, by Virginia B. Colver;
- The New York State Department of Health (NYSDOH) Basement Radon Survey; and
- The Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 36103C0363 G).

Resources Reviewed

U.S. Environmental Protection Agency (EPA):

- National Priorities List (NPL) sites;
- The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) for suspected hazardous waste sites;
- The Resource Conservation and Recovery Information System (RCRIS) database, including treatment, storage, and disposal (TSD) facilities, large quantity generator (LQG) facilities, and small quantity generator (SQG) facilities;
- The Emergency Response Notification System (ERNS);
- Hazardous Materials Information Reporting System (HMIRS);
- PCB Activity Database System (PADS);
- Toxic Chemical Release Inventory System (TRIS);
- Toxic Substances Control Act (TSCA);
- Material Licensing Tracking System (MLTS);
- Federal Superfund Lien (NPL Liens);
- Records of Decision (ROD); and
- Superfund (CERCLA) Consent Decrees (CONSENT).

New York State Department of Environmental Conservation (DEC):

- Registry of Inactive Hazardous Waste Disposal Sites (IHWDS);
- Inactive Hazardous Waste Disposal Site Remedial Plan;
- Hazardous Substance Waste Disposal Site (HSWDS) Study;
- Active Solid Waste Disposal Facilities (ASWDF);
- Registered Petroleum Bulk Storage (PBS) and Chemical Bulk Storage (CBS) tanks; and
- Reported Spill Incidents.

Suffolk County

- Suffolk County Department of Health Services' Storage Tank Database.

10.0 Qualifications of Environmental Professionals Participating in Phase I ESA

The following Stantec employees participated in the Phase I Environmental Site Assessment of the proposed St. Johnland Expansion property, a 49.6± acre parcel of land (Suffolk County Tax District 0800, Section 8, Block 4, Lot 2) located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York. Copies of resumes for each individual are presented on the following pages.

Michael P. Storonsky
Senior Associate

Kyle R. Miller
Geologist

Michael P. Storonsky
Senior Associate

Education
B.S., Wildlife Biology, SUNY College of Environmental Science and Forestry, Syracuse, N.Y., 1979

A.A.S., Fish and Wildlife Technology, SUNY Agricultural and Technical College, Cobleskill, N.Y., 1976

Professional Affiliations
The Rochester Committee for Scientific Information - President

Professional Experience
With 23 years of experience from both consulting and regulatory perspectives, Mr. Storonsky's experience has included preparation of environmental site assessments and investigations, agency negotiations, and remedial design and implementation for commercial buildings and properties, municipally owned parcels, industrial facilities, hazardous waste "Superfund" sites, and landfills..

Since joining Stantec in 1986, Mr. Storonsky has:

- managed a geophysical survey, tank removals, and a soil and groundwater contamination investigation for an active branch bank building resulting from its past use as a gasoline filling station.
- managed a friable asbestos survey of a 42,000± sq. ft. branch bank and regional office building to assess spray-on fireproofing and provide recommendations for long-term management and short term HVAC maintenance activities.
- managed a tank removal and monitored natural attention groundwater monitoring program on behalf of a bank customer to facilitate transfer of title and closure of the spill file.
- developed an investigation, testing, clean-up and removal program for 35 underground petroleum and fuel oil storage tanks at 23 facilities owned by the Rochester City School District.
- managed numerous asbestos surveys of commercial buildings ranging in size up to 500,000 sq. ft. in advance of building renovations or demolition projects to comply with NYS Department of Labor Code Rule 56.
- managed indoor air quality investigations of commercial and industrial facilities in response to tenant complaints regarding sick building syndrome.
- managed the removal of an abandoned fuel oil tank and contaminated soil at an active senior care facility.
- managed the preparation of design specifications for the abatement of boiler room asbestos at a nursing home facility.
- managed XRF surveys and lead paint chip sampling programs to assess the potential presence of lead-base paint in residential, commercial and industrial buildings.
- oversaw a hazardous materials compliance audit for 80 buildings for a telecommunications company resulting in site assessment programs and engineering design projects, including tank removals and asbestos abatement projects.
- coordinated the development of Asbestos Operation and Maintenance Plans, Lead-Based Paint Operation and Maintenance Plans, EPA Spill Prevention Control and Countermeasure Plans, and RCRA Hazardous Waste Management Plans for a wide variety of customers.
- coordinated, implemented and managed more than 1800 Phase I, Phase II and Phase III environmental assessments, investigations and/or cleanups. Examples include a 700,000 sq. ft. industrial complex, a 560,000 sq. ft. industrial facility that was undergoing

RCRA closure; a 550,000± sq. ft. 80 year old industrial complex; a $60 million hotel complex in San Juan, Puerto Rico; and a state listed inactive hazardous waste site containing 300,000 sq. ft. of former manufacturing/warehouse space.

- managed fast-track Phase I ESAs for a pool of 34 properties involving shopping malls with 22 million sq. ft., and proposed mall sites, to prepare them for a proposed sale anticipated to gross between $2-4 billion.
- coordinated and implemented a wide variety of soil and groundwater sampling and analysis programs. These programs have included investigations of chlorinated solvent, PCB and oil contaminated industrial facilities, incinerator ash landfills, petroleum contaminated service stations, municipal landfills, heavy metal contaminated sites and construction and demolition debris landfills.
- managed the successful health and safety and environmental decommissioning oversight of an aerospace contractor's facility in Connecticut;
- managed the installation of a storm sewer within a New York State listed inactive hazardous waste site;
- coordinated preparation of a petroleum spill site inactivation evaluation which resulted in successful inactivation of a New York State spill file thereby saving the customer an estimated $100,000 in cleanup costs.
- managed a Brownfields Site cleanup pursuant to the New York State Clean Water/Clean Air Bond Act of a former contractor's yard involving a $1.5 million grant from the state. Activities completed to date include a Site Investigation, Remedial Alternatives Evaluation, Interim Remedial Measures including removal of six leaking underground petroleum storage tanks, a Design Phase Investigation, and a Remedial Design. Implementation of remedial activities including excavation and disposal of over 10,000 cu. yds. of construction and demolition debris and petroleum and heavy metal contaminated soils, installation of an oxygen injection system to treat contaminated groundwater, and construction of an ex-situ bioremediation cell to treat petroleum contaminated soil are underway. This urban site is scheduled to be redeveloped with a 35 unit single family residential subdivision.
- managed a $280,000 Brownfields site cleanup through the New York State Clean Water/Clean Air Bond Act of a former industrial facility involving remedial design, preparation of construction bid documents, construction management services , field observation/ documentation and preparation of a final engineering report. The clean-up involved the removal and disposal of approximately 2,600 tons of petroleum impacted soils and miscellaneous surface debris and the excavation of approximately 4,000 cubic yards of clean material in order to access the impacted soils.
- managed an investigation program, preparation of work plans, and successful cleanup of two former industrial facilities with PCB and metal soil and groundwater contamination pursuant to the first completed Voluntary Cleanup Agreement in New York State.
- managed site investigations, evaluation of remedial alternatives, preparation of work plans, agency negotiations, and successful site remediation, for a Voluntary Cleanup Agreement with New York State at a former railroad yard where elevated levels of lead and various

petroleum hydrocarbons were allowed to remain in place, and inactive underground storage tanks and the associated petroleum contaminated soils were removed.

- managed investigations, evaluation of remedial alternatives, preparation of work plans, agency negotiations, risk assessment, and remediation of soil and groundwater contamination at a former gasoline service station pursuant to a Voluntary Cleanup Agreement with New York State.
- managed the investigation, design and remediation of a former gasoline service station involving the excavation, removal and backfilling of approximately 4,300 tons of petroleum impacted soil at a site in Henrietta, N.Y.
- managed the remedial investigation, feasibility study, agency negotiations, design, construction oversight, and operations and monitoring of a combined groundwater sparging/soil vapor extraction system that successfully cleaned up tetrachloroethylene (PCE) contaminated soil and groundwater from a former dry cleaning facility pursuant to a Voluntary Cleanup Agreement with New York State on behalf of the nation's largest retail chain.
- managed the investigation of an active manufacturing facility to assess the extent of PCE and TCE soil and groundwater contamination resulting from past uses of the site pursuant to a Voluntary Cleanup Agreement with New York State.
- managed the investigation of a former dry cleaning chemical distribution facility which identified PCE and trichloroethylene (TCE) soil and groundwater contamination pursuant to a Voluntary Cleanup Agreement and recommended installation of a two phase soil vapor and groundwater extraction system which is being installed by the New York State.
- managed the ongoing operation and maintenance of a groundwater remediation system designed to passively treat PCE and TCE contaminated groundwater. Previous activities included conducting several rounds of agency requested soil and groundwater investigations of this former dry cleaning facility; developing a remedial work plan and design; conducting limited excavation of source material, and installation of a zero valent iron permeable reactive barrier (PRB) pursuant to a Voluntary Cleanup Agreement with New York State.
- managed a remedial investigation of a former manufacturing facility involving low level TCE groundwater contamination pursuant to a voluntary agreement with New York State.
- recently submitted a Work Plan for state agency approval for investigation of TCE soil and groundwater impacts from historic use of the chemical on-site pursuant to a proposed Voluntary Cleanup Agreement with New York State.
- managed the investigation of a petroleum impacted site which underwent successful negotiations regarding a Voluntary Cleanup Agreement.
- managed the successful closure of five RCRA hazardous waste storage facilities;
- managed a Phase II investigation at the site of a former municipal incinerator ash landfill which resulted in the de-listing of the site from New York State's Superfund list;

- managed the design and implementation of an industrial wastewater treatment system and hydrogeologic investigation under the terms and conditions of a New York State imposed Consent Order;
- managed emergency response, remedial investigations, design of a soil vapor extraction and groundwater collection and treatment system, permitting, agency negotiations, construction observation and system monitoring for an 800 gallon stoddard solvent spill at an industrial facility that resulted in successful closure of the New York State spill file.

Prior to joining Stantec, Mr. Storonsky was employed for four years at another ENR top 500 A/E consulting firm where he was involved with the development and coordination of numerous environmental studies, assessments and reports for projects throughout the United States, Canada and overseas. One of those projects involved development, implementation, evaluation and report preparation for the $600,000 NYSDEC/USEPA NPL Superfund Remedial Investigation at the cadmium and nickel contaminated Marathon Battery site in Foundry Cove, Cold Spring, N.Y. This program involved the collection, analysis and interpretation of sediment, surface water, aquatic vegetation, and wildlife samples and the resultant data. These data were used for the evaluation, development and eventual successful implementation of the selected remedial alternative.

Prior to his employment in Buffalo, Mr. Storonsky was a conservation biologist and a fish and wildlife technician with the NYSDEC. As a conservation biologist, Mr. Storonsky assisted in the review and analysis of approximately 200 hydroelectric development projects in New York state which involved identification and analysis of potential environmental impacts, and coordination and development of agency comments and mitigation for fisheries, wildlife, endangered species, wetlands, water quality, recreation, aesthetic and construction concerns. As a fish and wildlife technician, his experience included: collection and preparation of fisheries samples from the Hudson River for PCB contaminant testing relating to the General Electric NPL Superfund site.

Kyle R. Miller
Geologist

Education
B.S., Earth Science, State University of New York College at Buffalo,
Buffalo, New York, 1995.

Certifications

EPA/NYS Certified Asbestos Inspector

Occupational Safety and Health Administration 40-Hour Hazardous Waste Operations Course

Professional Experience
With more than 8 years of professional environmental experience, Mr. Miller has worked in both the public and private sectors. Mr. Miller joined Stantec as a geologist in 1999 and has been involved in Phase I Environmental Site Assessments, Asbestos Surveys, as well as Phase II and Geotechnical investigations.

Mr. Miller's experience includes:

- Phase I and Phase II Environmental Site Assessments of four (4) former light industrial facilities located in Roosevelt, Long Island, New York.
- A Phase II Environmental Site Assessment of a former Long Island bus garage which contained aboveground and underground storage tanks, repair areas, and historic spills.
- A Phase I Environmental Site Assessment of an active gasoline filling station located in the Village of East Syracuse, New York.
- A Phase II subsurface investigation of a restaurant property in the Town of Moreau, New York. The investigation included soil sampling, small-diameter well installations, and groundwater sampling related to the facility's fuel oil underground storage tank and septic system.
- Phase I Environmental Site Assessments of several prospective commercial development sites located in Nassau and Suffolk Counties, Long Island, New York.
- A Phase I Environmental Site Assessment of a senior housing facility that resulted in recommendations regarding an on-site fuel oil underground storage tank.
- A Phase I Environmental Site Assessment of an office building that yielded recommendations to properly abandon or remove an obsolete fuel oil underground storage tank.
- Purging, water level monitoring, and sampling of groundwater monitoring and leachate recovery wells at a solid waste management facility in Western New York.
- Phase II subsurface investigations of properties historically used as gasoline filling stations; including soil sampling, small-diameter well installations, and groundwater sampling.
- A Phase II subsurface investigation of a former automobile dealership; including soil sampling, small-diameter well installations, and groundwater sampling for properties historically used as gasoline filling stations.

- More than fifteen (15) New York State Department of Transportation Hazardous Waste/Contaminated Materials Screenings to facilitate proposed roadway and bridge projects throughout New York State.

- A Phase II subsurface investigation involving soil sampling, 2-inch monitoring well installations, groundwater sampling, and slug-testing related to the historical presence of a dry cleaner at a shopping plaza located in the City of Middletown, New York.

- An environmental site assessment of a church that resulted in recommendations to evaluate the possible existence of underground storage tanks associated with the historical use of the property as a gasoline filling station.

- Soil sampling, groundwater sampling, water level monitoring, and air monitoring activities related to subsurface petroleum contamination at a school district facility.

- A Limited Asbestos survey of a bank branch and office building in the City of Elmira, New York. This survey focused upon the potential presence of asbestos-containing sprayed-on fireproofing within the building.

- Pre-demolition Asbestos surveys of seven (7) Victorian-style residential apartment buildings located in the City of Corning, New York.

- Pre-demolition Asbestos surveys of four (4) buildings in the City of Rochester, New York. The project also included coordination with several sub-contractors for the submission of quotes to provide asbestos abatement, debris removal, and demolition of the buildings.

- Limited Asbestos Surveys and Pre-demolition Asbestos surveys on behalf of a major commercial mall management corporation at multiple sites across New York State.

- Pre-demolition Asbestos surveys of two (2) commercial buildings located in Merrick, Long Island, New York.

- Pre-demolition Asbestos surveys of sites in the Hudson Valley area of New York State, on behalf of a major gasoline service station chain.

- New York State Department of Transportation Asbestos Screenings and Assessments of bridges and structures throughout New York State.

Prior to joining Stantec, Mr. Miller held the position of Environmental Planner within the Department of Planning and Development in the City

of Newport News, Virginia. Mr. Miller enforced the City's Chesapeake Bay Preservation Ordinance and drafted a chapter, regarding public access to the City's waterfront, of the Newport News' Chesapeake Bay Comprehensive Plan Amendments.

Before joining Stantec Mr. Miller was also employed as an Environmental Health Specialist with the Commonwealth of Virginia's Health Department. Mr. Miller performed soil investigations and issued permits for the installation private sewage disposal systems (septic systems).

Prior to joining Stantec, Mr. Miller was also employed with an environmental contractor in the New York City metropolitan area. Mr. Miller participated in activities including:

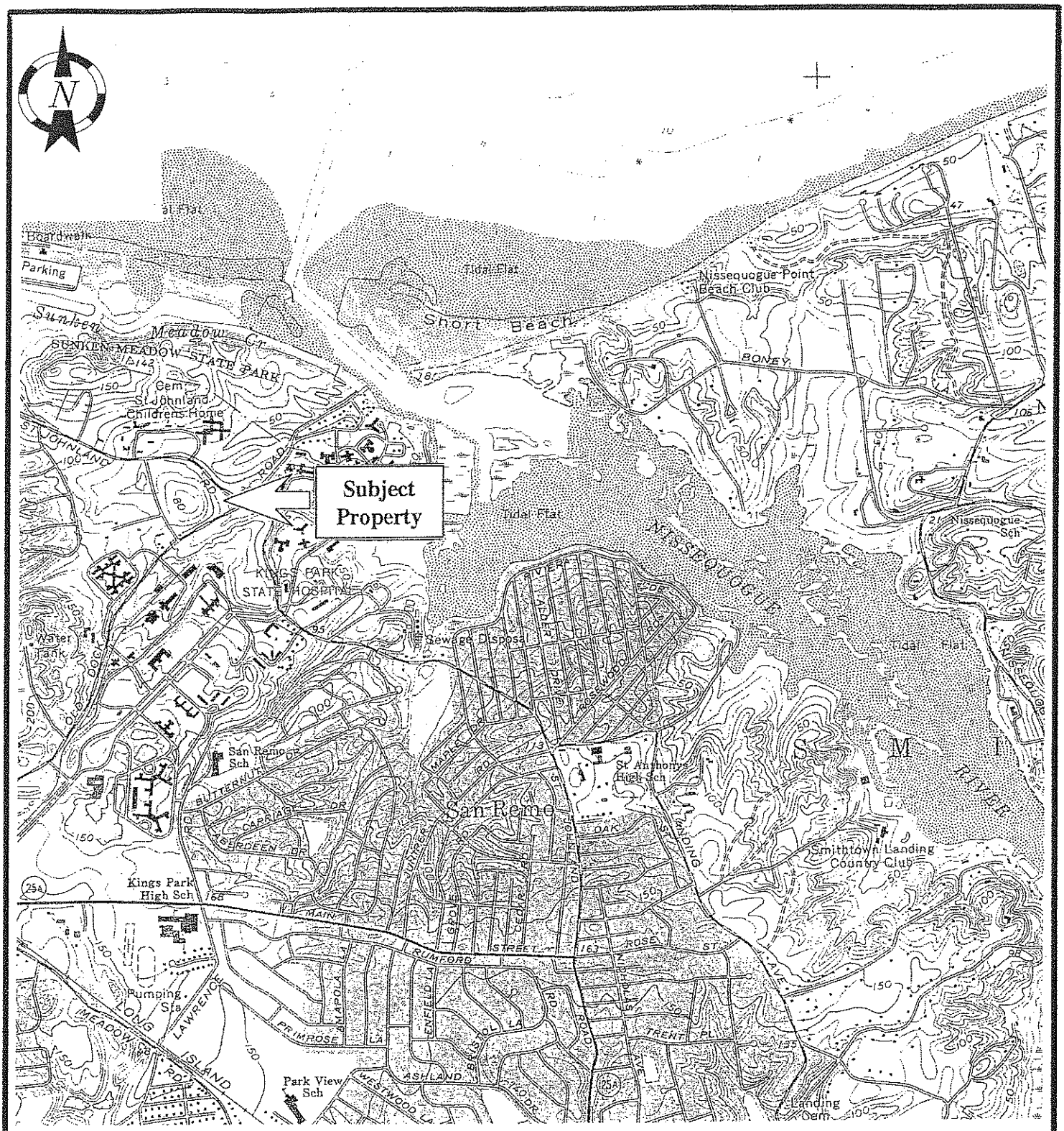
- Installation of small-diameter groundwater monitoring wells around a bulk fuel storage facility at John F. Kennedy International Airport in Queens, New York.
- Soil and concrete sampling as part of Phase II environmental investigations at the Northrop Grumman aerospace facility in Bethpage, Long Island, New York.
- Removal of two 20,000-gallon underground storage tanks and contaminated soil in Rye Brook, New York.
- Removal of two 2,000-gallon underground storage tanks in Bayside, Queens, New York.
- Installation of a dual phase (liquid/vapor) extraction remediation system in Bardstown, Kentucky.

DISCLAIMER

This report has been prepared for the exclusive use of the client. It is a professional opinion and judgment, dependent upon Stantec's knowledge, information supplied by the present owners of the property or their managers, employees, agents or tenants, and data and information provided by governmental agencies. Stantec warrants only that it provides services in accordance with generally accepted practices in the environmental site assessment field. No other warranty or representation, either expressed or implied, is included or intended as part of its services, proposals, contracts or reports.

In addition, Stantec cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that exist only at that location and may not necessarily apply to the general site as a whole.

FIGURES



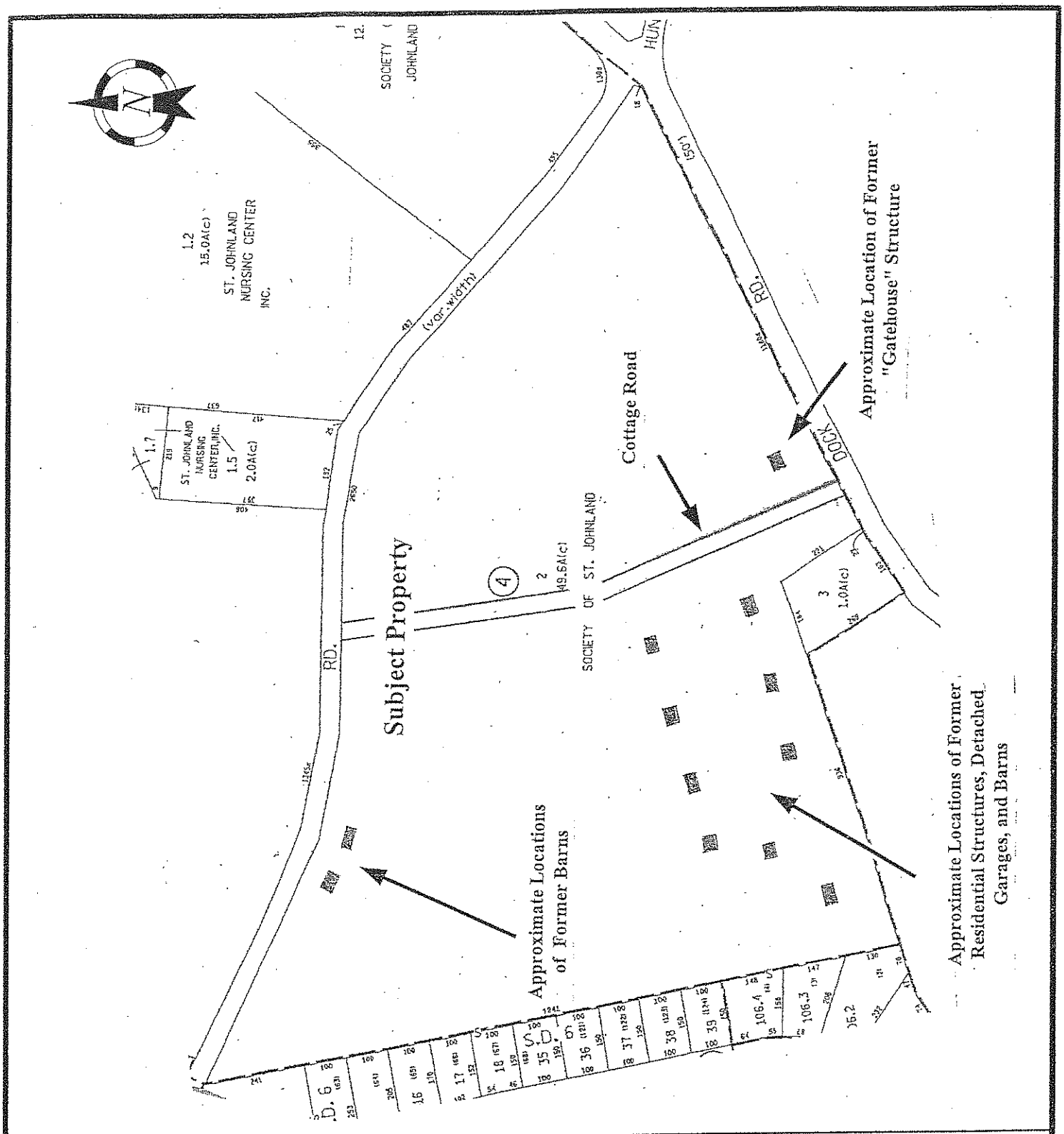
SEAR·BROWN

ARCHITECTURE
ENGINEERING
PLANNING
CONSULTING

Figure 1
Site Location Map

Proposed St. Johnland Expansion
Kings Park, Suffolk County, New York

Scale: 1:24,000
Source: USGS Topographic Map
(St. James Quadrangle, 1979)



SEAR·BROWN

ARCHITECTURE
ENGINEERING
PLANNING
CONSTRUCTION

Figure 2
Site Sketch

Proposed St. Johnland Expansion
Kings Park, Suffolk County, New York

Not to Scale
Sources: USGS Topographic Map
(St. James Quadrangle, 1944) & Nassau County property information, provided by First American Real Estate Solutions and dated January 2003.

APPENDIX A

The EDR Radius Map
with GeoCheck®

St. Johnland Expansion
Old Dock Rd./St. Johnland Rd.
Kings Park, NY 11754

Inquiry Number: 1107096.3s

January 06, 2004

Environmental Data Resources, Inc.

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-ERK

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

OLD DOCK RD./ST. JOHNLAND RD.
KINGS PARK, NY 11754

COORDINATES

Latitude (North):	40.901500 - 40˚ 54' 5.4"
Longitude (West):	73.241000 - 73˚ 14' 27.6"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	648161.9
UTM Y (Meters):	4529100.5
Elevation:	54 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	40073-H2 SAINT JAMES, NY
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State

EXECUTIVE SUMMARY

CBS UST..... Chemical Bulk Storage Database
MOSF UST..... Major Oil Storage Facilities Database
VCP..... Voluntary Cleanup Agreements
SWTIRE..... Registered Waste Tire Storage & Facility List
SWRCY..... Registered Recycling Facility List

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
US BROWNFIELDS..... A Listing of Brownfields Sites
DOD..... Department of Defense Sites
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS INSP..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

HSWDS..... Hazardous Substance Waste Disposal Site Inventory
AST..... Petroleum Bulk Storage
CBS AST..... Chemical Bulk Storage Database
MOSF AST..... Major Oil Storage Facilities Database
NY Spills..... Spills Information Database
DEL SHWS..... Delisted Registry Sites

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
Brownfields..... Brownfields Site List
VCP..... Voluntary Cleanup Agreements

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STATE ASTM STANDARD

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
KINGS PARK PSYCHIATRIC CENTER	OLD DOCK ROAD	1/4 - 1/2 SSE	3	10

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 10/18/2003 has revealed that there is 1 LTANKS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
RESIDENCE	853 SAINT JOHNLAND ROAD	1/4 - 1/2 SE	2	9

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

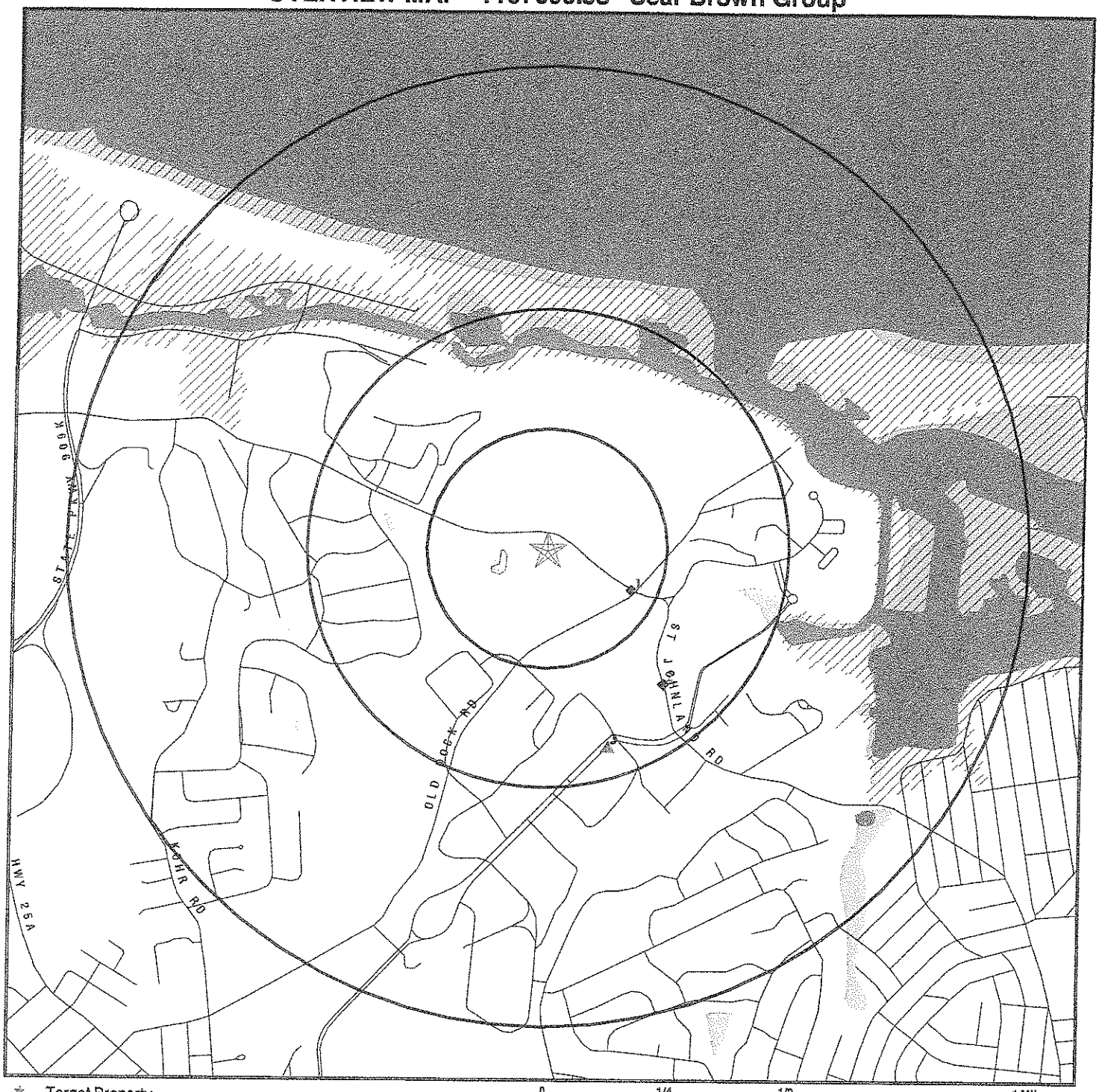
Lower Elevation	Address	Dist / Dir	Map ID	Page
SOCIETY OF ST. JOHNLAND	*395 SUNKEN MEADOW RD*	*1/8 - 1/4 ESE*	*1*	*6*

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
STECK & PHILBIN LF	CERCLIS, FINDS
SMITHTOWN LF (ACTIVE)	CERC-NFRAP
SMITHTOWN LF (OLD)	CERC-NFRAP
STAR SAND & GRAVEL CORP.	SWF/LF
ZZ CLOSED STECK & PHILBIN L/F	SWF/LF
SMITHTOWN TOWN HWY YARD	UST, SWF/LF
DAKOTA CONTRACTING	SWF/LF
KINGS PARK ASPHALT CORP.	SWF/LF
KINGS PARK SENIOR HIGH SCHOOL	UST
HAZELTINE	UST
ST ANTHONYS HIGH SCHOOL	UST
SUFFOLK READY MIX	FINDS, UST
SMITHTOWN TOWN MUNICIPAL SERVICES	UST
NEW YORK STATE PARK SUNKEN MEADOW	UST
ST ANTHONYS HIGH SCHOOL	AST
SMITHTOWN TOWN OF PARKS DEPT	RCRIS-SQG, FINDS
LILCO - INDIAN HEAD SUBSTATION	RCRIS-SQG, FINDS
SMITHTOWN TOWN OF MUNI SVCS FACIL	RCRIS-SQG, FINDS
NYS PKS & REC - NISSENQUOQUE RIVER PARK	RCRIS-SQG, FINDS
UNK	NY Spills
UNK	NY Spills
UNK	NY Spills
RTE 25A/E/O LAWRENCE	NY Spills
UNK	NY Spills
KINGS PARK LIBRARY	NY Spills
GAIOS COLLISION	NY Spills
KEVIN ALVAR	NY Spills
UNK	NY Spills
METRO	NY Spills
SAINT JOHNS LAND ROAD	NY Spills
LILCO	NY Spills
SUNKEN MEADOWS PARK	NY Spills
NEW YORK STATE FIELD	NY Spills
UNK	NY Spills
SMITHTOWN LANDFILL	HSWDS

OVERVIEW MAP - 1107096.3s - Sear Brown Group



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

0 1/4 1/2 1 Miles

TARGET PROPERTY:	St. Johnland Expansion	CUSTOMER:	Sear Brown Group
ADDRESS:	Old Dock Rd./St. Johnland Rd.	CONTACT:	Kyle R. Miller
CITY/STATE/ZIP:	Kings Park NY 11754	INQUIRY #:	1107096.3s
LAT/LONG:	40.9015 / 73.2410	DATE:	January 06, 2004 9:13 am

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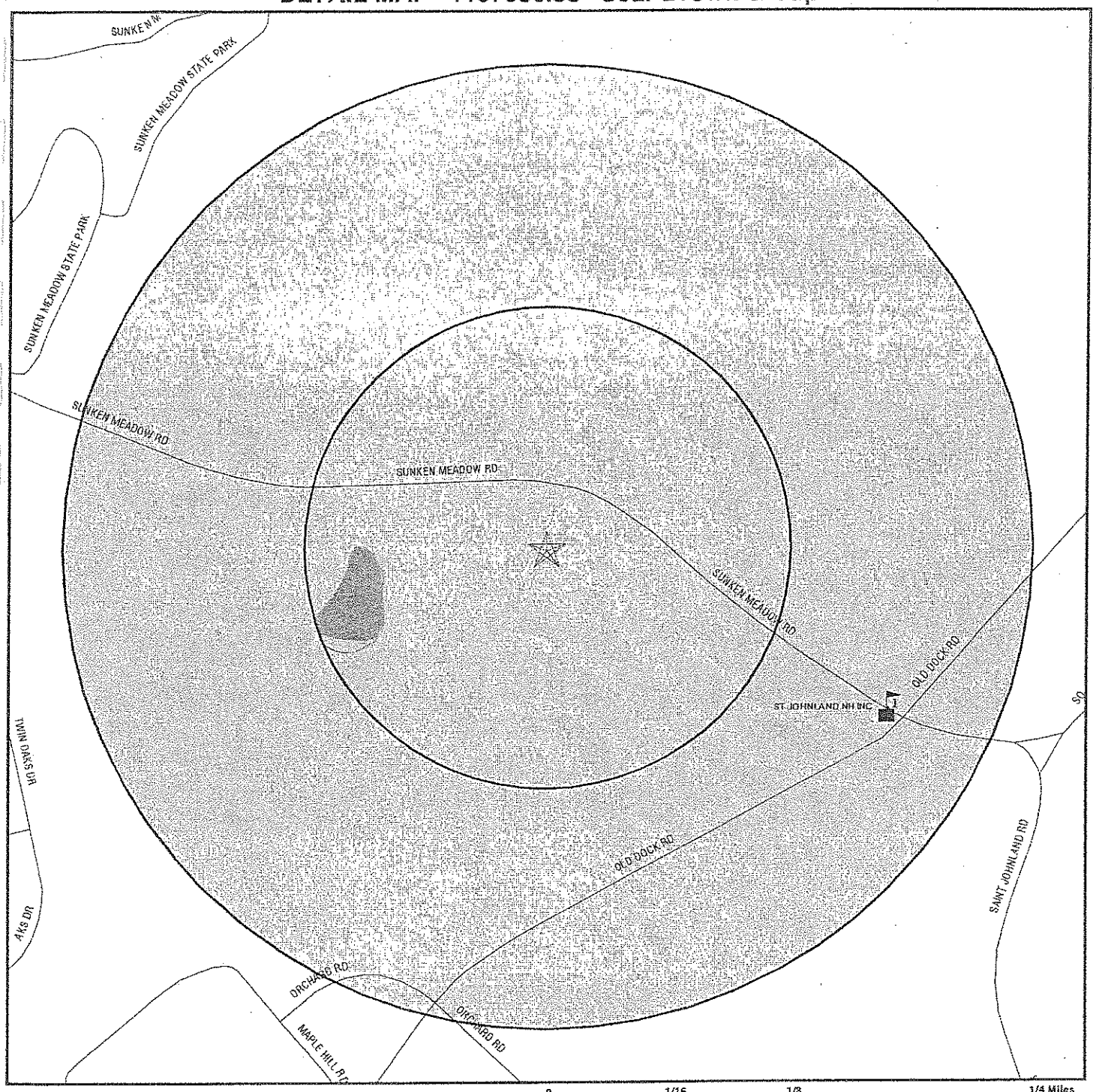
DETAIL MAP - 1107096.3s - Sear Brown Group



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

TARGET PROPERTY:	St. Johnland Expansion	CUSTOMER:	Sear Brown Group
ADDRESS:	Old Dock Rd./St. Johnland Rd.	CONTACT:	Kyle R. Miller
CITY/STATE/ZIP:	Kings Park NY 11754	INQUIRY #:	1107096.3s
LAT/LONG:	40.9015 / 73.2410	DATE:	January 06, 2004 9:13 am

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	1	NR	NR	1
LTANKS		0.500	0	0	1	NR	NR	1
UST		0.250	0	1	NR	NR	NR	1
CBS UST		0.250	0	0	NR	NR	NR	0
MOSF UST		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
HSWDS		0.500	0	0	0	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
CBS AST		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MOSF AST		0.500	0	0	0	NR	NR	0
NY Spills		0.125	0	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
EDR PROPRIETARY HISTORICAL DATABASES								
Coal Gas		1.000	0	0	0	0	NR	0
BROWNFIELDS DATABASES								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Brownfields		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

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1 ESE 1/8-1/4 1035 ft. — **SOCIETY OF ST. JOHNLAND**, **395 SUNKEN MEADOW RD**, **KINGS PARK, NY 11754** — **UST** **U003539771**, **AST** **N/A**

Relative: Lower

Actual: 33 ft.

Suffolk County UST:

Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	1
Capacity:	0000000550	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Compliance:	021392		
Tank Status:	Removed Tank (Date Removed - 1992)		
Content:	Gasoline		
Permit to Operate:	Not reported		

Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	2
Capacity:	0000002500	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	PUMPED
Compliance:	122298		
Tank Status:	Removed Tank (Date Removed - 1998)		
Content:	Diesel		
Permit to Operate:	Not reported		

Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	3
Capacity:	0000025000	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Compliance:	051500		
Tank Status:	Abandoned (Date - 2000), approved by plan review, awaiting construction for compliance inspection		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		

Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	4
Capacity:	0000025000	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Compliance:	051500		

SOCIETY OF ST. JOHNLAND (Continued) **U003539771**

Tank Status:	Abandoned (Date - 2000), approved by plan review, awaiting construction for compliance inspection		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		
Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	5
Capacity:	0000003000	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Compliance:	120792		
Tank Status:	Removed Tank (Date Removed - 1992)		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		
Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	7
Capacity:	0000001000	Installed:	75
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	GRAVITY
Compliance:	Not reported		
Tank Status:	Exempt from Suffolk County Art 12 Regulation		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		
Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	8
Capacity:	0000000550	Installed:	Not reported
Construction:	STEEL		
Dispenser:	SUCTION	Fill Type:	PUMPED
Compliance:	021392		
Tank Status:	Removed Tank (Date Removed - 1992)		
Content:	Gasoline		
Permit to Operate:	Not reported		
Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	9
Capacity:	0000001000	Installed:	Not reported
Construction:	Not reported		
Dispenser:	Not reported	Fill Type:	Not reported
Compliance:	120792		
Tank Status:	Removed Tank (Date Removed - 1992)		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		

SOCIETY OF ST. JOHNLAND (Continued) **U003539771**

Facility ID:	14381		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754		
Location:	UNDER, OUT	Tank ID:	10
Capacity:	0000002000	Installed:	Not reported
Construction:	Not reported		
Dispenser:	Not reported	Fill Type:	Not reported
Compliance:	120792		
Tank Status:	Removed Tank (Date Removed - 1992)		
Content:	#2 Fuel Oil		
Permit to Operate:	Not reported		

Suffolk County AST:

Facility ID:	14381	Region:	SUFFOLK
Permit to Operate:	030492		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754	Tank Key:	39819
Location:	ABOVE, OUT	Tank ID:	6
Capacity:	0000000500	Installed:	Not reported
Fill Type:	PUMPED		
Content:	Gasoline	Date Removed:	Not reported
Construction:	STEEL / STEEL		
Official Use:	Permitted Tank. Permit Runs Out - 1997		

Facility ID:	14381	Region:	SUFFOLK
Permit to Operate:	122298		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754	Tank Key:	39824
Location:	ABOVE, OUT	Tank ID:	11
Capacity:	0000000500	Installed:	Not reported
Fill Type:	PUMPED		
Content:	Diesel	Date Removed:	Not reported
Construction:	Not reported		
Official Use:	Permitted Tank. Permit Runs Out - 2003		

Facility ID:	14381	Region:	SUFFOLK
Permit to Operate:	022400		
Owner:	SOCIETY OF ST JOHNLAND 395 SUNKEN MEADOW RD KINGS PARK, NY 11754	Tank Key:	39825
Location:	ABOVE, OUT	Tank ID:	12
Capacity:	0000002000	Installed:	Not reported
Fill Type:	PUMPED		
Content:	Kerosene	Date Removed:	Not reported
Construction:	STEEL		
Official Use:	Permitted Tank. Permit Runs Out - 2005		

2 SE 1/4-1/2 1978 ft. — **RESIDENCE, 853 SAINT JOHNLAND ROAD, KINGS PARK, NY** — **LTANKS** — **S104621588 / N/A**

Relative: Lower
Actual: 45 ft.

LTANKS:

Spill Number:	0001818	Region of Spill:	1
Spill Date:	05/11/2000 10:00	Reported to Dept:	05/12/2000 11:04
ID:	Not reported	Date Call Received:	Not reported
Material Spilled 1 :	Not reported	Amount Spilled 1 :	Not reported
Region Close Dt :	Not reported		
Resource Affectd:	On Land		
Spill Cause:	Tank Failure		
Water Affected:	Not reported	Spill Source:	Private Dwelling
Facility Contact:	CALLER	Facility Tele:	( ) -
Investigator:	CIRRITO	SWIS:	47
Caller Name:	Not reported	Caller Agency:	Not reported
Caller Phone:	Not reported	Caller Extension:	Not reported
Notifier Name:	Not reported	Notifier Agency:	Not reported
Notifier Phone:	Not reported	Notifier Extension:	Not reported
PBS :	Not reported		
Spiller Contact:	BOB MOSS	Spiller Phone:	Not reported
Spiller:	SMITHTOWN HISTORICAL SOC		
Spiller Address:	5 NORTH COUNTRY ROAD SMITHTOWN, NY		
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.		
Spill Closed Dt:	07/27/2000		
Spill Notifier:	Other	PBS Number:	Not reported
Cleanup Ceased:	Not reported		
Last Inspection:	Not reported		

Cleanup Meets Standard: True
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Date: / /
Enforcement Date: / /
Investigation Complete: / /
UST Involvement: False
Spill Record Last Update: 07/11/2001
Is Updated: False
Corrective Action Plan Submitted: Not reported
True Date : Not reported
Date Spill Entered In Computer Data File: 05/12/2000
Date Region Sent Summary to Central Office: / /

Tank Test:
- PBS Number: Not reported
- Tank Number: Not reported
- Test Method: Not reported
- Capacity of Failed Tank: Not reported
- Leak Rate Failed Tank: Not reported
- Gross Leak Rate: Not reported

Material:
- Material Class Type: 1
- Quantity Spilled: 0
- Units: Gallons
- Unknown Qty Spilled: No
- Quantity Recovered: 0
- Unknown Qty Recovered: False
- Material: #2 FUEL OIL
- Class Type: Petroleum

RESIDENCE (Continued) **S104621588**

Chem Abstract Service Number: #2 FUEL OIL
Last Date: 12/07/1994
Num Times Material Entry In File: 24464
DEC Remarks: 5/12/00 DENNIS BARLOW: TANK IN DUG OUT CRAWLSPACE. TANK REMOVED RUST SPO T 1/2 WAY UP TANK WITH SEAPAGE THROUGH IT. DELIVERED FULL TANK) IN MAY 1, ONLY 1/2 WAY FULL WHEN REMOVED. CONTAMINATED SOIL EXCAVATED, 2 D RUMS GENERATED NO FURTHER ACTION
Spill Cause: CALLER REPORTING A SPILL OF MATERIAL FROM A RUPTURED TANK SEAM UNK AMOUN T SPILLED NO CLEAN UP AS OF YET AND NO CALL BACK NECESSARY

---

3 SSE 1/4-1/2 2292 ft. **KINGS PARK PSYCHIATRIC CENTER**
OLD DOCK ROAD
KINGS PARK, NY 11754
SWF/LF **S105842424** **N/A**

Relative: Higher
Actual: 103 ft.

LF:
Secondary Addr : Not reported
Phone Number : Not reported
Owner Type : State
Owner Address : 75 Scotland Avenue
Not reported
Albany, NY 12208
Owner Email : Not reported
Contact Name : Scott Bard
Contact Address : NYS Office of Mental Health
75 Scotland Avenue
Albany, NY 12208
Contact Email : Not reported
Activity Desc : Landfill - ash monofill
Activity Number : 52S34
Active : No
North Coordinate : Not reported
Regulatory Status None
Waste Type : Not reported
Authorization # : None
Expiration Date : Not reported

Region Code : 1
Owner Name : New York State Office of Mental Health
Owner Phone : 5184735823
Contact Phone : 5184735823
Accuracy Code : Not reported
East Coordinate : Not reported
Authorization Date : Not reported

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
KINGS PARK	U003539619	KINGS PARK SENIOR HIGH SCHOOL	RTE 25 A MAIN ST	11754	UST
KINGS PARK	U003844312	HAZELTINE	RTE 25 A MAIN ST	11754	UST
KINGS PARK	1004757726	SMITHTOWN TOWN OF PARKS DEPT	RTE 25A & NORTHERN BLVD	11754	RCRIS-SQG, FINDS
KINGS PARK	S104784909	UNK	RTE 25A / JOHNLAND STREET	11754	NY Spills
KINGS PARK	S104785031	UNK	RTE 25A / INDIANHEAD RD	11754	NY Spills
KINGS PARK	S104784519	UNK	RTE 25A-3 IVY ROAD	11754	NY Spills
KINGS PARK	S104645871		RTE 25A/E/O LAWRENCE	11754	NY Spills
KINGS PARK	S104784387	UNK	RTE 25A/SMITHTOWN PARKS	11754	NY Spills
KINGS PARK	S106001384	KINGS PARK LIBRARY	1 CHURCH STREET/RTE 25A	11754	NY Spills
KINGS PARK	U003844375	ST ANTHONYS HIGH SCHOOL	ST JOHNLAND RD	11754	UST
KINGS PARK	A100196930	ST ANTHONYS HIGH SCHOOL	ST JOHNLAND RD	11754	AST
KINGS PARK	S105842513	STAR SAND & GRAVEL CORP.	LAWRENCE ROAD	11754	SWF/LF
KINGS PARK	S103036363	GAIOS COLLISION	59 EAST MAIN / STATE ROW	11754	NY Spills
KINGS PARK	1000174760	LILCO - INDIAN HEAD SUBSTATION	OLD INDIAN HEAD RD	11754	RCRIS-SQG, FINDS
KINGS PARK	1004569449	SUFFOLK READY MIX	OLD NORTHPORT RD	11754	FINDS, UST
KINGS PARK	1004757665	SMITHTOWN TOWN OF MUNI SVCS FACIL	OLD NORTHPORT & COMMACK RDS	11754	RCRIS-SQG, FINDS
KINGS PARK	S102098031	KEVIN ALVAR	OLD DOCK RD / KINGS PARK	11754	NY Spills
KINGS PARK	S102872843	SMITHTOWN LANDFILL	OLD INDIAN HEAD ROAD	11754	HSWDS
KINGS PARK	S104784568	UNK	300 OLD NORTHERN ROAD	11754	NY Spills
KINGS PARK	U003844277	SMITHTOWN TOWN MUNICIPAL SERVICES	OLD NORTHPORT RD	11754	UST
KINGS PARK	1003864012	SMITHTOWN LF (ACTIVE)	OLD INDIAN HEAD RD	11754	CERC-NFRAP
KINGS PARK	1003864028	SMITHTOWN LF (OLD)	OLD INDIAN HEAD RD	11754	CERC-NFRAP
KINGS PARK	S105842516	ZZ CLOSED STECK & PHILBIN L/F	OLD NORTHPORT ROAD	11754	SWF/LF
KINGS PARK	U003843519	SMITHTOWN TOWN HWY YARD	OLD NORTHPORT RD	11754	UST, SWF/LF
KINGS PARK	S106002808	METRO	PARK STREET/RTE 25A	11754	NY Spills
KINGS PARK	1005444424	NYS PKS & REC - NISSENQUOQUE RIVER PARK	SAINT JOHNLAND RD	11754	RCRIS-SQG, FINDS
KINGS PARK	S104650799		SAINT JOHNS LAND ROAD	11754	NY Spills
KINGS PARK	S102089872	LILCO	SUNKEN MEADOW RD	11754	NY Spills
KINGS PARK	S104195844	SUNKEN MEADOWS PARK	SUNKEN MEADOWS PARK	11754	NY Spills
KINGS PARK	U003842987	NEW YORK STATE PARK SUNKEN MEADOW	SUNKEN MEADOW PRKY	11754	UST
KINGS PARK	S103564176	NEW YORK STATE FIELD	SUNKEN MEADOW STATE PKWY	11754	NY Spills
KINGS PARK	S104784502	UNK	SUNKEN MEADOW STATE PARK	11754	NY Spills
KINGS PARK	S105841199	DAKOTA CONTRACTING	TOWNLINE ROAD; KINGS PARK	11754	SWF/LF
KINGS PARK	S105841207	KINGS PARK ASPHALT CORP.	TOWNLINE ROAD	11754	SWF/LF
TOWN OF SMITHTOWN	1000851362	STECK & PHILBIN LF	OLD NORTHPORT ROAD	11754	CERCLIS, FINDS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List
Source: EPA
Telephone: N/A
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/21/03
Date Made Active at EDR: 12/08/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/03/03
Elapsed ASTM days: 35
Date of Last EDR Contact: 11/03/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 10/14/03
Date Made Active at EDR: 12/08/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/01/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 11/03/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/11/03
Date Made Active at EDR: 10/29/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/03
Elapsed ASTM days: 35
Date of Last EDR Contact: 12/22/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 09/11/03
Date Made Active at EDR: 10/29/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/03
Elapsed ASTM days: 35
Date of Last EDR Contact: 12/22/03

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/17/03
Date Made Active at EDR: 11/11/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/01/03
Elapsed ASTM days: 41
Date of Last EDR Contact: 12/08/03

RCRIS: Resource Conservation and Recovery Information System
Source: EPA
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/10/03
Date Made Active at EDR: 10/01/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/11/03
Elapsed ASTM days: 20
Date of Last EDR Contact: 11/18/03

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 10/27/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/16/03
Date of Next Scheduled EDR Contact: 03/15/04

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/08/03
Date of Next Scheduled EDR Contact: 01/05/04

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: N/A
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/21/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/03/03
Date of Next Scheduled EDR Contact: 02/02/04

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report
Source: EPA
Telephone: N/A
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 08/11/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/23/03
Date of Next Scheduled EDR Contact: 01/19/04

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/27/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/29/03
Date of Next Scheduled EDR Contact: 03/29/04

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/21/03
Date of Next Scheduled EDR Contact: 02/23/04

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 11/12/03
Date of Next Scheduled EDR Contact: 02/09/04

DOD: Department of Defense Sites
Source: USGS
Telephone: 703-648-5920
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/03
Date of Next Scheduled EDR Contact: 02/09/04

STORMWATER: Storm Water General Permits
Source: Environmental Protection Agency
Telephone: 202 564-0746
A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

RMP: Risk Management Plans
Source: Environmental Protection Agency
Telephone: 202-564-8600
When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-260-1531
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-564-2501

Date of Government Version: 10/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/22/03
Date of Next Scheduled EDR Contact: 03/22/04

STATE OF NEW YORK ASTM STANDARD RECORDS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Source: Department of Environmental Conservation
Telephone: 518-402-9553
State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/01/02
Date Made Active at EDR: 11/12/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/22/02
Elapsed ASTM days: 21
Date of Last EDR Contact: 11/25/03

SWF/LF: Facility Register
Source: Department of Environmental Conservation
Telephone: 518-457-2051
Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/25/03
Date Made Active at EDR: 08/20/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/06/03
Elapsed ASTM days: 14
Date of Last EDR Contact: 11/03/03

LTANKS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 10/18/03
Date Made Active at EDR: 11/10/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/22/03
Elapsed ASTM days: 19
Date of Last EDR Contact: 10/22/03

UST: Petroleum Bulk Storage (PBS) Database
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 10/27/03

CBS UST: Chemical Bulk Storage Database
Source: NYSDEC
Telephone: 518-402-9549
Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 10/27/03

MOSF UST: Major Oil Storage Facilities Database
Source: NYSDEC
Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Date Made Active at EDR: 03/22/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/20/02
Elapsed ASTM days: 30
Date of Last EDR Contact: 10/22/03

VCP: Voluntary Cleanup Agreements
Source: Department of Environmental Conservation
Telephone: 518-402-9711
The voluntary remedial program uses private monies to get contaminated sites r emediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

Date of Government Version: 09/16/03
Date Made Active at EDR: 10/07/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/19/03
Elapsed ASTM days: 18
Date of Last EDR Contact: 12/17/03

SWRCY: Registered Recycling Facility List
Source: Department of Environmental Conservation
Telephone: 518-402-8705
A listing of recycling facilities.

Date of Government Version: 11/01/03
Date Made Active at EDR: 12/24/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/25/03
Elapsed ASTM days: 29
Date of Last EDR Contact: 11/17/03

SWTIRE: Registered Waste Tire Storage & Facility List
Source: Department of Environmental Conservation
Telephone: 518-402-8694

Date of Government Version: 11/01/03
Date Made Active at EDR: 12/10/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 11/17/03
Elapsed ASTM days: 23
Date of Last EDR Contact: 11/17/03

STATE OF NEW YORK ASTM SUPPLEMENTAL RECORDS

HSWDS: Hazardous Substance Waste Disposal Site Inventory
Source: Department of Environmental Conservation
Telephone: 518-402-9564
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 09/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

AST: Petroleum Bulk Storage
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Registered Aboveground Storage Tanks.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

CBS AST: Chemical Bulk Storage Database
Source: NYSDEC
Telephone: 518-402-9549
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

MOSF AST: Major Oil Storage Facilities Database
Source: NYSDEC
Telephone: 518-402-9549
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

SPILLS: Spills Information Database
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 10/18/03
Database Release Frequency: Varies

Date of Last EDR Contact: 10/22/03
Date of Next Scheduled EDR Contact: 01/26/04

DEL SHWS: Delisted Registry Sites
Source: Department of Environmental Conservation
Telephone: 518-402-9553
A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 04/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/03
Date of Next Scheduled EDR Contact: 02/23/04

MANIFEST: Facility and Manifest Data
Source: Department of Environmental Conservation
Telephone: 518-402-8651
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 09/15/03
Database Release Frequency: Annually

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

LOCAL RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5035

Date of Government Version: 09/22/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

Cortland County Storage Tank Listing
Source: Cortland County Health Department
Telephone: 607-753-5035

Date of Government Version: 09/22/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

NASSAU COUNTY:

Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314

Date of Government Version: 05/21/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/03/03
Date of Next Scheduled EDR Contact: 02/02/04

Registered Tank Database
Source: Nassau County Health Department
Telephone: 516-571-3314

Date of Government Version: 05/21/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/03/03
Date of Next Scheduled EDR Contact: 02/02/04

Storage Tank Database
Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000

Date of Government Version: 08/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 11/11/03
Date of Next Scheduled EDR Contact: 02/09/04

Storage Tank Database
Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000

Date of Government Version: 08/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 11/11/03
Date of Next Scheduled EDR Contact: 02/09/04

ROCKLAND COUNTY:

Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2605

Date of Government Version: 11/03/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

Petroleum Bulk Storage Database
Source: Rockland County Health Department
Telephone: 914-364-2605

Date of Government Version: 11/03/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

SUFFOLK COUNTY:

Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 12/04/03
Date of Next Scheduled EDR Contact: 03/01/04

Storage Tank Database
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 12/04/03
Date of Next Scheduled EDR Contact: 03/01/04

WESTCHESTER COUNTY:

Listing of Storage Tanks
Source: Westchester County Department of Health
Telephone: 914-813-5161
Listing of underground storage tanks in Westchester County.

Date of Government Version: 09/26/03
Database Release Frequency: Varies

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

Listing of Storage Tanks
Source: Westchester County Department of Health
Telephone: 914-813-5161
Listing of aboveground storage tanks in Westchester County.

Date of Government Version: 09/26/03
Database Release Frequency: Varies

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/01/04

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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BROWNFIELDS DATABASES

Brownfields: Brownfields Site List
Source: Department of Environmental Conservation
Telephone: 518-402-9764

Date of Government Version: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

VCP: Voluntary Cleanup Agreements
Source: Department of Environmental Conservation
Telephone: 518-402-9711
The voluntary remedial program uses private monies to get contaminated sites r emediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

Date of Government Version: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/15/03
Date of Next Scheduled EDR Contact: 12/15/04

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ST. JOHNLAND EXPANSION
OLD DOCK RD./ST. JOHNLAND RD.
KINGS PARK, NY 11754

TARGET PROPERTY COORDINATES

Latitude (North):	40.901501 - 40˚ 54' 5.4"
Longitude (West):	73.240997 - 73˚ 14' 27.6"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	648161.9
UTM Y (Meters):	4529100.5
Elevation:	54 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

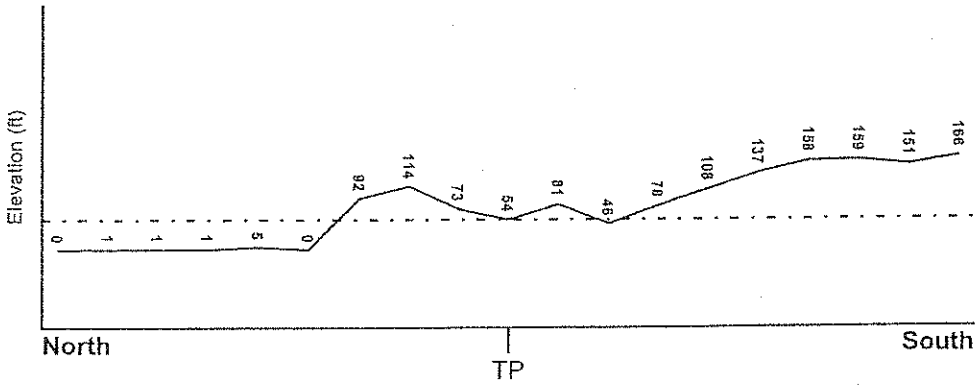
TOPOGRAPHIC INFORMATION

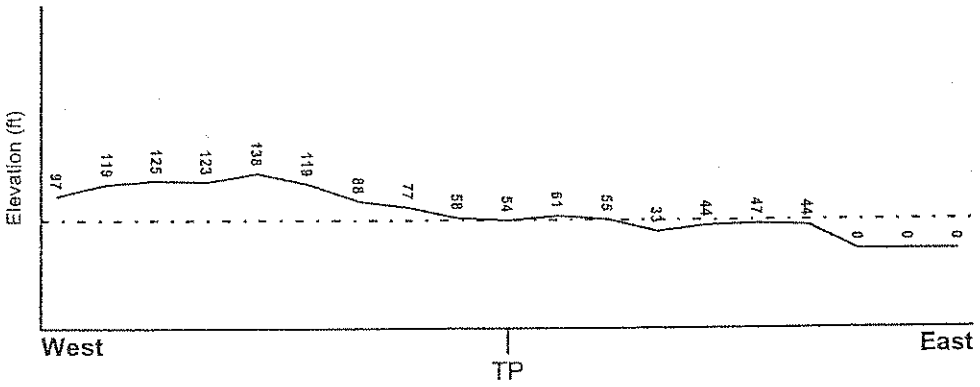
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

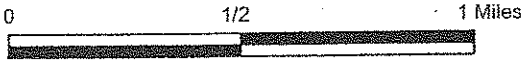
USGS Topographic Map:	40073-H2 SAINT JAMES, NY
General Topographic Gradient:	General SSE
Source:	USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 54 ft.



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
SUFFOLK, NY	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	36103C0363G
Additional Panels in search area:	36103C0361G 36103C0342G 36103C0344G

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAINT JAMES	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	PLYMOUTH
Soil Surface Texture:	loamy sand
Hydrologic Group:	Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
Soil Drainage Class:	Excessively. Soils have very high and high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	LOW
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	4 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 5.50 Min: 3.60
2	4 inches	27 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 5.50 Min: 3.60
3	27 inches	65 inches	gravelly - coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 20.00 Min: 20.00	Max: 5.50 Min: 3.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam

Surficial Soil Types: sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: coarse sand
stratified

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS0791561	1/8 - 1/4 Mile SSW
B3	USGS0791544	1/4 - 1/2 Mile South
B4	USGS0791482	1/4 - 1/2 Mile South
5	USGS0791480	1/2 - 1 Mile SSW
6	USGS0791459	1/2 - 1 Mile South
7	USGS0791605	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	NY0002993	1/8 - 1/4 Mile SSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1107096.3s

County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data

TARGET PROPERTY:	St. Johnland Expansion	CUSTOMER:	Sear Brown Group
ADDRESS:	Old Dock Rd./St. Johnland Rd.	CONTACT:	Kyle R. Miller
CITY/STATE/ZIP:	Kings Park NY 11754	INQUIRY #:	1107096.3s
LAT/LONG:	40.9015 / 73.2410	DATE:	January 06, 2004 9:13 am

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Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **SSW** **1/8 - 1/4 Mile** **Higher**	**FRDS PWS**	**NY0002993**

PWS ID:	NY0002993	PWS Status:	Active
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	KINGS PARK PSYCHIATRIC CENTER PO BOX 9000 SMITHTOWN, NY 11787		
Addressee / Facility:	System Owner/Responsible Party LAWRENCE STEPHEN KING PARK PSYCHIATRIC PO BOX 9000 KINGS PARK, NY 11754		
Facility Latitude:	Not Reported	Facility Longitude:	Not Reported
City Served:	SMITHTOWN (T)		
Treatment Class	Not Reported	Population:	Not Reported

PWS currently has or had major violation(s) or enforcement: No

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A2 **SSW** **1/8 - 1/4 Mile** **Higher**	**FED USGS**	**USGS0791561**	

Agency:	USGS	Site ID:	405355073143601
Site Name:	S 68. 1		
Dec. Latitude:	40.89871		
Dec. Longitude:	-73.24289		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	66.0		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	211MGTY		
Aquifer type:	Not Reported		
Well depth:	414.		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 3

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1959-05-21		18.98	1958-10-07		21.64
1957-11-08		18.00			

Map ID Direction Distance Elevation	Database	EDR ID Number
B3 **South** **1/4 - 1/2 Mile** **Higher**	**FED USGS**	**USGS0791544**

Agency:	USGS	Site ID:	405342073143301
Site Name:	S 72. 1		
Dec. Latitude:	40.8951		
Dec. Longitude:	-73.24206		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	121.0		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	211MGTY		
Aquifer type:	Not Reported		
Well depth:	500.		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

B4 **South** **1/4 - 1/2 Mile** **Higher**	**FED USGS**	**USGS0791482**

Agency:	USGS	Site ID:	405340073143501
Site Name:	S 70. 1		
Dec. Latitude:	40.89454		
Dec. Longitude:	-73.24261		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	Not Reported		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	478.		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 10

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1959-05-21		27.13	1959-02-04		28.02
1958-12-05		28.31	1958-10-07		27.78
1958-07-30		27.44	1958-06-04		26.56

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1958-04-30		26.22	1958-01-07		25.19
1957-12-02		25.43	1957-11-08		25.22

5
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS0791480**

Agency:	USGS	Site ID:	405339073144001
Site Name:	S 71. 1		
Dec. Latitude:	40.89426		
Dec. Longitude:	-73.244		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	Not Reported		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

6
South
1/2 - 1 Mile
Higher

FED USGS **USGS0791459**

Agency:	USGS	Site ID:	405326073142001
Site Name:	S 17538. 1		
Dec. Latitude:	40.89065		
Dec. Longitude:	-73.23845		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	Not Reported		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

Map ID Direction Distance Elevation	Database	EDR ID Number
7 **West** **1/2 - 1 Mile** **Higher**	**FED USGS**	**USGS0791605**

Agency:	USGS	Site ID:	405411073153201
Site Name:	S 53. 1		
Dec. Latitude:	40.90315		
Dec. Longitude:	-73.25845		
Coord Sys:	NAD83		
State:	NY		
County:	Suffolk County		
Altitude:	62.0		
Hydrologic code:	Not Reported		
Topographic:	Not Reported		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	112GLCLU		
Aquifer type:	Not Reported		
Well depth:	194.		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: NY Radon

Basement Screening Results

Zip	Total Sites	Avg	>4 pCi/L	>20 pCi/L	Max	Mean	Standard Dev
11754	12	1.5	0	0	3	1.1	2.7

State Database: NY Radon

Basement Screening Results

Town	Total Sites	Avg	Mean	Standard Deviation	Max pCi/L	>4 pCi/L	>20 pCi/L
BABYLON	38	1.2	.9	2.2	5.5	2.6	0
BROOKHAVEN	66	1.4	1.1	2.2	6.9	1.5	0
E. HAMPTON	15	1.7	1.2	2.4	4.7	13.3	0
HUNTINGTON	111	2	1.4	2.4	8.4	9.9	0
ISLIP	46	1	.7	2.4	6.3	2.2	0
NORTHPORT	1	.6	.6	1	.6	0	0
RIVERHEAD	4	1.4	.9	3	3.7	0	0
SHELTER ISLAND	1	1.1	1.1	1	1.1	0	0
SMITHTOWN	41	2.9	1.4	2.9	42.6	9.8	2.4
SOUTHAMPTON	19	1	.8	1.8	2	0	0
SOUTHOLD	7	2.5	1.6	2.6	8.6	14.3	0

Federal EPA Radon Zone for SUFFOLK County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SUFFOLK COUNTY, NY

Number of sites tested: 183

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.670 pCi/L	100%	0%	0%
Basement	1.010 pCi/L	98%	2%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

New York Facility and Manifest Data
Source: NYSDEC
Telephone: 518-457-6585
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

APPENDIX B

RECEIVED
JAN 0 8 2004
SEAR-BROWN

Environmental Data Resources, Inc.

The EDR Aerial Photo Decade Package

St. Johnland Expansion
Old Dock Rd./St. Johnland Rd.
Kings Park, NY 11754

January 6, 2004

Inquiry Number: 1107096.8

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

THE EDR AERIAL PHOTO DECADE PACKAGE

Environmental Data Resources, Inc.'s (EDR) Aerial Photo Decade Package is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities.

ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM Standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable.* To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.4, page 12).

EDR has one of the nation's largest collections of historical aerial photography. EDR's Aerial Photo Decade Package provides digitally reproduced historical aerial photographs and includes one photo per decade, where available.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about this report.
Thank you for your business!

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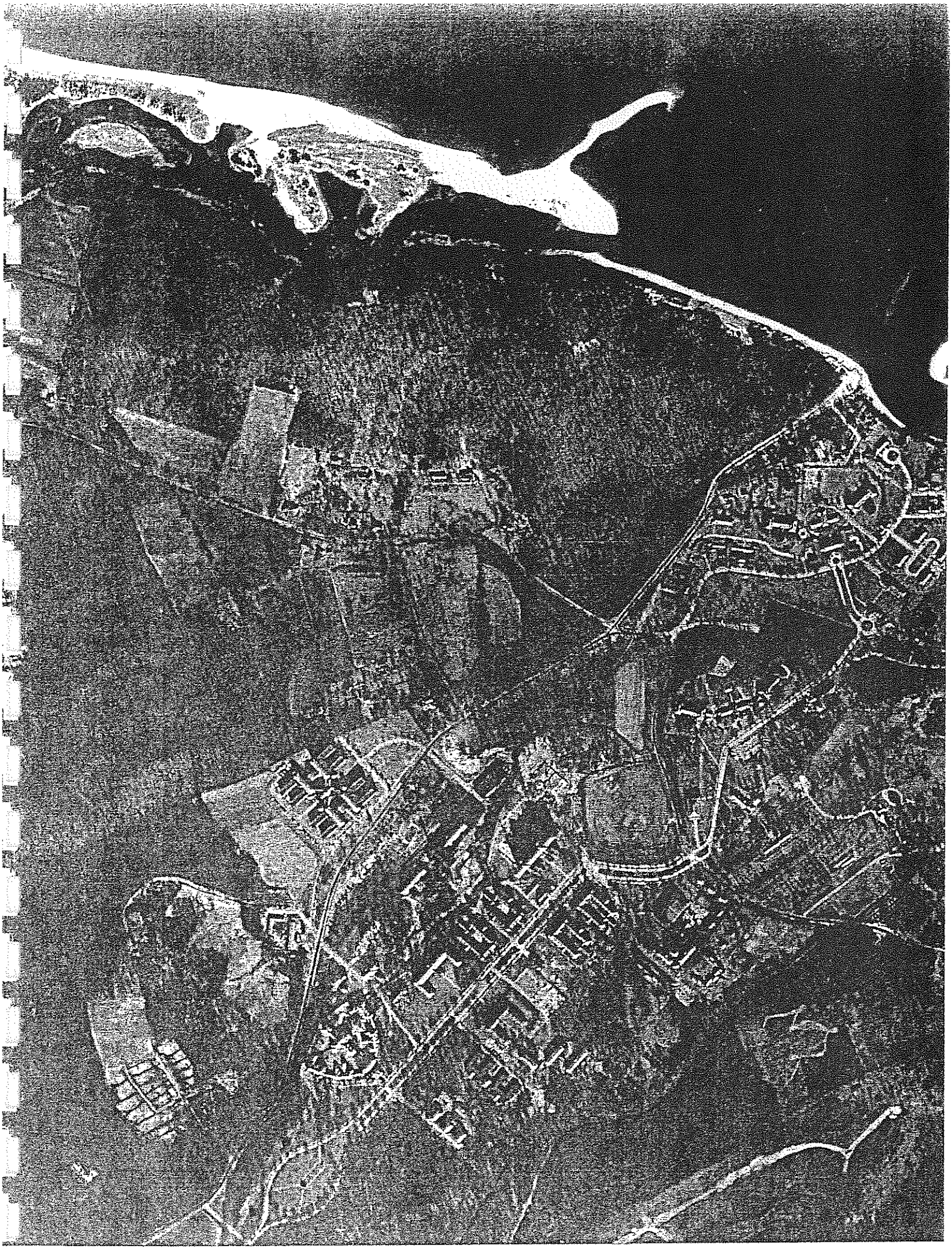
Date EDR Searched Historical Sources:
Aerial Photography January 06, 2004

Target Property:
Old Dock Rd./St. Johnland Rd.
Kings Park, NY 11754

PUR ID		*Portion-Findings*	
Year	*Uses*	*(FIM Information Only)*	*Source*
1954	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H2/FlightDate: February 16, 1954	nar
1966	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H2/FlightDate: March 29, 1966	nar
1976	Aerial Photograph. Scale: 1"=750'	Panel #: 2440073-H2/FlightDate: April 10, 1976	nar
1980	Aerial Photograph. Scale: 1"=833'	Panel #: 2440073-H2/FlightDate: September 8, 1980	nar
1994	Aerial Photograph. Scale: 1"=833'	Panel #: 2440073-H2/FlightDate: April 8, 1994	nar



APPENDIX C

RECEIVED
JAN 1 2 2004
SEAR-BROWN

The EDR-Historical Topographic Map Report

St. Johnland Expansion
Old Dock Rd./St. Johnland Rd.
Kings Park, NY 11754

January 9, 2004

Inquiry Number: 1107096-5

Environmental Data Resources, Inc.

The Source For Environmental Risk Management Data

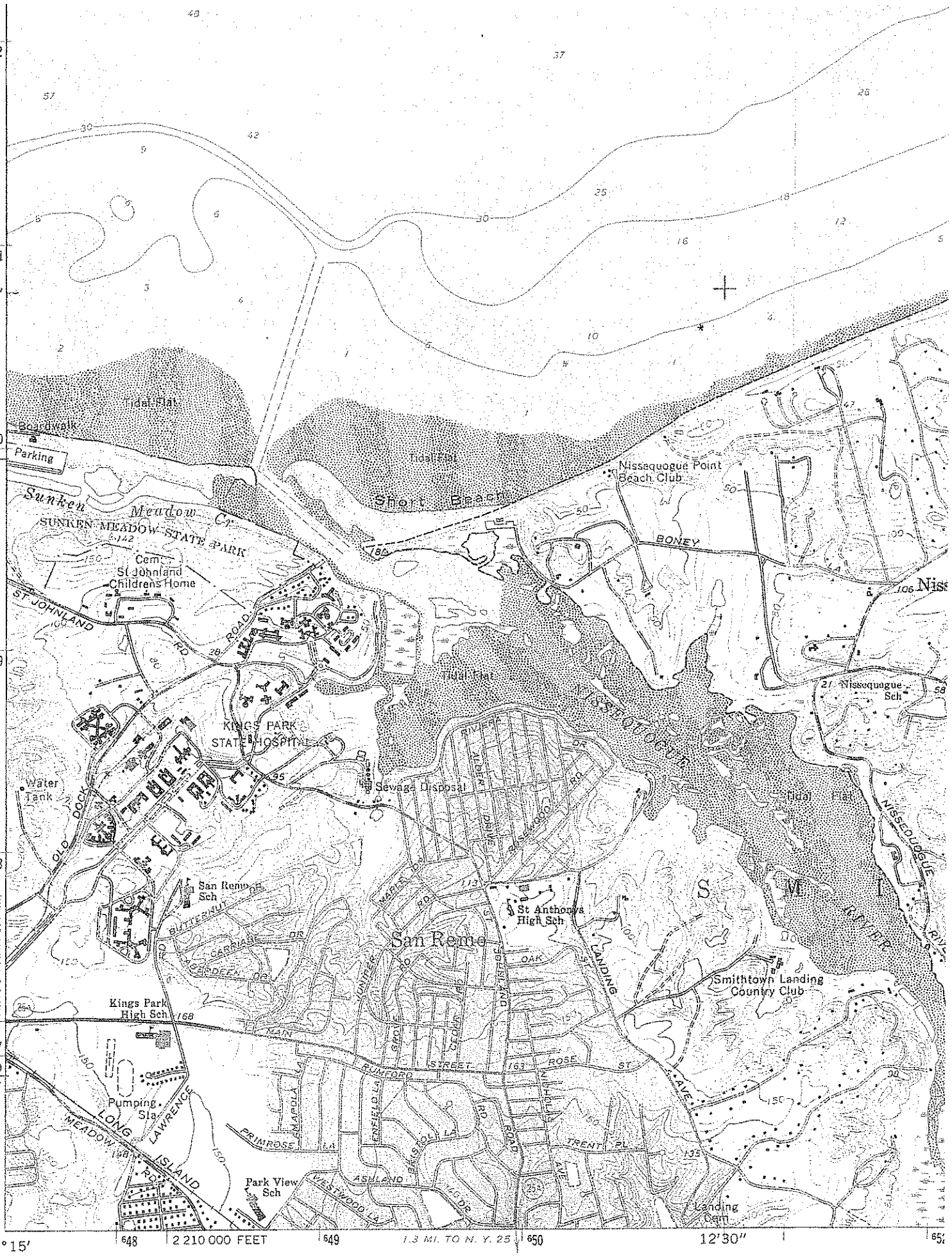
3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

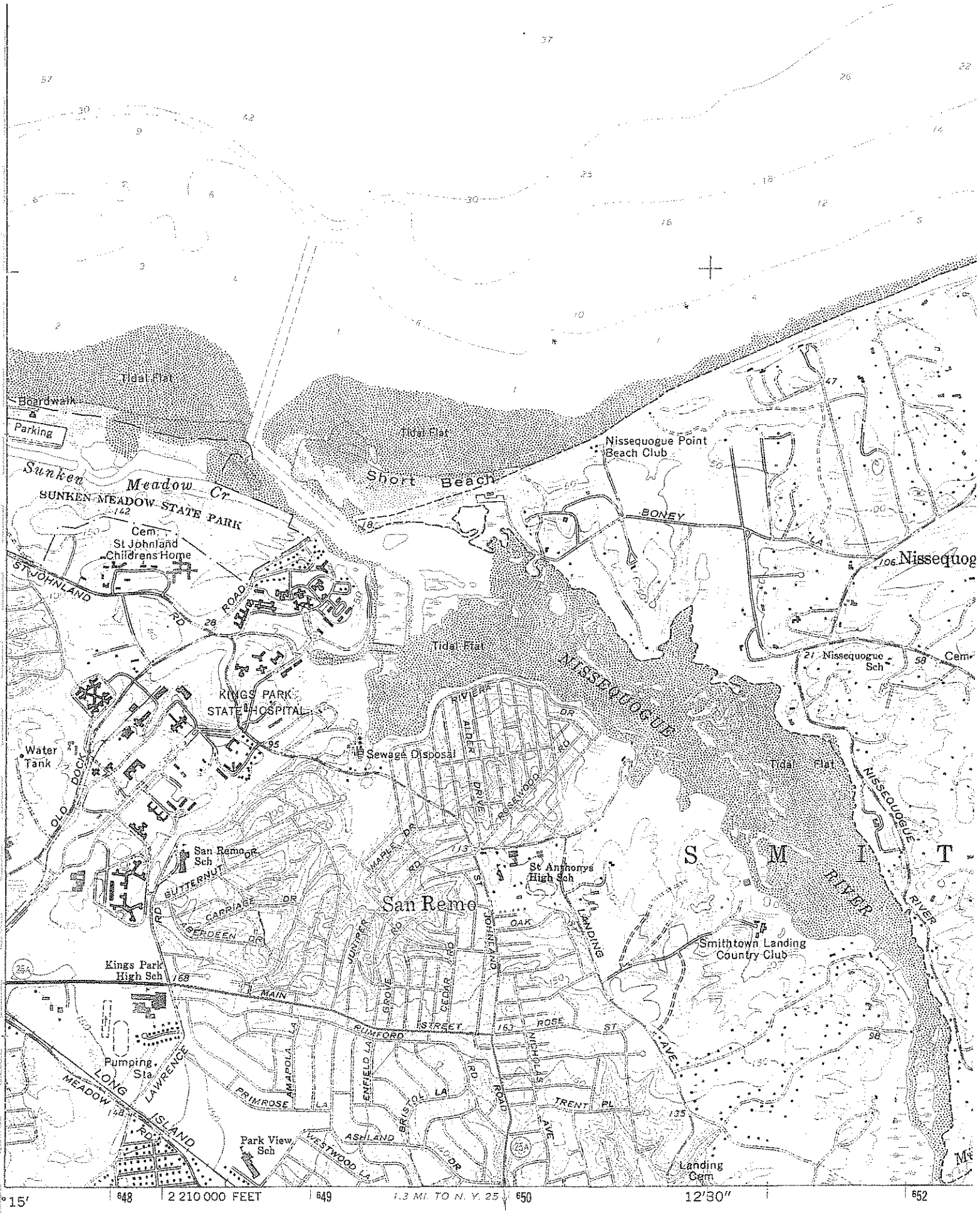
A.M.S. V821
First Edition (AMS 1), 1944; (AMS 2), 1947.

Prepared under the direction of the Chief of Engineers by the Army Map Service (AM), War Department, Washington, D. C. Marginal data revised and Universal Transverse Mercator Grid added, 1947. Copied in 1947 from New York, 1:25,000, AMS 2N, James 1944.



Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USC&GS, and USCE

MN GN



Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation

Control by USGS, USC&GS, and USCE

Topography by photogrammetric methods from aerial photographs taken

MN GN

1 1/2
1000 0 1000
1 5

Environmental Data Resources, Inc.
Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

APPENDIX D

Environmental Data Resources, Inc.

"Linking Technology with Tradition"

Sanborn® Map Report

Ship To: Kyle R. Miller
Sear Brown Group
85 Metro Park
Rochester, NY 14623

Order Date: 1/6/2004 **Completion Date:** 1/6/2004
Inquiry #: 1107096.4s
P.O. #: NA
Site Name: St. Johnland Expansion
Address: Old Dock Rd./St. Johnland Rd.
City/State: Kings Park, NY 11754
Cross Streets:

Customer Project: 18915
1022549ERK 716-475-1440

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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APPENDIX E

The EDR-City Directory
Abstract

St. Johnland Expansion
395 Sunken Meadow Road
Kings Park, NY 11754

January 08, 2004

Inquiry Number: 1107096-6

Environmental Data Resources, Inc.

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.
City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories
City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice." (ASTM E 1527-00, Section 7.3.2.1, page 12.)*

NAICS (North American Industry Classification System) Codes
NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: http://www.census.gov/epcd/www/naicsdev.htm.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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4. SUMMARY

- *City Directories:*

This document reports that Environmental Data Resources, Inc. (EDR) searched select national repositories of business directories, and, based on client-supplied Target Property information, business directories including the Target Property information were not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by EDR. This **No Coverage** determination reflects a search only of business directory repository collections which EDR accessed. It can not be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

NO COVERAGE

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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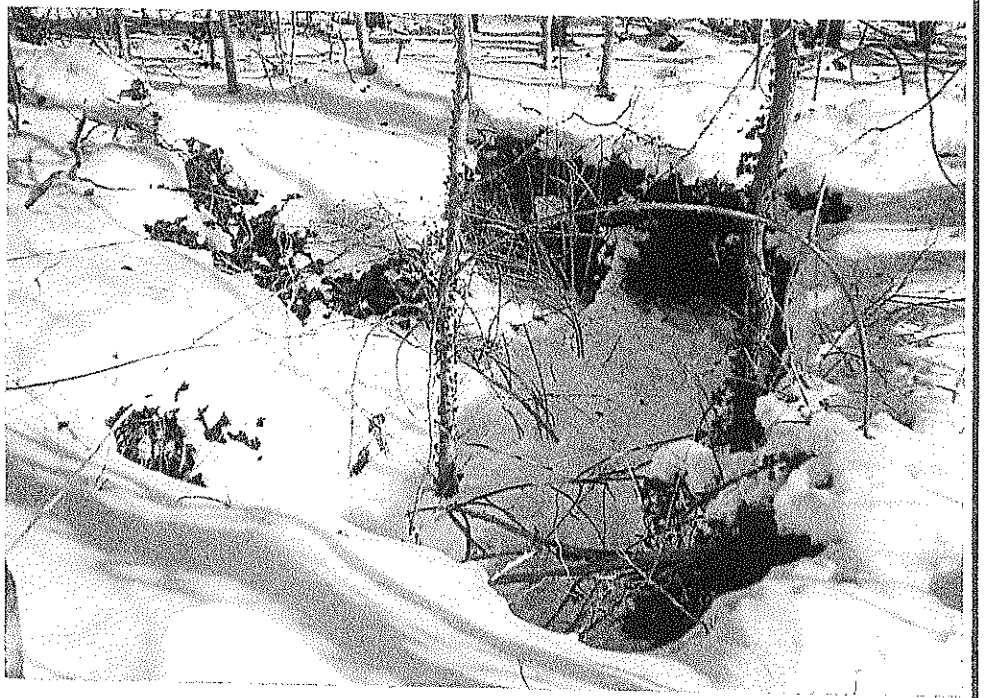
APPENDIX F

PROPOSED ST. JOHNLAND EXPANSION
KINGS PARK, NEW YORK

DESCRIPTION:

ONE OF THE FORMER FOUNDATIONS OBSERVED ON THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY (CONTAINING A HOT WATER TANK?)

PHOTO 1



DESCRIPTION:

THE SECOND FORMER FOUNDATION OBSERVED ON THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 2

DESCRIPTION:

CESSPOOL/DRYWELL FEATURE OBSERVED ON THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 3

DESCRIPTION:

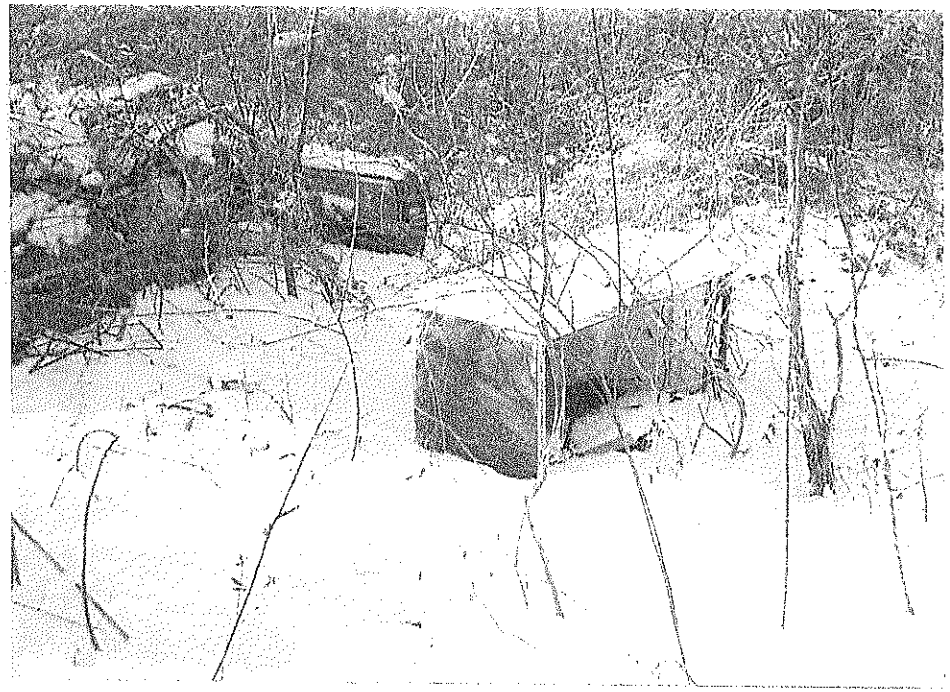
AREA CONTAINING THE APPARENT FORMER DUG WELL, OBSERVED ON THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 4

DESCRIPTION:

THREE (3) STEEL PIPES OBSERVED ON THE SOUTHEASTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 5



DESCRIPTION:

MISCELLANEOUS SOLID WASTE (AUTOMOBILE & REFRIGERATOR) OBSERVED ON THE SUBJECT PROPERTY

PHOTO 6

APPENDIX H-2

Phase II ESA

Stantec Consulting Services Inc.
2250 Brighton-Henrietta Town Line Road
Rochester NY 14623-2706
Tel: (585) 475-1440 Fax: (585) 424-5951
stantec.com

Stantec

February 8, 2006

Ms. Mary Jean Weber
St. Johnland Residences II, Inc.
395 Sunken Meadow Road
Kings Park, New York 11754-1099

Reference: **Phase II Environmental Site Assessment**
Proposed St. Johnland Expansion
49.6± Acre Parcel
Southwestern Corner of the Intersection of
St. Johnland Road and Old Dock Road
Town of Smithtown
Kings Park, New York

190500291

Dear Ms. Weber:

Stantec Consulting Services Inc. (Stantec) is pleased to provide this Phase II Environmental Site Assessment (ESA) report, which summarizes work performed at the above referenced subject property.

Background

In 2004, Stantec completed a Phase I ESA of the subject property on behalf of St. Johnland Residences II, Inc. The Phase I ESA yielded the following findings, conclusions, and recommendations associated with the subject property:

Phase I ESA Findings and Conclusions

- Review of the historic topographic map dated 1944 indicated that two (2) structures were located on the northwestern portion of the subject property, near St. Johnland Road. Nine (9) structures were situated on the southwestern portion of the subject property, and a structure was located on the northeastern corner of the intersection of Old Dock Road and Cottage Road, which crossed the central portion of the subject property in a generally north/south orientation. The current pond was not depicted near the center of the subject property.

- Mr. George Essler, of the Town of Smithtown Engineering Department, explained through telephone conversations that he grew up in a house that was located on the southwestern portion of the subject property and lived on the subject property for approximately twenty-three (23) years. Mr. Essler believed that his childhood home was constructed in the 1880s and that the following structures were once located on the southwestern portion of the subject property: six (6) single family homes; two (2) two-family homes; three (3) detached

garages; and three (3) barns. Mr. Essler thought that an underground bomb shelter existed near one of the former residential structures. In addition, Mr. Essler recalled that a community water well was located near the residential structures and a "gatehouse" structure was once located on the southern edge of the subject property near the former intersection of Old Dock Road and the former roadway known as Cottage Road, which once crossed the subject property. Mr. Essler stated that his former residence, as well as the other nearby structures, was originally heated by a coal-fired boiler, which was located in a partial basement beneath the structure. Mr. Essler explained that boilers originally had brass plates atop them on the first floor, which helped to radiate the heat. Mr. Essler believed that hot water radiator systems were installed in the residences in the early 1900s and the residential structures were converted to fuel oil as a source of heating fuel in the 1950s. Mr. Essler thought that the residential fuel oil tanks were probably approximately 275-gallon tanks and were located in the former basement coal bins. Mr. Essler explained that the structures were burned by the Kings Park Fire Department during training exercises, as an economical means of demolition. Mr. Essler did not know if the tanks had been removed prior to being burned. Mr. Essler believed that the southwestern portion of the subject property ceased to be a residential area in approximately 1973.

- Two (2) concrete block foundations (basements) were observed on the southwestern portion of the subject property. Steel piping and an apparent hot water heater were observed in these concrete block foundations, which correlate with the locations of the former residential structures in this area of the subject property. Some wire fences, a partially collapsed metal shed, an apparent cesspool or drywell feature, and an apparent former dug well with a hexagonal stone ring around it were also observed on the southwestern portion of the subject property.

- Mr. Essler stated that long ago the pond located near the center of the subject property would dry up during the summer months. Mr. Essler recalled that this pond was expanded in the mid 1950s and that piping carried wastewater from the St. Johnland's laundry facility on the northern side of St. Johnland Road. Mr. Essler believed that this wastewater piping remains in place on the subject property. Finally, Mr. Essler stated that the community well and pond were both fed by freshwater springs on the subject property and that there was a high groundwater table.

- Three (3) steel pipes were observed protruding from the ground surface on the southeastern portion of the subject property, approximately forty (40) to fifty (50) feet to the north of Old Dock Road. The nature of these steel pipes was not readily apparent, although it was considered possible that they are vent pipes associated with sewer line(s) that apparently run along the northern side of Old Dock Road, toward the pump station observed on the northeastern corner of the subject property.

- Miscellaneous solid waste, including auto parts, tires, rusted metal containers, shopping carts, shoes, refrigerators, hot water heaters, and steel piping was observed on the subject property. The majority of this debris was observed on the western portion of the subject property.

Phase I ESA Recommendations

- Based upon the information and opinions provided by Mr. Essler, it was recommended that the locations of the former structures on the southwestern portion of the subject property be located and these areas be investigated for the potential presence of buried tanks or other potential contamination issues.

- It was recommended that the potential presence of wastewater piping that may discharge to the pond near the center of the subject property be investigated. If such piping is found, it was recommended that the source and composition of the wastewater be determined.

- It was recommended that the nature of the three (3) steel pipes observed on the southeastern portion of the subject property be investigated.

- It was recommended that the miscellaneous solid waste observed on the subject property be removed and properly disposed off-site in conjunction with site development.

Phase II ESA Field Activities

Geophysical Survey

A geophysical survey, using both electromagnetic (EM) and ground penetrating radar (GPR) techniques, was recommended to verify the locations of the former building foundation areas on the southwestern portion of the subject property.

A Stantec survey crew staked out the locations of eight (8) of the former building foundation areas on the southwestern portion of the subject property, as depicted on a United States Geological Survey (USGS) topographic map of the subject property.

Based upon field the locations of the survey stakes, post-snow cover field observations (open concrete block foundations, large amounts of surface metal, etc.), heavy vegetation, and an on-site consultation with a geophysicist from Geomatrix Consultants, Inc., it was decided that the recommended geophysical surveys would not be effective.

Steel piping exposed at the ground surface near some of the foundation locations was tracked using an "M-Scope", a radio-type transmitter/receiver that conducts an electromagnetic field along metal piping. It was determined using the "M-Scope" that this steel piping terminated near the foundations and did not radiate away from these locations.

Test Pit Program of Former Foundation Locations

Based on the findings, conclusions, and recommendations from the Phase I ESA, Stantec conducted a Test Pit Program at the subject property. On August 11 and 12, 2004, Stantec and Brookside Environmental Inc. (Brookside) of Baldwin, New York mobilized a rubber-tracked excavator (Bobcat 442) to the subject property for the excavation and backfilling of test pits. The test pits were backfilled with the excavation spoils and compaction of the excavations was done with the backhoe's bucket. No waste disposal was performed as part of the Test Pit Program.

Due to extremely thick vegetation in the southeastern portion of the subject property, Stantec was unable to locate the three (3) steel pipes that were previously observed in this area during the August 2004 investigation.

Stantec observed the excavation of twelve (12) test pits (TP-601, TP-602, TP-603E, TP-603W, TP-604, TP-605, TP-606E, TP-606W, TP-607, TP-608, TP-SW-1, and TP-SW-2) on the southwestern portion of the subject property. The test pits were excavated to a maximum depth of eight (8) feet below grade. As part of the Test Pit Program, excavated soils were screened in the field for the presence of organic vapors using a calibrated photoionization detector (PID) equipped with a 10.6 eV lamp. No significantly elevated PID readings (greater than 5 parts per million above background levels) or olfactory observations suggestive of evidence of petroleum impacts were noted during the Test Pit Program. Sketches of the former building foundation locations and the associated test pits are provided in Figures 1 through 8. The approximate locations of the test pits as they relate to the overall subject property are depicted in Figure 9, the Phase II ESA Site Plan. Test Pit Logs are provided in Appendix A of this report. A brief description of each test pit is included on the following pages.

TP-601

Test pit TP-601 was excavated into a previously backfilled foundation. This foundation was located approximately forty (40) feet to the east of Stantec's wooden survey stake labeled "PT 601 P-test" (see Figure 1). The excavation of this test pit revealed a concrete block foundation that had been backfilled with fill material, including: steel pipes; an old steel furnace; bricks; an automobile chassis and automotive parts; scrap metal; and chunks of concrete. No fuel oil tank or petroleum contaminated soil was observed in the excavation, but darker soil in the foundation contained charcoal and ash. Stantec collected a sample of ash-rich soil (sample PT-601) from this test pit and submitted it for laboratory analysis. The laboratory analytical results from this soil sample are discussed later in this report. Some of the larger pieces of steel were placed adjacent to the excavation when it was backfilled.

TP-602

Test pit TP-602 was excavated across an apparent concrete slab-on-grade foundation, which was located approximately fifteen (15) feet to the east of the Stantec survey wooden stake labeled "PT 602 P-test" (see Figure 2). This excavation revealed mostly native soils (light brown, medium brown, and reddish-brown sand, silt, and coarse gravel), although darker soil in the vicinity of the foundation contained charcoal and ash. No fuel oil tank or petroleum contaminated soil was observed in this test pit. No soil samples were collected from TP-602.

TP-603E & TP-603W

Test pits TP-603E and TP-603W were excavated adjacent to an open concrete block foundation, which was located approximately twenty (20) feet to the east of the Stantec survey wooden stake labeled "PT 603 P-test" (see Figure 3). The locations of these test pits were placed in areas containing visible steel piping, suggestive of a possible buried fuel oil tank. TP-603E was placed on the eastern side of the foundation, and TP-603W was excavated on the foundation's western side. No fuel oil tank or petroleum contaminated soil was observed in these test pits. Both of these test pits revealed apparently native soils (medium brown and reddish-brown sand, silt, and gravel), although some cinders (burnt wood) and ash was observed on the ground surface and in the excavation. Stantec collected a sample of ash-rich soil (sample PT-603) from the ground

surface on the northern side of this former building foundation and submitted it for laboratory analysis. The laboratory analytical results from this soil sample are discussed later in this report.

TP-604

Test pit TP-604 was excavated into a previously backfilled foundation. This foundation was located approximately twenty (20) feet to the southeast of the Stantec survey wooden stake labeled "PT 604 P-test" in an area that was heavily vegetated (see Figure 4). The excavation of this test pit revealed a brick and concrete block foundation that had been backfilled with fill material, including: steel pipes; scrap metal; an old steel furnace; bricks; an automobile chassis and automotive parts; and chunks of concrete. No fuel oil tank or petroleum contaminated soil was observed in the excavation, but darker soil in the foundation contained charcoal and ash. Stantec collected a sample of ash-rich soil (sample PT-604) from this test pit and submitted it for laboratory analysis on August 30, 2004. The laboratory analytical results from this soil sample are discussed later in this report. Some of the larger pieces of steel were staged adjacent to the excavation when it was backfilled.

TP-605

An open concrete block foundation was observed approximately fifteen (15) feet to the east of the Stantec survey wooden stake labeled "PT 605 P-test" (see Figure 5). The top of a fuel oil tank was observed in the southwestern corner of this concrete block foundation. The top of this fuel oil tank was rusted and partially open, and the tank was observed to contain water and decomposing leaves. No sheen was visible on the water in the tank, and no oily sludge could be scraped from the bottom of the tank. Given the non-petroleum contents of this tank, it was removed with the backhoe in order to investigate the condition of the underlying soils. Subsequent to its removal, the bottom of the tank was observed to be sound. Below the tank, a few inches of dark, ash-rich material was observed atop the foundation's concrete floor slab. Stantec collected a sample of this dark, ash-rich material (sample PT-605A) and submitted it for laboratory analysis.

TP-605 was excavated through the foundation's concrete floor slab (1 to 2 inches thick) and into the apparently native soil below, which yielded no indications of petroleum contamination or ash. A soil sample of this apparently native material (sample PT-605B) was collected and submitted for analysis. The laboratory analytical results from the soil samples collected in this area are discussed later in this report. The fuel oil tank was left in the foundation and the excavation was backfilled.

TP-606E & TP-606W

Test pits TP-606E and TP-606W were excavated adjacent to an open concrete block foundation, which was located approximately fifteen (15) feet to the east of the Stantec survey wooden stake labeled "PT 606 P-test" (see Figure 6). The locations of these test pits were placed in areas containing visible steel piping, suggestive of a possible buried fuel oil tank. TP-606E was placed on the eastern side of the foundation, and TP-606W was excavated on the foundation's western side. Both of these test pits revealed apparently native soils (medium brown sand, silt, and coarse gravel). No fuel oil tank or petroleum contaminated soil was observed in these test pits, and little or no ash-rich soil was observed on the ground surface or in these excavations. No soil samples were collected from TP-606E or TP-606W.

TP-607

Test pit TP-607 was excavated adjacent to an open concrete block foundation, which was located approximately thirty-five (35) feet to the east of the Stantec survey wooden stake labeled "PT 607 P-test" (see Figure 7). TP-607 was excavated adjacent to the eastern side of the foundation in an area containing visible steel piping, suggestive of a possible buried fuel oil tank. This test pit revealed apparently native soils (reddish-brown sand, silt, and coarse gravel). No fuel oil tank or petroleum contaminated soil was observed in this test pit, and little or no ash-rich soil was observed on the ground surface or in this excavation. No soil samples were collected from TP-607.

TP-608

Test pit TP-608 was excavated into a previously backfilled foundation. This foundation was located approximately forty (40) feet to the east of the Stantec survey wooden stake labeled "PT 608 P-test" (see Figure 8). The excavation of this test pit revealed a concrete block foundation that had been backfilled with fill material, including: steel pipes; scrap metal; an empty 275± gallon fuel oil tank; an old steel furnace; bricks; an automobile chassis and automotive parts; and chunks of concrete. No visible or olfactory evidence of petroleum contamination was observed beneath the fuel oil tank or in the remainder of the excavation. However, darker soil in the foundation contained charcoal and ash. Stantec collected a sample of dark soil (sample PT-608) from beneath the fuel oil tank and submitted it for laboratory analysis. Some of the larger pieces of steel, including the fuel oil tank, were left adjacent to the excavation when it was backfilled.

TP-SW-1

Test pit SW-1 was shallow (0.5 feet deep) and investigated the surficial soil underneath a discarded half of a fuel oil tank. No staining, odors, ash-rich soil, or other indications of contamination were observed in this area. No soil samples were collected from TP-SW-1.

TP-SW-2

Test pit SW-2 was excavated into a former cesspool or drywell structure observed on the southwestern portion of the subject property. This feature contained cinder block walls, was once approximately eight (8) feet deep, and had been backfilled with scrap metal, bottles, broken glass, and cobbles. Neither the fill material within the cesspool/drywell structure nor the apparently native soil (light brown and reddish-brown sand and gravel) beneath it yielded any staining, odors, ash-rich soil, or other indications of contamination. A soil sample of apparently native material (TP-SW-2) was collected from beneath the cesspool or drywell structure, but this sample was not submitted for laboratory analysis.

Investigation of Piping to the Pond on the Northern Portion of Subject Property

During reconnaissance of the edge of the pond on the northern portion of the subject property (see Figure 9), Stantec found the top of a clay tile pipe, approximately six (6) inches in diameter. This clay tile pipe was found on north-northwestern edge of the pond. Although this clay tile pipe may have once drained into the pond, the end of the piping had fallen in and it no longer appeared functional. Stantec collected one (1) soil sample (light gray sand and gravel; sample SED-1) from the edge of the pond near this clay tile pipe, which was submitted for laboratory analysis. The laboratory analytical results from this soil sample are discussed later in this report. A second soil

sample (light gray sand and gravel; sample SED-2), which was not submitted for analysis, was collected from the north-northeastern edge of the pond, some distance from this clay tile pipe.

Prior to finding the clay tile pipe, Stantec spoke briefly with Mr. Jim Tooker, St. Johnland Nursing Center's Director of Engineering, and asked him about his knowledge of any piping or drainage leading to the pond on the northern portion of the subject property. Mr. Tooker explained that he had no knowledge of drainage to the pond and added that he had sorted through many old drawings and other file information pertaining to the existing St. Johnland facility and did not find any information regarding the pond and/or drainage to it.

Soil Analytical Program

Based upon visual evidence of potential impacts (dark and ash-rich soil), two (2) soil samples from the former foundation locations (soil samples PT-608 and PT-605A) were submitted for laboratory analysis on August 13, 2004. Although no evidence of contamination was noted, one (1) soil sample was collected from the edge of the pond, near the clay tile pipe (sample SED-1), and submitted for analysis on August 13, 2004.

The soil samples were submitted on August 13, 2004 to a New York State Department of Health (NYSDOH) certified laboratory, Paradigm Environmental Services, Inc. (Paradigm), for the following analyses: Target Compound List (TCL)/Spill Technology and Remediation Series (STARS) Volatile Organic Compounds (VOCs) using United States Environmental Protection Agency (EPA) Method 8260; STARS Semi-Volatile Base-Neutral Compounds (SVBNs) using EPA Method 8270; and EPA Resource Conservation and Recovery Act (RCRA) metals by various methods. Table 1 summarizes the analytical results associated with soil samples collected during the August 2004 Test Pit Program.

As shown in Table 1, laboratory analytical results for the samples submitted on August 13, 2004 exhibited elevated concentrations of total lead, barium, and mercury. Therefore, four (4) additional samples (PT-601, PT-603, PT-604, and PT-605B) from the former foundation locations were submitted to Paradigm on August 30, 2004 for analysis of total lead, barium, and mercury.

Laboratory analytical results are discussed in the following section.

Analytical Results

Volatile Organic Compounds (VOCs)

One (1) soil sample, SED-1, was submitted for VOC analysis. No detectable concentrations of VOCs were reported by the laboratory for soil sample SED-1. Given these findings, and the lack of elevated PID readings in any of the soils screened during this Phase II ESA, VOCs do not appear to constitute an environmental concern for the subject property.

STARS Semi-Volatile Base-Neutral Compounds (SVBNs)

No detectable concentrations of SVBNs were reported by the laboratory in the three (3) soil samples submitted for analysis of SVBNs (soil samples PT-605A, PT-608, and SED-1). Given these findings, and the lack of elevated PID readings in any of the soils screened during this Phase II ESA, SVBNs do not appear to constitute an environmental concern for the subject property.

RCRA Metals

The results of RCRA metal analyses performed on the August 2004 soil samples are summarized in Table 1. Soil samples with an ash component (soil samples PT-601, PT-603, PT-604, PT-605A, and PT-608) contain elevated concentrations of lead and in most cases barium. As shown on Table 1, in most cases the reported concentrations of lead and barium in these samples exceed both the Eastern United States background ranges and the DEC Recommended Soil Cleanup Objectives established for each of the eight (8) RCRA metals. In particular, Barium exceeds the Eastern United States background limit of 600 milligrams per kilogram (mg/kg) in four (4) of the six (6) samples and lead exceeds the upper limit of the Eastern United States background range for lead (500 mg/kg) in five (5) of the six (6) samples. The highest concentrations of barium and lead were detected in sample PT-605A.

Mercury was detected at concentrations slightly above DEC Recommended Soil Cleanup Objectives and Eastern United States background ranges in two (2) of the soil samples submitted for analysis (soil samples PT-608 and PT-601). These samples also exhibited elevated concentrations of lead and barium. However, Stantec has recently been involved with the remediation and redevelopment of a residential site where the New York State Department of Health and the DEC allowed mercury concentrations of up to 1 ppm to remain in place.

Other metals (arsenic, cadmium, and selenium) were detected in several of the submitted soil samples, but at concentrations that were reported to be below DEC Recommended Soil Cleanup Objectives and/or within their respective Eastern United States background ranges.

In summary, the August 2004 Test Pit Program revealed three (3) former building foundations that had been backfilled with various materials. Two (2) fuel oil tanks were found in the former building foundations, but the former contents of these tanks did not appear to have impacted the surrounding soils. However, dark soil, dark ash-rich material, and ash-rich soil observed in and around the former building foundations has been found to contain elevated levels of barium, lead, and, to a lesser extent, mercury. Since these former residential structures were reportedly destroyed by fire, and because both barium and lead have historically been used as paint additives, it is possible that paint from the former residential structures on the southwestern portion of the subject property is the source of these elevated concentrations of metals in the ash-rich soils.

Given the findings of the August 2004 Test Pit Program, Stantec recommended that additional soil samples be collected from the southwestern portion of the subject property, in order to further delineate the extent of the ash-rich soils containing elevated concentrations of metals. Additional soil samples were collected by Stantec in October 2004 and December 2005. Summaries of these sampling events, as well as discussions of the associated laboratory analytical results, follow.

October 2004 Sampling Program

As part of the October 2004 Sampling Program, Stantec located the three (3) steel pipes on the southeastern portion of the subject property. Several additional pipes, including clay tile piping, were observed in the vicinity of these three (3) steel pipes. Field measurements were taken and the area was flagged, so that the nature of these pipes could be investigated at a later date.

On October 28, 2004, Stantec collected thirty-seven (37) surficial soil samples from the southwestern portion of the subject property. In addition to samples of material from within five (5) of the former building foundations, four (4) surficial soil samples were collected from areas

surrounding each of the eight (8) former building foundation locations. Sampling locations outside the former building foundations were situated ten (10) feet to the north, south, east, and west of the perimeter of each foundation. As it was found to be the most consistently detected metal having the most elevated concentrations in prior soil samples submitted for laboratory analysis, lead was used as a "marker" metal for the potential presence of barium and/or mercury. Therefore, the surficial soil samples collected during the October 2004 Sampling Program were submitted for laboratory analysis of lead exclusively. Table 2 summarizes the analytical results associated with soil samples collected during the October 2004 Sampling Program.

Based upon the laboratory analytical results associated with the samples collected during the October 2004 Sampling Program, soil containing concentrations of lead at concentrations above the upper limit of the Eastern United States background range for lead (500 mg/kg) were found in twenty-six (26) of the samples submitted. Only one (1) former building foundation location, 608, was determined to have acceptable levels of lead (less than 500 mg/kg) in the soil samples collected ten (10) feet from the perimeter of the foundation. Soil samples collected ten (10) feet from the perimeter of the remaining seven (7) former building foundation locations, 601 through 607, contained varying concentrations of lead (see Table 2 and Figures 1 through 8).

Given the findings of the October 2004 Sampling Program, Stantec recommended that additional soil samples be collected from areas surrounding the former building foundation sampling locations, in order to further assess the vertical and lateral extent of the lead-impacted, ash-rich soils. This soil sampling, as well as the investigation of the pipes previously observed on the southeastern portion of the subject property, was performed in December 2005.

December 2005 Sampling Program

On December 9, 2005, Brookside, mobilized a small, rubber-tracked excavator to the subject property to investigate the steel pipes previously observed on the southeastern portion of the subject property. Two (2) steel plates (approximately 3 feet square) were found underneath mounds of earth situated approximately fifteen (15) feet apart. Underneath each of these steel plates was a square, concrete, vertical opening containing a ladder. Photographs of these hatches are included as Appendix B of this report. No attempt was made to enter the apparent underground room beneath these access hatches, although items such as a table, a dinner plate, a rubber garden hose, and a rubber boot were observed on the floor of this apparent underground room. It appears that both of the openings lead to an underground bomb shelter or bunker. The approximate location of this underground structure is depicted on Figure 9, the Phase II ESA Site Plan. Mr. Tooker indicated that he had no knowledge regarding the presence of such an underground structure on the subject property.

On December 7 and 8, 2005, Stantec collected fifty-three (53) soil samples from the southwestern portion of the subject property. Surficial and subsurface (1 foot and 2 feet below grade) soil samples were collected from seven (7) of the eight (8) former building foundation locations. Surficial sampling locations were generally situated twenty (20) feet to the northeast, southeast, southwest, and northwest of the perimeter of each foundation. In addition, surficial soil samples were collected from locations that were thirty (30) feet to the north, south, east, and west of the perimeter of the foundations.

At each of the seven (7) building foundations investigated during the December 2005 Sampling Program, subsurface (1 foot and 2 feet below grade) soil samples were collected ten (10) feet from perimeter of the foundations, at the location that was found to contain the highest concentration of lead during the October 2004 Sampling Program.

Forty-one (41) of the samples collected during the December 2005 Sampling Program were ultimately submitted for laboratory analysis of lead content. As in the October 2004 Sampling Program, lead was used as a "marker" metal for the potential presence of barium and/or mercury.

The lateral extent of the lead contaminated, ash-rich soils appear to have been successfully delineated through the laboratory analysis of seventy-six (76) surficial soil samples collected during the August 2004, October 2004, and December 2005 sampling events. The interpreted lateral limits of the lead contaminated ash-rich soils are depicted on Figures 1 through 8.

A total of eight (8) subsurface (1 foot and 2 feet below grade) soil samples, collected during the December 2005 Sampling Program, were submitted for laboratory analysis. Initially, seven (7) soil samples from 1 foot below grade were analyzed, one (1) from each of the former building foundation locations except foundation location 608. As noted previously, foundation location 608 was previously determined to have acceptable levels of lead (less than 500 mg/kg) in the soil samples collected ten (10) feet from the perimeter of the foundation. Therefore, the subsurface soils surrounding foundation location 608 were not sampled. As shown on Table 3, six (6) of the seven (7) 1 foot subsurface soil samples submitted for analysis were reported to have concentrations of lead less than 500 ppm. The remaining 1 foot subsurface soil sample, collected from foundation location 605, was found to contain more than 500 ppm lead. Based upon this result, the 2 feet below grade subsurface soil sample from this foundation location was submitted for laboratory analysis and was found to contain an acceptable level of lead (less than 500 mg/kg). Therefore, in general, the surficial lead contamination does not appear to have impacted subsurface (greater than 1 foot below grade) soils on the southwestern portion of the subject property.

Analytical results associated with soil samples collected and submitted for laboratory analysis during this Phase II ESA are summarized in Table 3. Laboratory analytical reports can be found in Appendix C of this report.

Phase II ESA Conclusions and Recommendations

Based upon these findings, the following additional work is recommended at this time:

- in order to determine if the dark and/or ash-rich soil is considered hazardous, it is recommended that representative samples of the material(s) be submitted for laboratory analysis by toxicity characteristic leaching procedure (TCLP);
- the dark and ash-rich soils containing elevated concentrations of heavy metals and associated with the former building foundation locations on the southwestern portion of the subject property should be excavated, transported, and properly disposed off-site; such remedial measures should occur prior to or during the early stages of development of the subject property;
- further investigation of the underground bomb shelter or bunker found on the southeastern portion of the subject property may be warranted; although it is considered unlikely, it is possible that this underground structure may contain machinery, petroleum storage tanks, or other hazardous substances; and
- sampling and laboratory analysis of the groundwater beneath the southwestern portion of the subject property should be conducted, in order to determine whether or not surficial contaminants have migrated into groundwater.

Should you have any questions or require further information, please feel free to call.

Sincerely,

Michael P. Storonsky
Senior Associate

Figures:

Figure 1	Foundation "601" Concentration (ppm) of Lead in Soil
Figure 2	Foundation "602" Concentration (ppm) of Lead in Soil
Figure 3	Foundation "603" Concentration (ppm) of Lead in Soil
Figure 4	Foundation "604" Concentration (ppm) of Lead in Soil
Figure 5	Foundation "605" Concentration (ppm) of Lead in Soil
Figure 6	Foundation "606" Concentration (ppm) of Lead in Soil
Figure 7	Foundation "607" Concentration (ppm) of Lead in Soil
Figure 8	Foundation "608" Concentration (ppm) of Lead in Soil
Figure 9	Phase II ESA Site Plan

Tables:

Table 1	Summary of RCRA Metals in Soil Samples Collected During the August 2004 Test Pit Program (mg/kg)
Table 2	Summary of Lead in Soil Samples Collected During the October 2004 Sampling Program (mg/kg)
Table 3	Summary of Lead in Soil Samples (mg/kg)

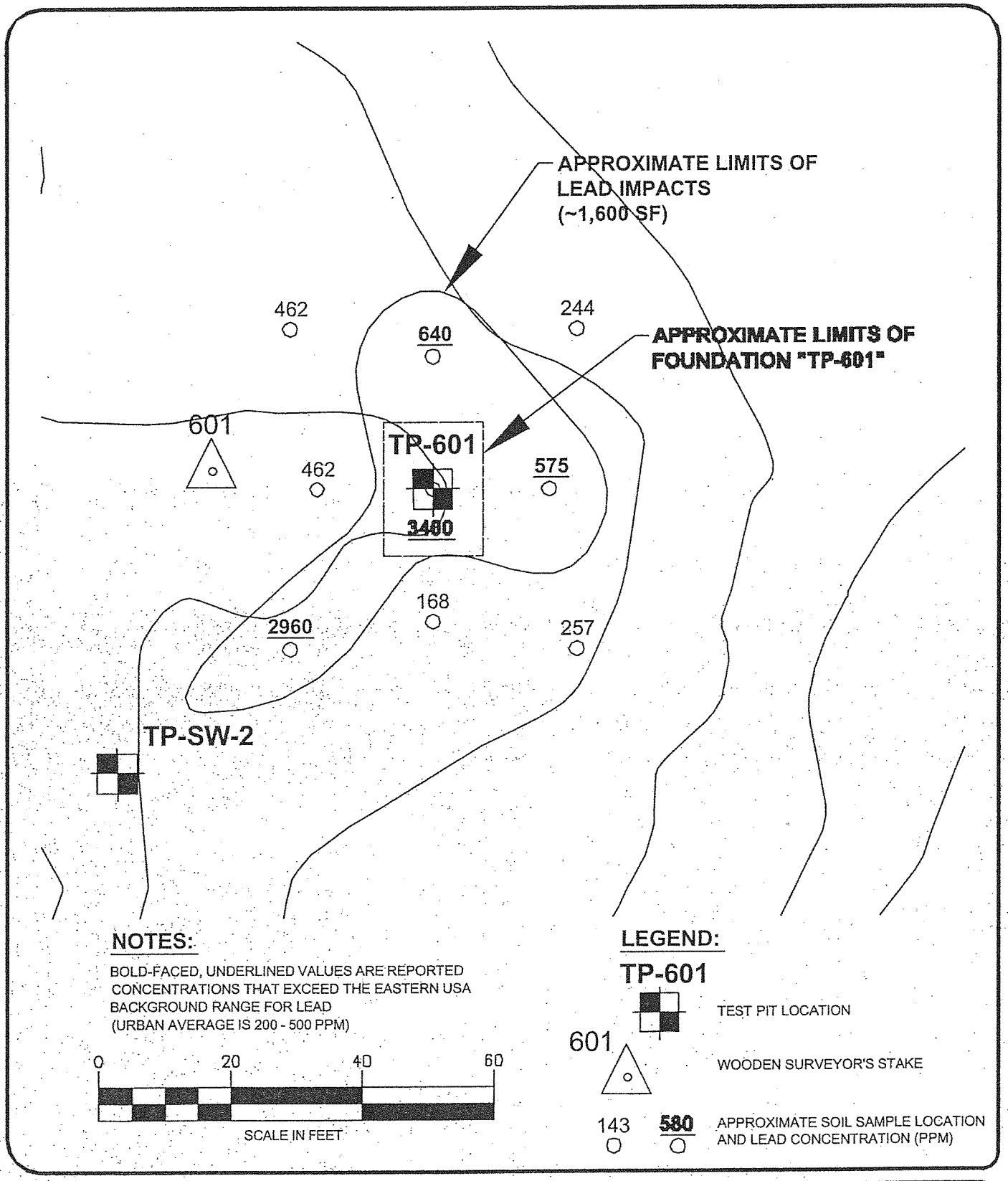
Appendices:

Appendix A	Test Pit Logs
Appendix B	Photographs
Appendix C	Laboratory Analytical Reports

cc: Mr. Dennis Wilhelm, Retirement Living Services, LLC

TABLES

FIGURES



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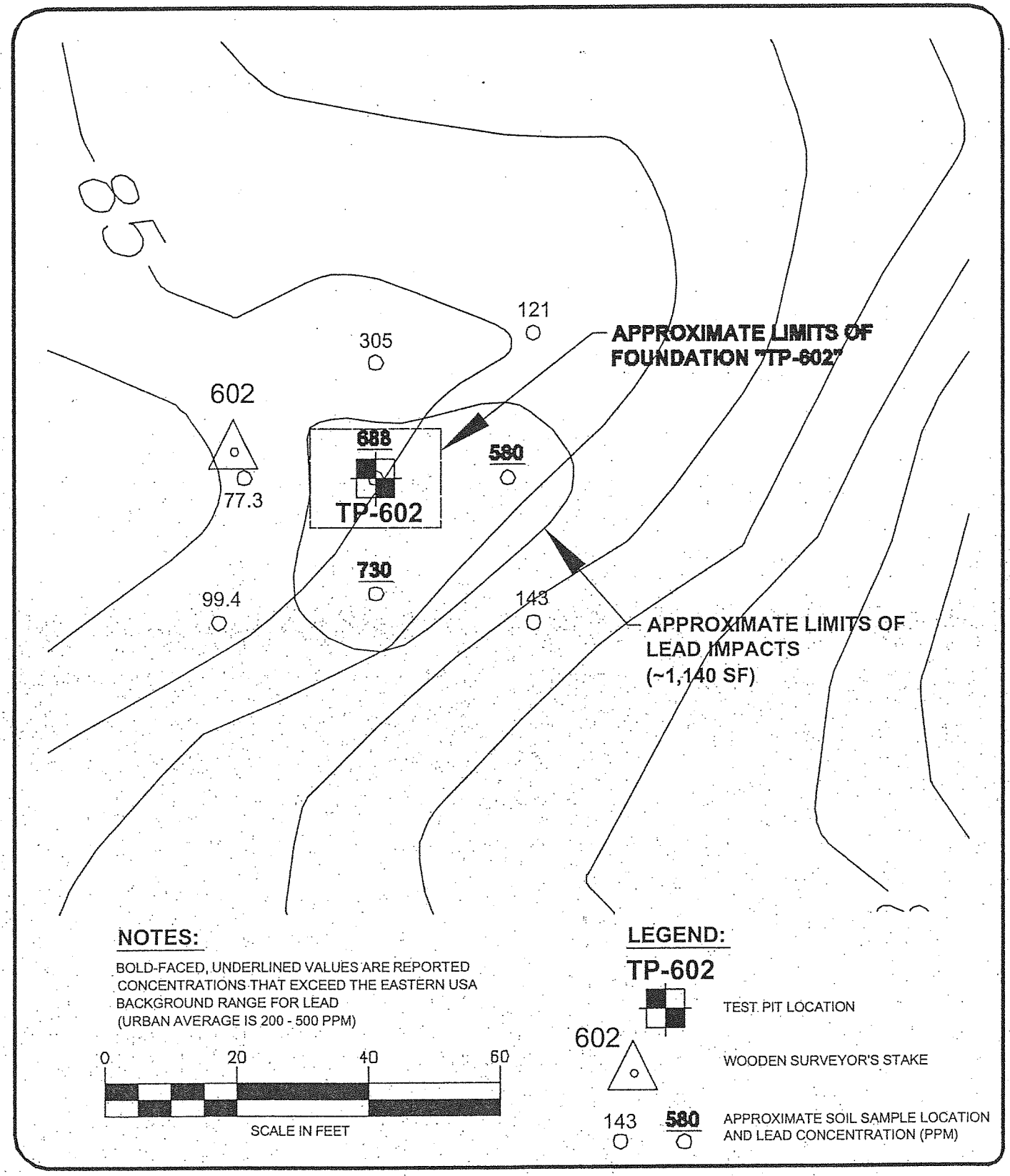
TITLE OF DRAWING
FOUNDATION "TP-601"
CONCENTRATION (ppm) OF LEAD IN SOIL

PROJECT NO.
190500291
DRAWING NO.
Figure 1



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TITLE OF DRAWING
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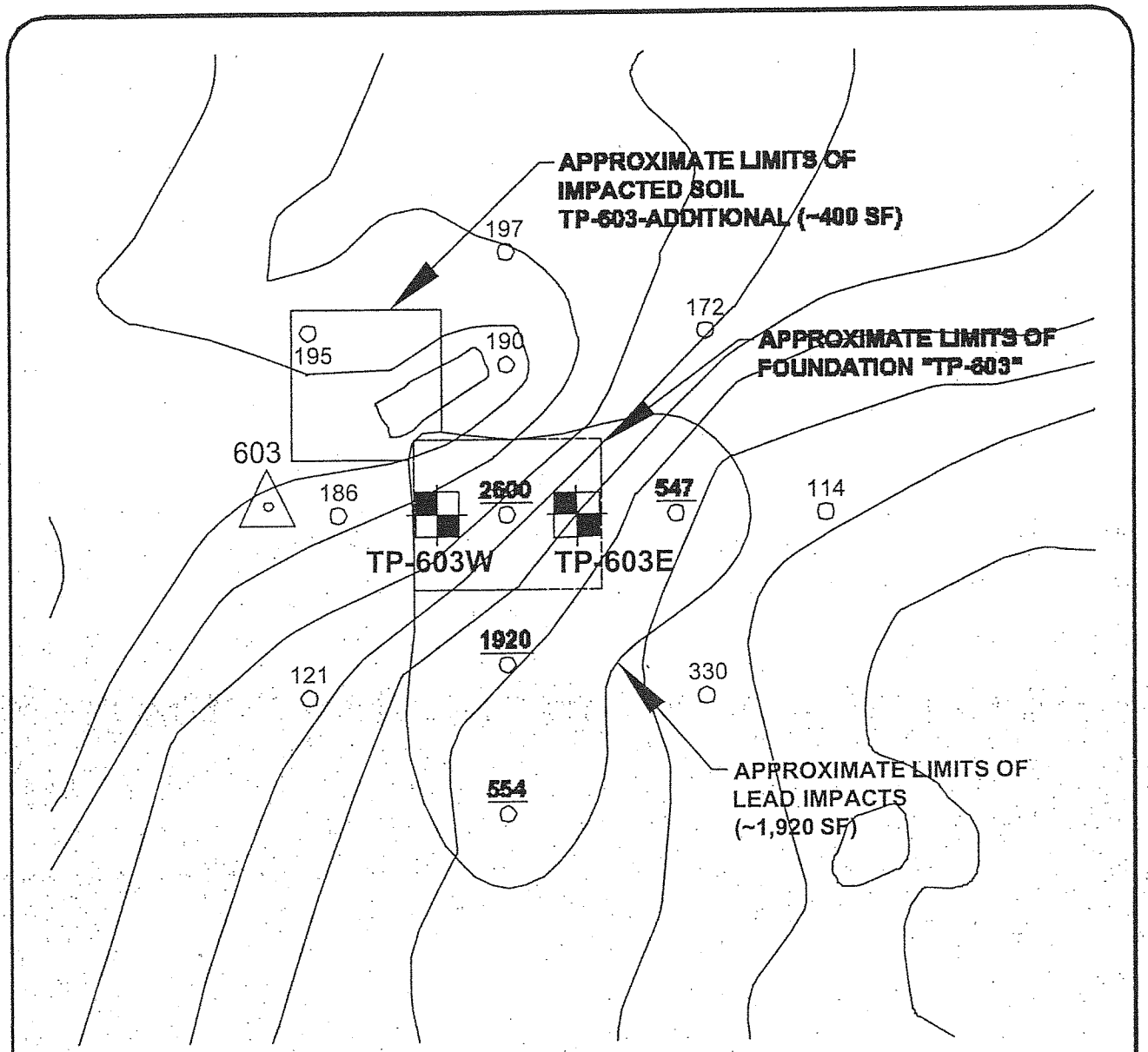
CONCENTRATION (ppm) OF LEAD IN SOIL

PROJECT NO.
190500291

DRAWING NO.
Figure 2



NOTES:

BOLD-FACED, UNDERLINED VALUES ARE REPORTED CONCENTRATIONS THAT EXCEED THE EASTERN USA BACKGROUND RANGE FOR LEAD (URBAN AVERAGE IS 200 - 500 PPM)

0 20 40 60

SCALE IN FEET

LEGEND:

TP-603E — TEST PIT LOCATION

603 — WOODEN SURVEYOR'S STAKE

143 — APPROXIMATE SOIL SAMPLE LOCATION

580 — AND LEAD CONCENTRATION (PPM)

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TITLE OF DRAWING
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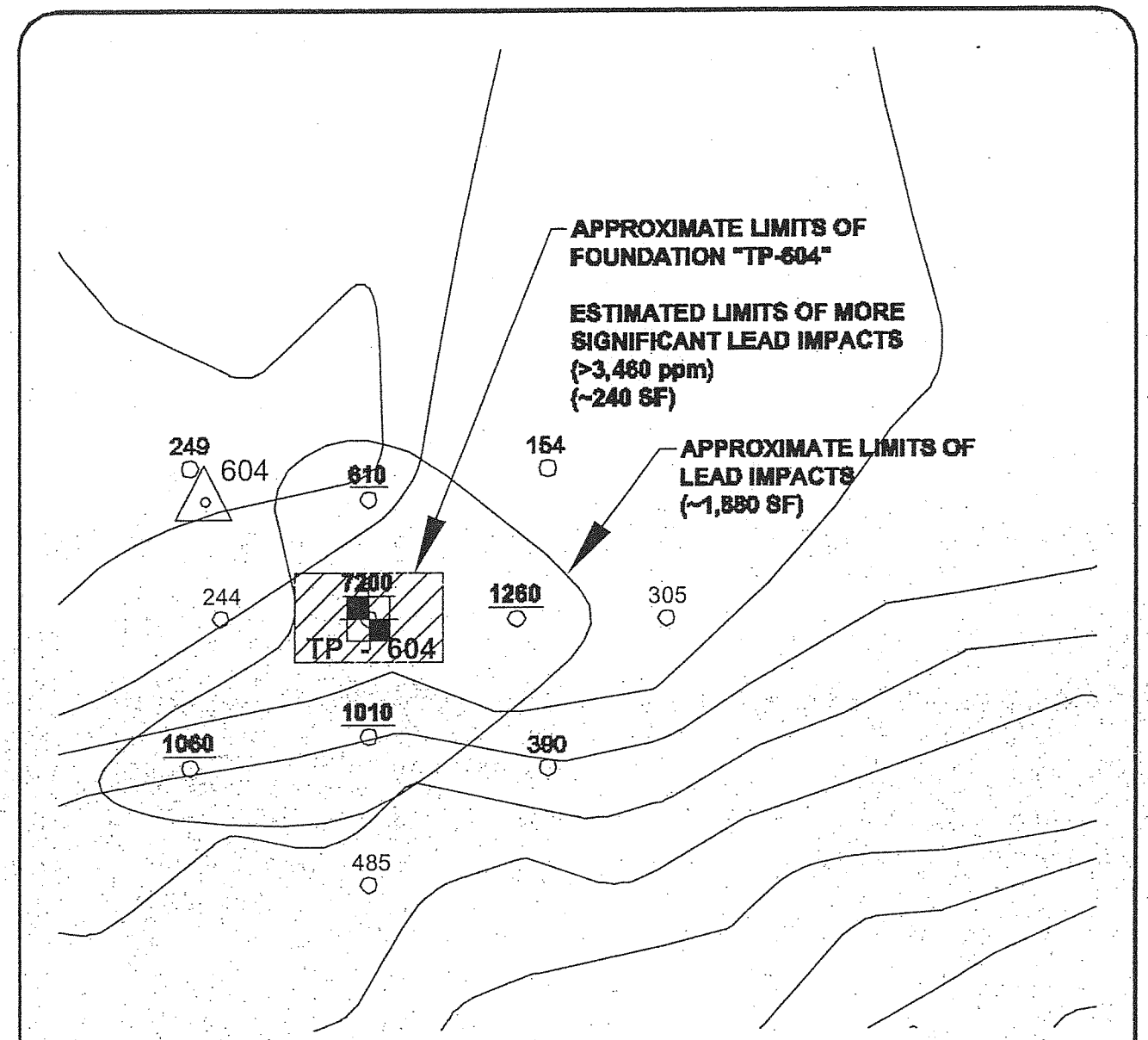
CONCENTRATION (ppm) OF LEAD IN SOIL

PROJECT NO. 190500291
DRAWING NO. Figure 3



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0 20 40 60

SCALE IN FEET

LEGEND:

TP-604 — TEST PIT LOCATION

604 — WOODEN SURVEYOR'S STAKE

143 **580** — APPROXIMATE SOIL SAMPLE LOCATION AND LEAD CONCENTRATION (PPM)

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PROJECT NO. 190500291
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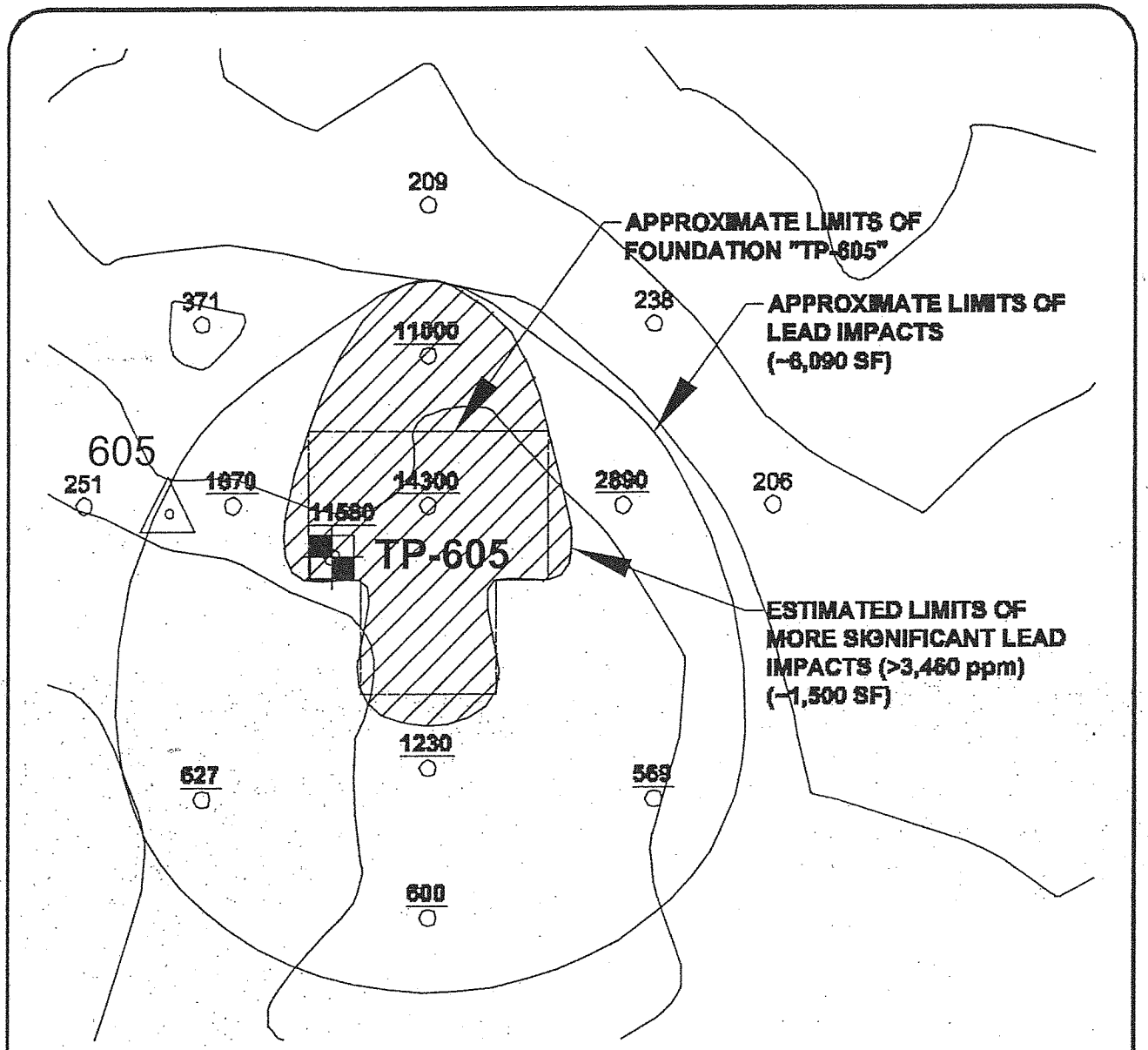

NOTES:

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0 20 40 60

SCALE IN FEET

LEGEND:

TP-605 — TEST PIT LOCATION

605 — WOODEN SURVEYOR'S STAKE

143 **580** — APPROXIMATE SOIL SAMPLE LOCATION AND LEAD CONCENTRATION (PPM)

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PROJECT NO. 190500291

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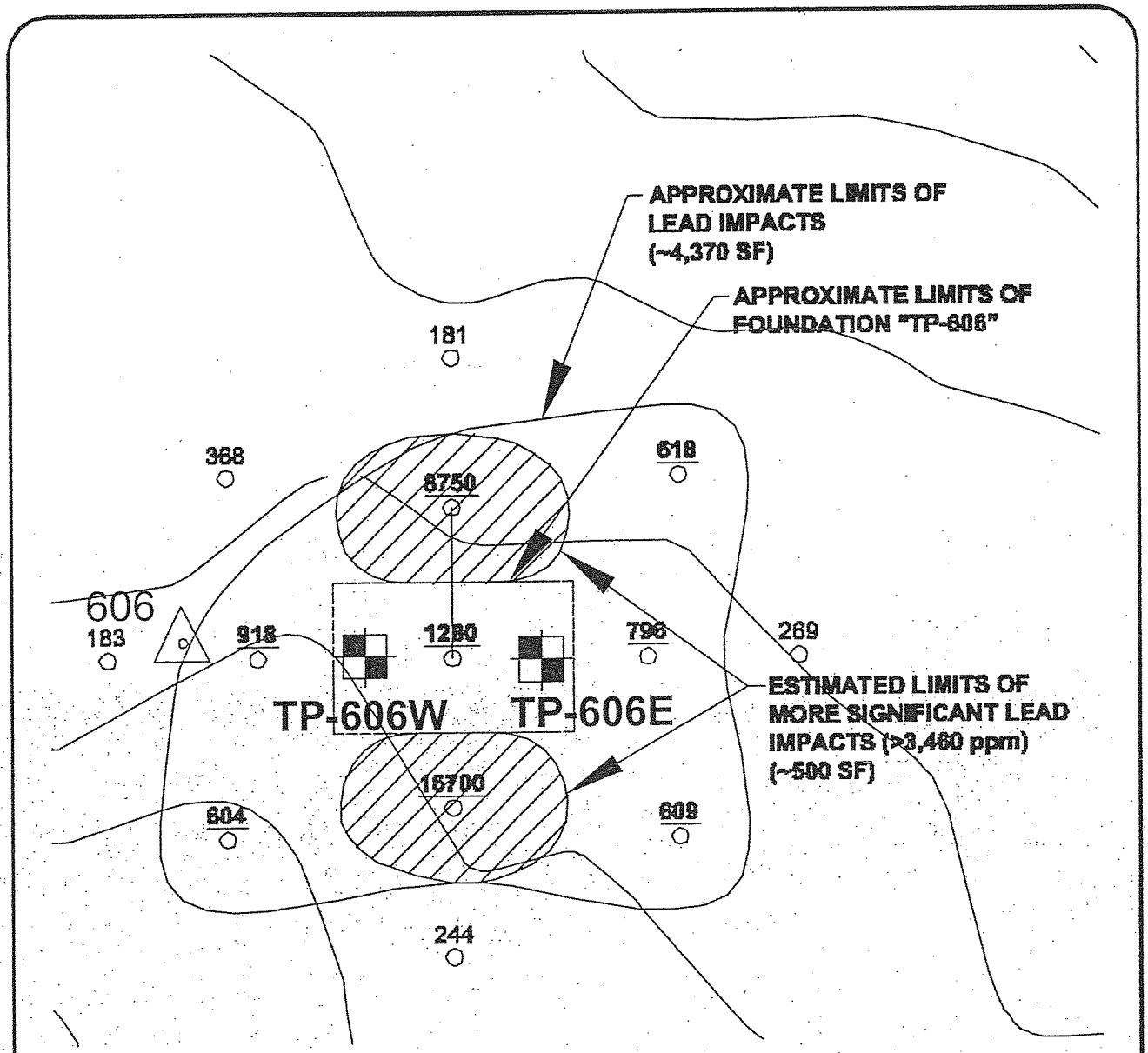

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0 20 40 60

SCALE IN FEET

LEGEND:

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606 — WOODEN SURVEYOR'S STAKE

143 **580** — APPROXIMATE SOIL SAMPLE LOCATION AND LEAD CONCENTRATION (PPM)

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TITLE OF DRAWING: FOUNDATION "TP-606" CONCENTRATION (ppm) OF LEAD IN SOIL

PROJECT NO. 190500291

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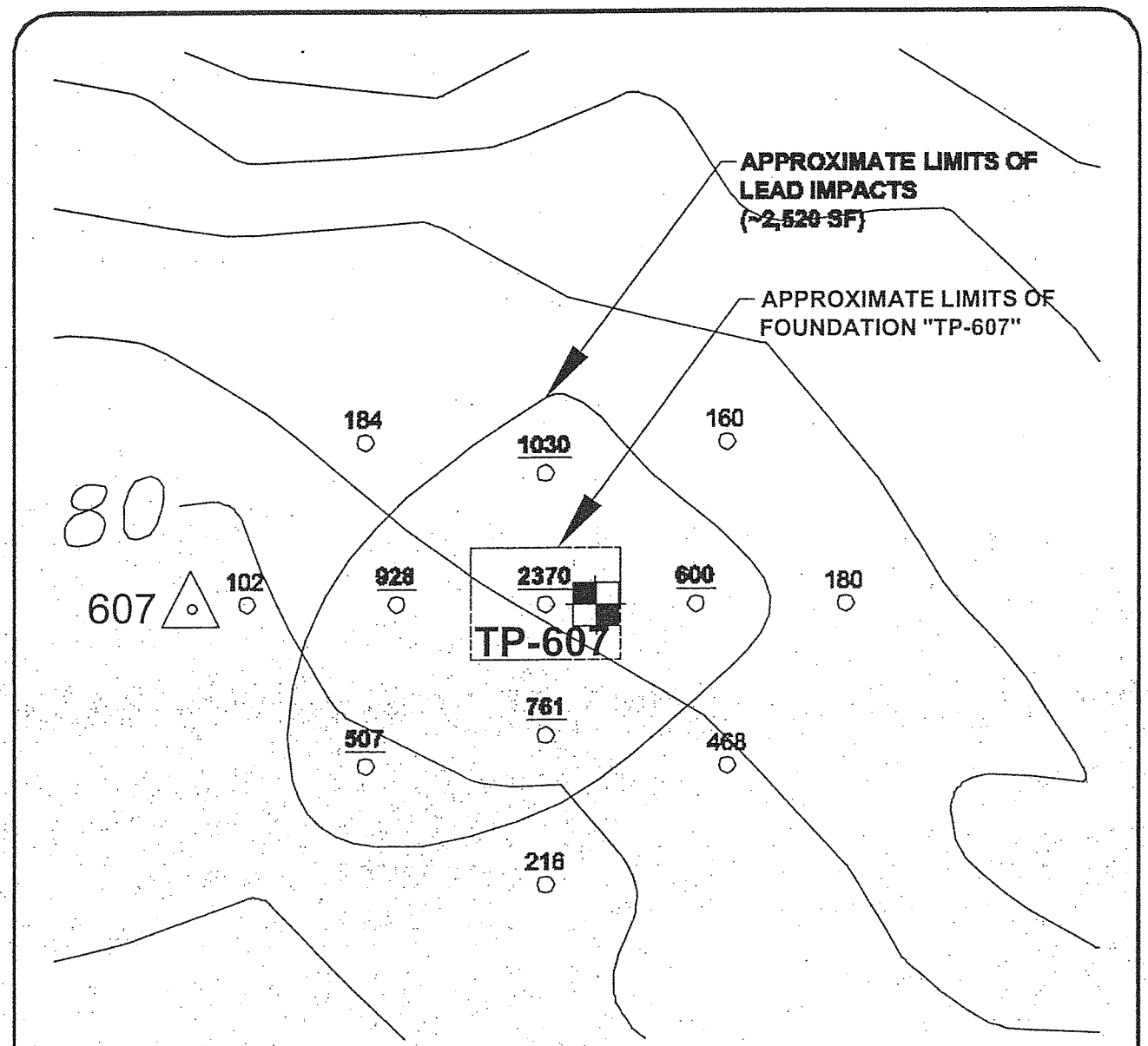

NOTES:

BOLD-FACED, UNDERLINED VALUES ARE REPORTED CONCENTRATIONS THAT EXCEED THE EASTERN USA BACKGROUND RANGE FOR LEAD (URBAN AVERAGE IS 200 - 500 PPM)

0 20 40 60

SCALE IN FEET

LEGEND:

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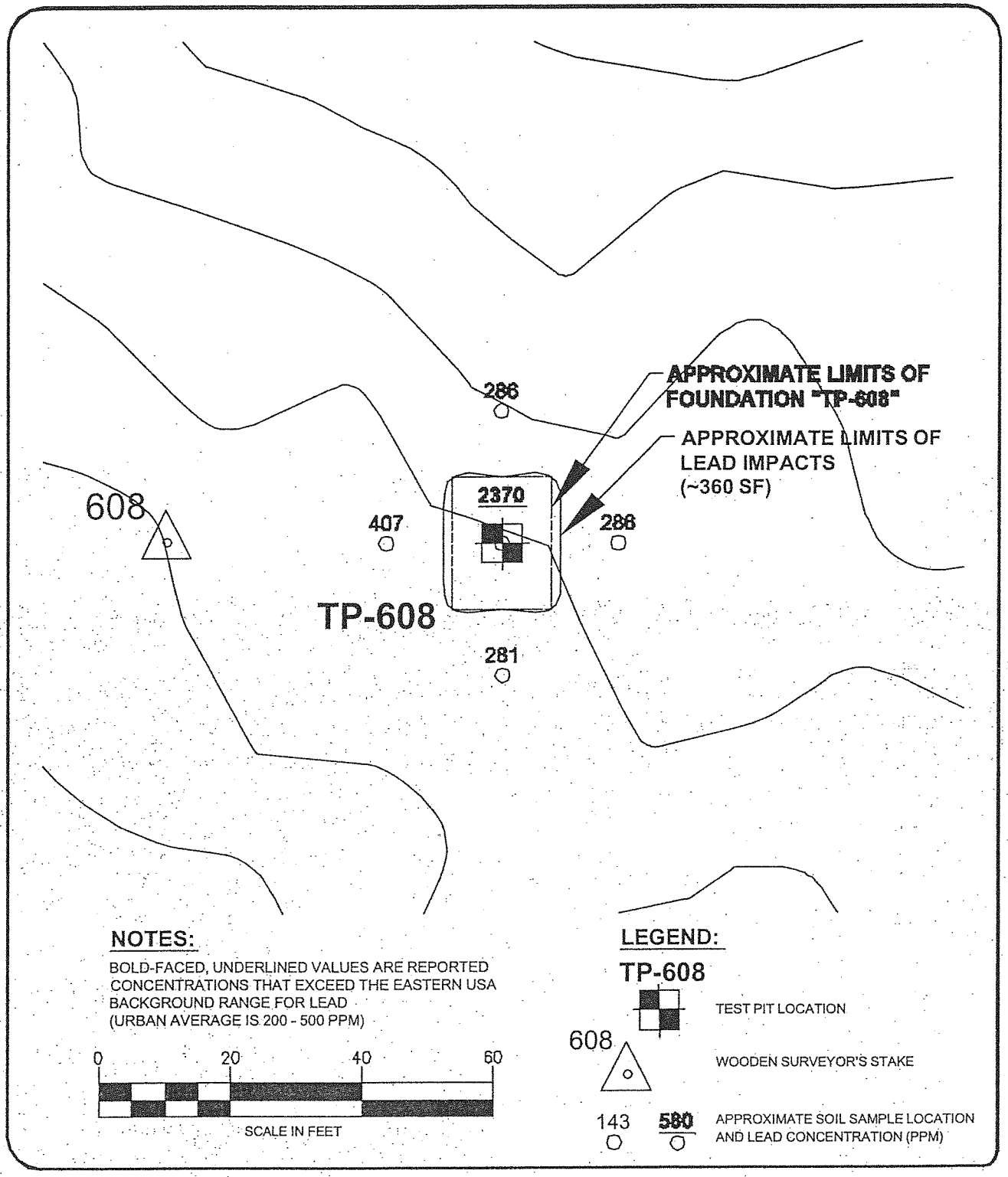
PROJECT NO. 190500291

DRAWING NO. Figure 7



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PROJECT ENGINEER/ARCHITECT
M. CONLEY, E.I.T.
PROJECT MANAGER
M. STORONSKY
DRAWN BY
M. CONLEY, E.I.T.
SCALE: AS SHOWN
FIRST ISSUE DATE: JAN. 2006

STANTEC CONSULTING SERVICES INC.
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PROJECT
PROPOSED ST. JOHNLAND EXPANSION
TOWN OF SMITHTOWN
KINGS PARK, NEW YORK

TITLE OF DRAWING
FOUNDATION "TP-608"
CONCENTRATION (ppm) OF LEAD IN SOIL

PROJECT NO.
190500291
DRAWING NO.
Figure 8

Plotting Parameters
Plotted By: cless
Drawing: V:\2050\02281\drawing\wu-2_mb.dwg
Plotted: Feb 03, 2005 - 4:43pm

Profile:
Land Desktop

Node: LESSA

NOTES:

1. TEST PIT LOCATIONS ARE APPROXIMATE.
2. TEST PIT LOCATIONS SHOWN ARE BASED UPON STANTEC FIELD NOTES AND DIMENSIONS COLLECTED BY MEASURING FROM EXISTING SITE FEATURES.

SURVEY NOTES:

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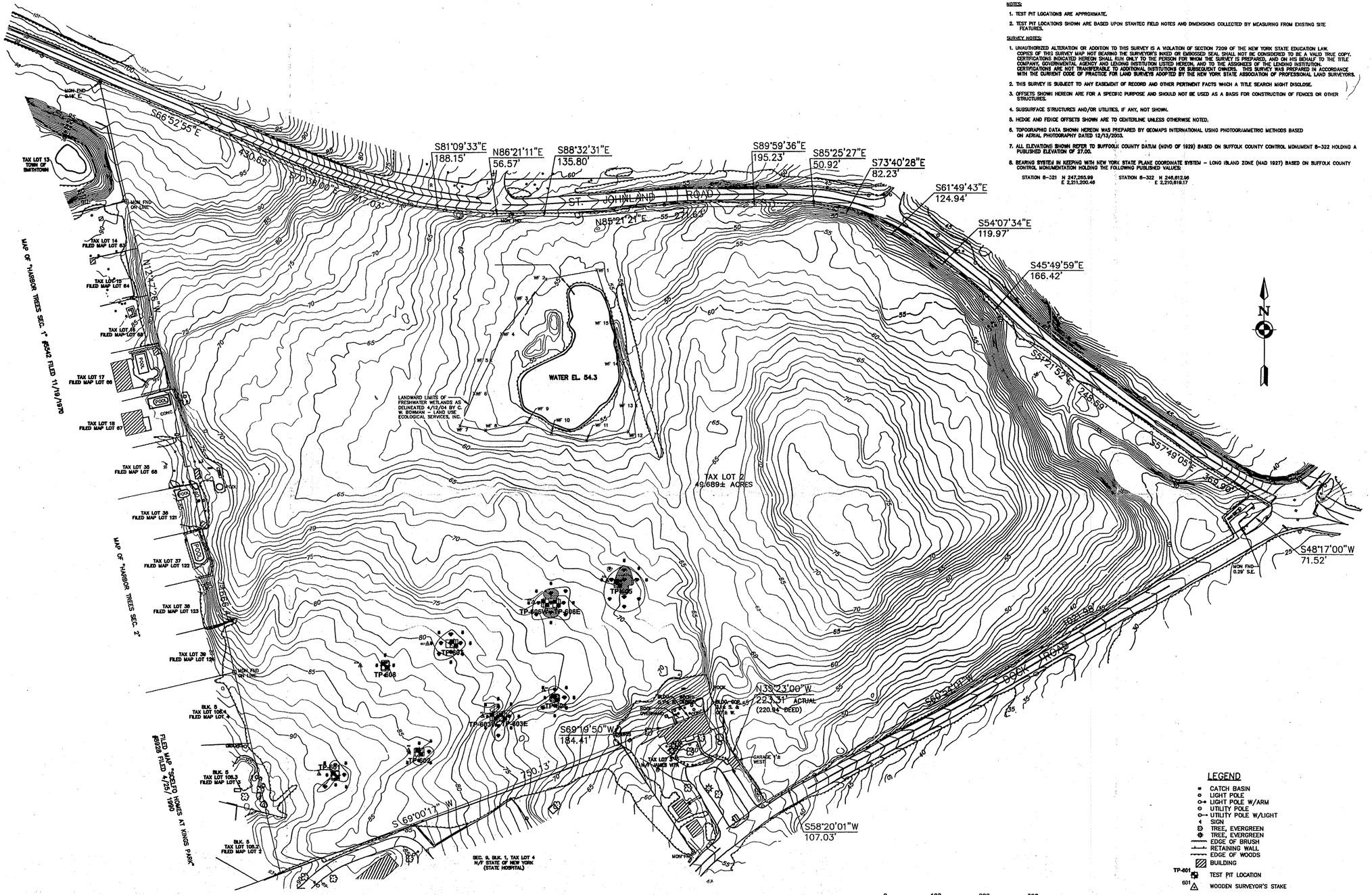
5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC DATA SHOWN HEREON WAS PREPARED BY GEOMAPS INTERNATIONAL USING PHOTOGRAMMETRIC METHODS BASED ON AERIAL PHOTOGRAPHY DATED 12/13/2003.
7. ALL ELEVATION(S) SHOWN REFER TO SUFFOLK COUNTY DATUM (NGVD OF 1929) BASED ON SUFFOLK COUNTY CONTROL MONUMENT B-322 HOLDING A PUBLISHED ELEVATION OF 27.00.
8. BEARING SYSTEM IN KEEPING WITH NEW YORK STATE PLANE COORDINATE SYSTEM – LONG ISLAND ZONE (NAD 1927) BASED ON SUFFOLK COUNTY CONTROL MONUMENTATION HOLDING THE FOLLOWING PUBLISHED VALUES:

STATION B-321 N 247,263.99 E 2,211,200.46 STATION B-322 N 246,612.96 E 2,210,819.17



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DIST. 0800, SEC. 8, BLK. 4, LOT 2

6		
5		
4		
3		
2		
1		
0	REVISIONS	DATE BY

PROJECT ENGINEER/ARCHITECT

PROJECT MANAGER
M. STORONSKY

DRAWN BY
M. CONLEY, E.I.T.

SCALE
AS SHOWN

FIRST ISSUE DATE
JAN. 2006

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Stantec

PROJECT
PROPOSED ST. JOHNLAND EXPANSION
TOWN OF SMITHTOWN
KINGS PARK, NEW YORK

TITLE OF DRAWING
TEST PIT LOCATION SKETCH

PROJECT NO.
193500182

DRAWING NO.
FIG. 9

TABLE 1
SUMMARY OF RCRA METALS IN SOIL SAMPLES COLLECTED DURING THE AUGUST 2004 TEST PIT PROGRAM (mg/kg)
Proposed St. Johnland Expansion
Town of Smithtown, Kings Park, New York

RCRA METALS	Soil Samples						Eastern USA Background Range	RECOMMENDED SOIL CLEANUP OBJECTIVE (1)
	PT-601	PT-603	PT-604	PT-605A	PT-605B	PT-608		
Arsenic	N/A	N/A	N/A	**9.13**	N/A	**6.07**	3-12	7.5 or SB
Barium	***726***	***672***	***715***	***1566***	**5.49**	**444**	15-600	300 or SB
Cadmium	N/A	N/A	N/A	***2.62***	N/A	**0.574**	0.1-1	1/10 or SB**
Chromium	N/A	N/A	N/A	**11.28**	N/A	**12.2**	1.5-40	10 /50or SB**
Lead	***3400***	***2080***	***7200***	***11580***	**31.9**	***1062***	200-500 urban	SB *
Mercury	***0.590***	**0.040**	**0.140**	**0.0544**	ND<0.020	***0.365***	0.001-0.2	0.1
Selenium	N/A	N/A	N/A	ND<0.646	N/A	**0.967**	0.1-3.9	2 or SB
Silver	N/A	N/A	N/A	ND<1.29	N/A	ND<1.11	NA	SB

Notes:
1. NYSDEC. January 24, 1994. Determination of Soil Cleanup Objectives and Cleanup Levels, Division of Hazardous Waste Remediation, Technical and Administrative Guidance Memorandum, HWR 94-4046 (TAGM 4046) Revised July 2001.
2. mg/kg = all values expressed in millograms per kilogram, which is equivalent to parts per million (ppm).
3. **Bold-faced** values are concentrations that have been reported above the detection limits.
4. **Bold-faced,** Underlined, and *Italicized* values are reported concentrations that exceed both the NYSDEC recommended soil cleanup objective and Eastern USA background ranges.
5. N/A = Not Analyzed
6. * = Rural lead averages 4 - 61 ppm; urban lead averages 200 - 500 ppm.
7. SB = Site Background.
8. NA = Not Available.
9. **= Existing and Proposed recommended soil clean-up objectives (personal communications, Jim Harrington, NYSDEC)
10. "ND <" indicates that the concentration is below the detection limit.

TABLE 2
SUMMARY OF LEAD IN SOIL SAMPLES COLLECTED DURING THE OCTOBER 2004 SAMPLING PROGRAM (mg/kg)
Proposed St. Johnland Expansion
Town of Smithtown, Kings Park, New York

Foundation Location	Concentrations of Lead in Soil (ppm)				
	Within Foundation	10' North	10' East	10' South	10' West
601	***3400****	***640***	***575***	168	462
602	***688***	305	***580***	***730***	77.3
603	***2600***	190	***547***	***1920***	186
604	***7200****	***610***	***1260***	***1010***	244
605	***11580**** & ***14300***	***11000***	***2890***	***1230***	***1670***
606	***1280***	***8750***	***796***	***16700***	***918***
607	***2370***	***1030***	***600***	***761***	***928***
608	***1062****	286	286	281	407

Notes:
1. mg/kg = all values expressed in millograms per kilogram, which is equivalent to parts per million (ppm).
2. **Bold-faced,** Underlined, and *Italicized* values are reported concentrations that exceed the Eastern USA background range for lead (urban average is 200 - 500 ppm).
3. * = sample collected during the August 2004 Test Pit Program

TABLE 3
SUMMARY OF LEAD IN SOIL SAMPLES (mg/kg)
Proposed St. Johnland Expansion
Town of Smithtown, Kings Park, New York

Foundation Location	Concentrations of Lead in Soil (ppm)																
	Within Foundation	10' North	10' North 1 ft. bgs	10' North 2 ft. bgs	20' Northeast	30' North	10' East	10' East 1 ft. bgs	20' Southeast	30' East	10' South	10' South 1 ft. bgs	20' Southwest	30' South	10' West	20' Northwest	30' West
601	***3400***	***640***	147	N/A	244	N/A	***575***	N/A	257	N/A	168	N/A	***2960***	N/A	462	219	N/A
602	***688***	305	N/A	N/A	121	N/A	***580***	N/A	143	N/A	***730***	30	99.4	N/A	77.3	N/A	N/A
603	***2600***	190	N/A	N/A	172	197*	***547***	N/A	419	114	***1920***	120	330	***554***	186	195	N/A
604	***7200***	***610***	N/A	N/A	154	N/A	***1260***	35.4	390	305	***1010***	N/A	***1060***	485	244	249	N/A
605	***11580 & 14300***	***11000***	***3750***	16.6	238	209	***2890***	N/A	***569***	206	***1230***	N/A	***627***	***600***	***1670***	371	251
606	***1280***	***8750***	N/A	N/A	***618***	181	***796***	N/A	***609***	269	***16700***	35.8	***604***	244	***918***	368	183
607	***2370***	***1030***	46.2	N/A	160	N/A	***600***	N/A	468	180	***761***	N/A	***507***	216	***928***	184	102
608	***1062***	286	N/A	N/A	N/A	N/A	286	N/A	N/A	N/A	281	N/A	N/A	N/A	407	N/A	N/A

Notes:
1. mg/kg = all values expressed in millograms per kilogram, which is equivalent to parts per million (ppm).
2. **Bold-faced**, Underlined, and *Italicized* values are reported concentrations that exceed the Eastern USA background range for lead (urban average is 200 - 500 ppm).
3. All samples collected from 0-6 inches below ground surface unless noted.
4. bgs = below ground surface
5. N/A = Not Applicable

* collected 25' from foundation (not 30')

APPENDIX A

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/12/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-601	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Partly Sunny & 80° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	10:00	**Stop Time:**	11:00		

Comments: Excavation into previously backfilled concrete block foundation "601"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

30 Fill % 35 MSW %
25 C&D% 10 Native %(USCS)

LOCATION SKETCH:

See Figures 1 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 5±	Little native material was observed within this previously backfilled concrete block foundation, which contained: steel pipes; an old steel furnace; bricks; an automobile chassis and automotive parts; scrap metal; and chunks of concrete. Darker soil in the foundation contained charcoal and ash.	0.0	0.0	0.0	No fuel oil tank or petroleum contaminated soil observed in the excavation. Collected sample of ashy soil from the foundation excavation – sample PT-601 – submitted for analysis on 8/30/04.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/11/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-602	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Sunny & 75° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	14:20	**Stop Time:**	14:45		

Comments: Excavated across (west to east) the apparent slab-on-grade foundation "602"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

0	Fill %	0	MSW %
0	C&D%	100	Native %(USCS)

LOCATION SKETCH:

See Figures 2 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 5±	light brown, medium brown, and reddish-brown Sand, some Silt, little coarse Gravel (native). Darker soil in the vicinity of the foundation contained charcoal and ash.	0.0	0.0	0.0	No evidence of fuel oil tank or petroleum contaminated soil.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/11/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-603W	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Sunny & 75° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	13:00	**Stop Time:**	13:20		

Comments: Western side of concrete block foundation "603"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

10	Fill %	0	MSW %
0	C&D%	90	Native %(USCS)

LOCATION SKETCH:

See Figures 3 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 5±	reddish-brown and medium brown Sand, some Silt, little coarse Gravel (native); some cinders (burnt wood) and ash observed on the ground surface and in the excavation	0.0	0.0	0.0	No evidence of fuel oil tank or petroleum contaminated soil. Collected sample of ashy soil from ground surface on the northern side of the concrete block foundation – sample PT-603 – submitted for analysis on 8/30/04.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/12/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-604	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Partly Sunny & 80° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	12:30	**Stop Time:**	14:00		

Comments: Excavation into previously backfilled brick and concrete block foundation "604" – area heavily vegetated

☒ No Rock Encountered.
☐ Rock Encountered At ___ Ft.
☒ No Ground Water Encountered.
☐ Ground Water Encountered At ___ Ft.

25 Fill % 40 MSW %
25 C&D% 10 Native %(USCS)

LOCATION SKETCH:

See Figures 4 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 5±	Little native material was observed within this previously backfilled brick and concrete block foundation, which contained: steel pipes; scrap metal; an old steel furnace; bricks; an automobile chassis and automotive parts; and chunks of concrete. Darker soil in the foundation contained charcoal and ash.	0.1	0.1	0.0	No fuel oil tank or petroleum contaminated soil observed in the excavation. Collected sample of ashy soil from the foundation excavation – sample PT-604 – submitted for analysis on 8/30/04.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/12/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-605	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Partly Sunny & 80° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	14:30	**Stop Time:**	15:00		

Comments: Removal of fuel oil tank (full of rainwater) observed in southwest corner of concrete block foundation "605"

☒ No Rock Encountered.
☐ Rock Encountered At ___ Ft.
☒ No Ground Water Encountered.
☐ Ground Water Encountered At ___ Ft.

25 Fill % 25 MSW %
25 C&D% 25 Native %(USCS)

LOCATION SKETCH:

See Figures 5 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 4±	Concrete block foundation, including fuel oil tank				
4± - 5±	Below the tank was a few inches of dark, ashy material atop the foundation's concrete floor slab (1 to 2 inches thick). Native soil below the concrete floor yielded no indications of petroleum contamination.	2.6	0.5	0.0	No petroleum contaminated soil observed in the excavation. Collected sample "PT-605A" (submitted for analysis on 8/13/04) of the dark, ashy material beneath the fuel oil tank. Collected sample "PT-605B" (submitted for analysis on 8/30/04) of apparently clean soil from beneath the foundation's concrete floor slab.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/11/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-606E	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Sunny & 75° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	11:00	**Stop Time:**	11:30		

Comments: Eastern side of concrete block foundation "606"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

0	Fill %	0	MSW %
0	C&D%	100	Native %(USCS)

LOCATION SKETCH:

See Figures 6 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 4±	medium brown Sand, some Silt and coarse Gravel (native)	0.0	0.0	0.0	No evidence of fuel oil tank or impacted soil

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/12/04	Page 1 of 1

TEST PIT LOG

Test Pit No: TP-606W **Inspected By:** K. R. Miller **Weather/Temp:** Partly Sunny & 80° F

Equipment Used: Bobcat 442 Excavator **Contractor:** Brookside Environmental, Inc. **Operator:** Brian G.

Start Time: 9:00 **Stop Time:** 9:30

Comments: Western side of concrete block foundation "606"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

0 Fill % 0 MSW %
0 C&D% 100 Native %(USCS)

LOCATION SKETCH:

See Figures 6 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 4±	medium brown Sand, some Silt and coarse Gravel (native)	0.1	0.0	0.0	No evidence of fuel oil tank or impacted soil

Stantec

Project: St. Johnland Expansion
Project No.: 190500291
Date: 8/11/04 Page 1 of 1

TEST PIT LOG

Test Pit No: TP-607 **Inspected By:** K. R. Miller **Weather/Temp:** Sunny & 75° F

Equipment Used: Bobcat 442 Excavator **Contractor:** Brookside Environmental, Inc. **Operator:** Brian G.

Start Time: 11:45 **Stop Time:** 12:10

Comments: Eastern side of concrete block foundation "607"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

0 Fill % 0 MSW %
0 C&D% 100 Native %(USCS)

LOCATION SKETCH:

See Figure 7 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 4±	reddish-brown Sand, some Silt and coarse Gravel (native)	0.0	0.0	0.0	No evidence of fuel oil tank or impacted soil

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/12/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-608	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Partly Sunny & 80° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	11:00	**Stop Time:**	12:00		

Comments: Excavation into previously backfilled concrete block foundation "608"

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

30	Fill %	40	MSW %
20	C&D%	10	Native %(USCS)

LOCATION SKETCH:

See Figures 8 and 9

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 - 5±	Little native material was observed within this previously backfilled concrete block foundation, which contained: steel pipes; scrap metal; an empty 275± gallon fuel oil tank; an old steel furnace; bricks; an automobile chassis and automotive parts; and chunks of concrete. Darker soil in the foundation contained charcoal and ash.	0.1	0.1	0.0	No petroleum contaminated soil observed in the excavation. Collected sample "PT-608" from beneath the fuel oil tank – submitted for analysis on 8/13/04.

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/11/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-SW-1	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Sunny & 75° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	15:00	**Stop Time:**	15:15		

Comments: Investigation of surficial soil underneath a partial fuel oil tank

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

0	Fill %	0	MSW %
0	C&D%	100	Native %(USCS)

LOCATION SKETCH:

Located on the southwestern portion of the subject property, to the southwest of apparent slab-on-grade foundation "602"

(see Figure 9)

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 – 0.5	Dark brown topsoil, organics, and leaf litter	0.0	0.0	0.0	No evidence of impacted soil

Stantec

Project:	St. Johnland Expansion
Project No.:	190500291
Date: 8/11/04	Page 1 of 1

TEST PIT LOG

Test Pit No:	TP-SW-2	**Inspected By:**	K. R. Miller	**Weather/Temp:**	Sunny & 75° F
Equipment Used:	Bobcat 442 Excavator	**Contractor:**	Brookside Environmental, Inc.	**Operator:**	Brian G.
Start Time:	15:30	**Stop Time:**	16:00		

Comments: Investigation of a former cesspool/drywell structure

- ☒ No Rock Encountered.
- ☐ Rock Encountered At ___ Ft.
- ☒ No Ground Water Encountered.
- ☐ Ground Water Encountered At ___ Ft.

5	Fill %	85	MSW %
0	C&D%	10	Native %(USCS)

LOCATION SKETCH:

Located on the southwestern portion of the subject property, to the southwest of foundation "601"

(see Figure 9)

DEPTH		PID READINGS			
(ft. BGS)	CLASSIFICATION	Max	Sust	Bkgd	NOTES/SAMPLES
0 – 8±	Cinder blocks (walls of structure), scrap metal, bottles, broken glass, and cobbles				No evidence of petroleum of hazardous material containers
8+	light brown and reddish-brown Sand and Gravel (native)	0.0	0.0	0.0	No evidence of impacts to native soil beneath cesspool/drywell structure
					Sample "TP-SW-2" collected from beneath the cesspool/drywell structure; this sample was not submitted for analysis.

APPENDIX B

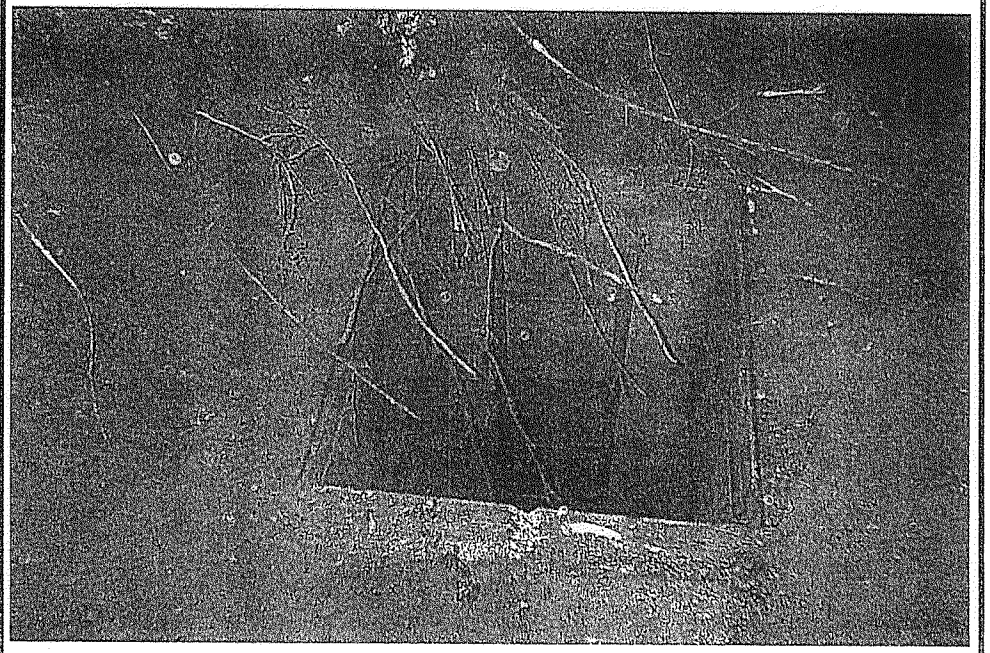
Stantec

ST JOHNLAND EXPANSION
KINGS PARK, NEW YORK

DESCRIPTION:

HATCHES TO UNDERGROUND – SOUTHEASTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 1



DESCRIPTION:

HATCH TO UNDERGROUND – SOUTHEASTERN PORTION OF THE SUBJECT PROPERTY

PHOTO 2

APPENDIX C

PARADIGM
ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park NY

Client Job No.: 193500182

Field Location: PT-608

Field ID No.: N/A

Lab Project No.: 04-2340

Lab Sample No.: 7959

Sample Type: Soil

Date Sampled: 08/12/2004

Date Received: 08/13/2004

Laboratory Report for Solid Waste Analysis

Parameter	Date Analyzed	Analytical Method	Result (mg/kg)
Arsenic	08/18/2004	SW846 6010	6.07
Barium	08/18/2004	SW846 6010	444
Cadmium	08/18/2004	SW846 6010	0.574
Chromium	08/18/2004	SW846 6010	12.2
Lead	08/18/2004	SW846 6010	1062
Mercury	08/18/2004	SW846 7471	0.365
Selenium	08/18/2004	SW846 6010	0.967
Silver	08/18/2004	SW846 6010	<1.11

ELAP ID No.:10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:042340.xls

PARADIGM
ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park NY

Client Job No.: 193500182

Field Location: PT-605A

Field ID No.: N/A

Lab Project No.: 04-2340

Lab Sample No.: 7960

Sample Type: Soil

Date Sampled: 08/12/2004

Date Received: 08/13/2004

Laboratory Report for Solid Waste Analysis

Parameter	Date Analyzed	Analytical Method	Result (mg/kg)
Arsenic	08/18/2004	SW846 6010	9.13
Barium	08/18/2004	SW846 6010	1566
Cadmium	08/18/2004	SW846 6010	2.62
Chromium	08/18/2004	SW846 6010	11.28
Lead	08/18/2004	SW846 6010	11580
Mercury	08/18/2004	SW846 7471	0.0544
Selenium	08/18/2004	SW846 6010	<0.646
Silver	08/18/2004	SW846 6010	<1.29

ELAP ID No.:10958

Comments:

Approved By: _____

Bruce Hoogesteger, Technical Director

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File ID:042340.xls

PARADIGM
ENVIRONMENTAL SERVICES, INC. 179 Lake Avenue Rochester, New York 14608 (585) 647 - 2530 FAX (585) 647 - 3311

Semi-Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Stantec

Client Job Site:	Kings Park, NY	Lab Project Number:	04-2340
		Lab Sample Number:	7959
Client Job Number:	193500182		
Field Location:	PT-608	Date Sampled:	08/12/2004
Field ID Number:	N/A	Date Received:	08/13/2004
Sample Type:	Soil	Date Analyzed:	08/18/2004

Base / Neutrals	Results in ug / Kg
Acenaphthene	ND< 322
Anthracene	ND< 322
Benzo (a) anthracene	ND< 322
Benzo (a) pyrene	ND< 322
Benzo (b) fluoranthene	ND< 322
Benzo (g,h,i) perylene	ND< 322
Benzo (k) fluoranthene	ND< 322
Chrysene	ND< 322
Dibenz (a,h) anthracene	ND< 322
Fluoranthene	ND< 322
Fluorene	ND< 322
Indeno (1,2,3-cd) pyrene	ND< 322
Naphthalene	ND< 322
Phenanthrene	ND< 322
Pyrene	ND< 322

ELAP Number 10958 Method: EPA 8270C Data File: 20908.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature: _____
Bruce Hoogesteger: Technical Director

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PARADIGM
ENVIRONMENTAL SERVICES, INC. 179 Lake Avenue Rochester, New York 14608 (585) 647 - 2530 FAX (585) 647 - 3311

Semi-Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Stantec

Client Job Site:	Kings Park, NY	Lab Project Number:	04-2340
		Lab Sample Number:	7960
Client Job Number:	193500182		
Field Location:	PT-605A	Date Sampled:	08/12/2004
Field ID Number:	N/A	Date Received:	08/13/2004
Sample Type:	Soil	Date Analyzed:	08/19/2004

Base / Neutrals	Results in ug / Kg
Acenaphthene	ND< 382
Anthracene	ND< 382
Benzo (a) anthracene	ND< 382
Benzo (a) pyrene	ND< 382
Benzo (b) fluoranthene	ND< 382
Benzo (g,h,i) perylene	ND< 382
Benzo (k) fluoranthene	ND< 382
Chrysene	ND< 382
Dibenz (a,h) anthracene	ND< 382
Fluoranthene	ND< 382
Fluorene	ND< 382
Indeno (1,2,3-cd) pyrene	ND< 382
Naphthalene	ND< 382
Phenanthrene	ND< 382
Pyrene	ND< 382

ELAP Number 10958 Method: EPA 8270C Data File: 20909.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature: _____
Bruce Hoogesteger: Technical Director

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PARADIGM
ENVIRONMENTAL SERVICES, INC. 179 Lake Avenue Rochester, New York 14608 (585) 647 - 2530 FAX (585) 647 - 3311

Semi-Volatile STARS Analysis Report for Soils/Solids/Sludges

Client: Stantec

Client Job Site:	Kings Park, NY	Lab Project Number:	04-2340
		Lab Sample Number:	7961
Client Job Number:	193500182		
Field Location:	SED-1	Date Sampled:	08/12/2004
Field ID Number:	N/A	Date Received:	08/13/2004
Sample Type:	Soil	Date Analyzed:	08/19/2004

Base / Neutrals	Results in ug / Kg
Acenaphthene	ND< 341
Anthracene	ND< 341
Benzo (a) anthracene	ND< 341
Benzo (a) pyrene	ND< 341
Benzo (b) fluoranthene	ND< 341
Benzo (g,h,i) perylene	ND< 341
Benzo (k) fluoranthene	ND< 341
Chrysene	ND< 341
Dibenz (a,h) anthracene	ND< 341
Fluoranthene	ND< 341
Fluorene	ND< 341
Indeno (1,2,3-cd) pyrene	ND< 341
Naphthalene	ND< 341
Phenanthrene	ND< 341
Pyrene	ND< 341

ELAP Number 10958 Method: EPA 8270C Data File: 20910.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature:
Bruce Hoogesteger: Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional information, including compliance with sample condition requirements upon receipt.

042340S3.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC. 179 Lake Avenue Rochester, New York 14608 (585) 647 - 2530 FAX (585) 647 - 3311

Volatile Analysis Report for Soils/Solids/Sludges

Client: Stantec

Client Job Site: Kings Park, NY

Client Job Number: 193500182
Field Location: SED-1
Field ID Number: N/A
Sample Type: Soil

Lab Project Number: 04-2340
Lab Sample Number: 7961

Date Sampled: 08/12/2004
Date Received: 08/13/2004
Date Analyzed: 08/16/2004

Compound	Results in ug / Kg
Acetone	ND< 29.5
Benzene	ND< 5.90
Bromochloromethane	ND< 5.90
Bromodichloromethane	ND< 5.90
Bromoform	ND< 5.90
Bromomethane	ND< 5.90
2-Butanone	ND< 14.8
Carbon disulfide	ND< 14.8
Carbon Tetrachloride	ND< 5.90
Chlorobenzene	ND< 5.90
Chloroethane	ND< 5.90
Chloroform	ND< 5.90
Chloromethane	ND< 5.90
Cyclohexane	ND< 29.5
Dibromochloromethane	ND< 5.90
1,2-Dibromo-3-Chloropropane	ND< 5.90
1,2-Dibromoethane	ND< 5.90
1,2-Dichlorobenzene	ND< 5.90
1,3-Dichlorobenzene	ND< 5.90
1,4-Dichlorobenzene	ND< 5.90
Dichlorodifluoromethane	ND< 5.90
1,1-Dichloroethane	ND< 5.90
1,2-Dichloroethane	ND< 5.90
1,1-Dichloroethene	ND< 5.90
cis-1,2-Dichloroethene	ND< 5.90
trans-1,2-Dichloroethene	ND< 5.90

Compound	Results in ug / Kg
1,2-Dichloropropane	ND< 5.90
cis-1,3-Dichloropropene	ND< 5.90
trans-1,3-Dichloropropene	ND< 5.90
Ethylbenzene	ND< 5.90
2-Hexanone	ND< 14.8
Isopropylbenzene	ND< 5.90
Methyl acetate	ND< 5.90
Methyl tert-butyl Ether	ND< 5.90
Methylcyclohexane	ND< 5.90
Methylene chloride	ND< 14.8
4-Methyl-2-pentanone	ND< 14.8
Styrene	ND< 5.90
1,1,2,2-Tetrachloroethane	ND< 5.90
Tetrachloroethene	ND< 5.90
Toluene	ND< 5.90
Freon 113	ND< 5.90
1,2,3-Trichlorobenzene	ND< 5.90
1,2,4-Trichlorobenzene	ND< 5.90
1,1,1-Trichloroethane	ND< 5.90
1,1,2-Trichloroethane	ND< 5.90
Trichloroethene	ND< 5.90
Trichlorofluoromethane	ND< 5.90
Vinyl chloride	ND< 5.90
m,p-Xylene	ND< 5.90
o-Xylene	ND< 5.90

ELAP Number 10958 Method: EPA 8260B Data File: 23384.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature:
Bruce Hoogesteger: Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional information, including compliance with sample condition requirements upon receipt.

042340V1.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC. 179 Lake Avenue Rochester, New York 14608 (585) 647 - 2530 FAX (585) 647 - 3311

Volatile Analysis Report for Soils/Solids/Sludges (Additional STARS Compounds)

Client: Stantec

Client Job Site: Kings Park, NY

Client Job Number: 193500182
Field Location: SED-1
Field ID Number: N/A
Sample Type: Soil

Lab Project Number: 04-2340
Lab Sample Number: 7961

Date Sampled: 08/12/2004
Date Received: 08/13/2004
Date Analyzed: 08/16/2004

Compound	Results in ug / Kg	Compound	Results in ug / Kg
n-Butylbenzene	ND< 5.90	n-Propylbenzene	ND< 5.90
sec-Butylbenzene	ND< 5.90	1,2,4-Trimethylbenzene	ND< 5.90
p-Isopropyltoluene	ND< 5.90	1,3,5-Trimethylbenzene	ND< 5.90
Naphthalene	ND< 14.8		

ELAP Number 10958 Method: EPA 8260B Data File: 23384.D

Comments: ND denotes Non Detect
ug / Kg = microgram per Kilogram

Signature:
Bruce Hoogesteger: Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional information, including compliance with sample condition requirements upon receipt.

042340V1.XLS

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 * (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO:	INVOICE TO:	
COMPANY: Stantec	COMPANY:	LAB PROJECT #: 04-2340 / CLIENT PROJECT #: 193500182
ADDRESS: 85 Metro Park	ADDRESS: Same	
CITY: Rochester STATE: NY ZIP: 14623	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS)
PHONE: ~~425~~ 475-1440 FAX: 424-5951	PHONE: FAX:	STD / OTHER
ATTN: Kyle Miller	ATTN:	1 [ ] 2 [ ] 3 [ ] 5 [X]
COMMENTS:		

PROJECT NAME/SITE NAME: Kings Park, NY

REQUESTED ANALYSIS

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	CONTAINER NUMBER	TCL/STARS VOCs	STARS SVOCs	RCRA Metals								REMARKS	PARADIGM LAB SAMPLE NUMBER
1	8/12/04	11:45		X	PT-608	Soil	1		X	X									7959
2	↓	15:00		↓	PT-605A	↓	↓		X	X									7960
3	↓	16:00		↓	SED-1	↓	↓	X	X										7961
4																			
5																			
6																			
7																			
8																			
9																			
10																			

LAB USE ONLY

SAMPLE CONDITION: Check box if acceptable or note deviation:

CONTAINER TYPE: [✓] PRESERVATIONS: [✓] HOLDING TIME: [✓] TEMPERATURE: [ ] 20

Sampled By: KYLE R. MILLER	Date/Time: 8/12/04	Relinquished By: [signature]	Date/Time: 8/13/04 17:30
Relinquished By: [signature]	Date/Time: 8/12/04 18:00	Received By:	Date/Time:
Received By: FEDEX	Date/Time: 8/12/04 18:00 to 8/13/04	Received @ Lab By: [signature]	Date/Time: 8/13/04 17:30

Total Cost:

P.I.F.

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

RECEIVED
JAN 25 2006
Stantec

Client: Stantec
Client Job Site: Kings Park NY
Client Job No.: 193500182

Lab Project No.: 04-2513
Sample Type: Soil
Method: SW 846: 3050, 6010
Date(s) Sampled: 08/11-12/2004
Date Received: 08/30/2004
Date Analyzed: 09/01-06/2004

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Barium Result (mg/kg)	Lead Result (mg/kg)	Mercury Result (mg/kg)
8574	N/A	PT-603	672	2080	0.040
8575	N/A	PT-601	726	3400	0.590
8576	N/A	PT-604	715	7200	0.140
8577	N/A	PT-605B	5.49	31.9	<0.020

ELAP ID No.: 10958

Comments:

Approved By: Bruce Hoogesteger, Technical Director

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File ID : 042513.xls

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 * (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO:
COMPANY: Stantec
ADDRESS: 85 Metro Park
CITY: Rochester STATE: NY ZIP: 14623
PHONE: 585 475 1440 FAX: 585 424 5951
ATTN: Kyle Miller

INVOICE TO:
COMPANY: Same
ADDRESS:
CITY: STATE: ZIP:
PHONE: FAX:
ATTN:

LAB PROJECT #: 04-2513
CLIENT PROJECT #: 193500182

TURNAROUND TIME: (WORKING DAYS)
1 [ ] 2 [ ] 3 [ ] STD [X] 5 OTHER [ ]

PROJECT NAME/SITE NAME: Kings Park, NY

COMMENTS:

REQUESTED ANALYSIS

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	CONTAINER NUMBER	Barium	Lead	Mercury								REMARKS	PARADIGM LAB SAMPLE NUMBER
1	8/11/04	13:15		X	PT-603	Soil	1	X	X	X									8574
2	8/12/04	11:00		X	PT-601	↓	↓	↓	↓	↓									8575
3	↓	12:45		X	PT-604	↓	↓	↓	↓	↓									8576
4	↓	15:00		X	PT-605B	↓	↓	↓	↓	↓									8577
5																			
6																			
7																			
8																			
9																			
10																			

LAB USE ONLY

SAMPLE CONDITION: Check box if acceptable or note deviation:
CONTAINER TYPE: [✓] PRESERVATIONS: [✓] HOLDING TIME: [✓] TEMPERATURE: [ ] 13°

Sampled By: Kyle R. Miller Date/Time: 8/11 + 12/04

Relinquished By: [signature] Date/Time: 8/12/04 18:00

Received By: FED EX 8/12/04 18:00 to 8/13/04 17:00

~~Relinquished By:~~ Held @ Stantec Roch, NY 8/13/04 to 8/30/04 - KRM Date/Time:

~~Received By:~~ Relinquished By: [signature] Date/Time: 8/30/04 13:45

Received @ Lab By: [signature] Date/Time: 8/30/04 13:45

Total Cost:

P.I.F.

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: KingsPark, NY

Client Job No.: 193500182

Lab Project No.: 04-3265

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 10/28/2004
Date Received: 11/02/2004
Date Analyzed: 11/05/2004

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
11006	N/A	PT608N	286
11007	N/A	PT608E	286
11008	N/A	PT608S	281
11009	N/A	PT608W	407
11010	N/A	PT601N	640
11011	N/A	PT601E	575
11012	N/A	PT601S	168
11013	N/A	PT601W	462
11014	N/A	PT602F	688

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

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File ID:043265.xls

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: KingsPark, NY

Client Job No.: 193500182

Lab Project No.: 04-3265

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 10/28/2004
Date Received: 11/02/2004
Date Analyzed: 11/05/2004

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
11026	N/A	PT607N	1030
11027	N/A	PT607E	600
11028	N/A	PT607S	761
11029	N/A	PT607W	928
11030	N/A	PT606F	1280
11031	N/A	PT605C	14300
11032	N/A	PT605N	11000
11033	N/A	PT605E	2890
11034	N/A	PT605S	1230
11035	N/A	PT605W	1670

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

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File ID:043265.xls

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: KingsPark, NY

Client Job No.: 193500182

Lab Project No.: 04-3265

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 10/28/2004
Date Received: 11/02/2004
Date Analyzed: 11/05/2004

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
11016	N/A	PT603F	2600
11017	N/A	PT603N	190
11018	N/A	PT603E	547
11019	N/A	PT603S	1920
11020	N/A	PT603W	186
11021	N/A	PT604N	610
11022	N/A	PT604E	1260
11023	N/A	PT604S	1010
11024	N/A	PT604W	244
11025	N/A	PT607 F	2370

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

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File ID:043265.xls

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 * (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO

COMPANY: Stantec
ADDRESS: 85 Metro Park
CITY: Rochester STATE: NY ZIP: 14623
PHONE: (585) 475 1440 FAX: (585) 424-5951
ATTN: Mike Storonsky

INVOICE TO

COMPANY:
ADDRESS: SAME
CITY: STATE: ZIP:
PHONE: FAX:
ATTN:

LAB PROJECT #: 04-3265
CLIENT PROJECT #: 193500182

TURNAROUND TIME: (WORKING DAYS) 1 2 3 STD [X] 5 OTHER

PROJECT NAME/SITE NAME: Kings Park, NY

COMMENTS: Page 3 of 3

REQUESTED ANALYSIS

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	LEAD									REMARKS	PARADIGM LAB SAMPLE NUMBER
1	10/28/04			X	PT 607 N	Soil	1	X										11026
2					PT 607 E													11027
3					PT 607 S													11028
4					PT 607 W													11029
5					PT 606 F													11030
6					PT 605 C													11031
7					PT 605 N													11032
8					PT 605 E													11033
9					PT 605 S													11034
10					PT 605 W													11035

LAB USE ONLY

SAMPLE CONDITION: Check box if acceptable or note deviation:
CONTAINER TYPE: ✓ PRESERVATIONS: ✓ HOLDING TIME: ✓ TEMPERATURE: ✓ 6

Sampled By: Kyle R. Miller	Date/Time: 10/28/04	Relinquished By: FED EX	Date/Time: 11/1/04 12:00
Relinquished By: Kyle Miller	Date/Time: 10/29/04 13:00	Received By: Kyle R. Miller	Date/Time: 11/1/04 12:00
Received By: FED EX	Date/Time: 10/29/04 13:00	Received @ Lab By: [signature]	Date/Time: 11/2/04 14:07

Total Cost:

P.I.F.

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park NY

Client Job No.: 193500182

Lab Project No.: 04-3417

Sample Type: Soil

Method: SW846 6010

Date(s) Sampled: 10/28/2004

Date Received: 11/15/2004

Date Analyzed: 11/17-18/2004

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
11396	N/A	PT602N	305
11397	N/A	PT602E	580
11398	N/A	PT602S	730
11399	N/A	PT602W	77.3
11400	N/A	PT606N	8750
11401	N/A	PT606E	796
11402	N/A	PT606S	16700
11403	N/A	PT606W	918

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:043417.xls

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 * (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO:	INVOICE TO:		
COMPANY: Stantec	COMPANY:	LAB PROJECT #: 04-3418	CLIENT PROJECT #: 193500182
ADDRESS: 85 Metro Park	ADDRESS: SAME		
CITY: Rochester STATE: NY ZIP: 14623	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS)	
PHONE: (585) 475 1440 FAX: (585) 424-5951	PHONE: FAX:		
ATTN: Mike Storonsky	ATTN:	STD ☐ 1 ☐ 2 ☐ 3 ☒ 5	OTHER ☐
COMMENTS: Page 1 of 1			

PROJECT NAME/SITE NAME: Kings Park, NY

REQUESTED ANALYSIS

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS		LEAD									REMARKS	PARADIGM LAB SAMPLE NUMBER
1	10/28/04			X	PT 602 N	Soil	1		X										11396
2					PT 602 E				X										11397
3					PT 602 S				X										11398
4					PT 602 W				X										11399
5					PT 606 N				X										11400
6					PT 606 E				X										11401
7					PT 606 S				X										11402
8					PT 606 W				X										11403
9																			
10																			

LAB USE ONLY

SAMPLE CONDITION: Check box if acceptable or note deviation:

CONTAINER TYPE: ☐ PRESERVATIONS: ☐ HOLDING TIME: ☐ TEMPERATURE: ☐ 2°C iced

Sampled By: Kyle R Miller	Date/Time: 10/28/04	Relinquished By: FED EX	Date/Time: 11/1/04 12:00
Relinquished By: KyleRMiller	Date/Time: 10/29/04 13:00	Received By: KyleRMiller	Date/Time: 11/1/04 12:00
Received By: FED EX	Date/Time: 10/29/04 13:00	Received @ Lab By: C Sawyer	Date/Time: 11/15/04 4:15pm

Total Cost:

P.I.F.

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park

Client Job No.: 190500291

Lab Project No.: 05-4211

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/08/2005
Date Received: 12/14/2005
Date Analyzed: 12/20-21/2005

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14277	N/A	PT601 NE 20	244
14278	N/A	PT601 SE 20	257
14279	N/A	PT601 SW 20	2960
14280	N/A	PT601 NW 20	219
14281	N/A	PT601 N 10 1' BG	147
14282	N/A	PT602 NE 20	121
14283	N/A	PT602 SE 20	143
14284	N/A	PT602 SW 20	99.4
14285	N/A	PT602 S 10 1' BG	30.0
14286	N/A	PT603 NE 20	172

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:054211.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park

Client Job No.: 190500291

Lab Project No.: 05-4211

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/08/2005
Date Received: 12/14/2005
Date Analyzed: 12/20-21/2005

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14287	N/A	PT607 NE 20	160
14288	N/A	PT607 SE 20	468
14289	N/A	PT607 SW 20	507
14290	N/A	PT607 NW 20	184
14291	N/A	PT607 N10 1' BG	46.2
14292	N/A	PT604 NE 20	154
14293	N/A	PT604 SE 20	390
14294	N/A	PT604 SW 20	1060
14295	N/A	PT604 NW 20	249
14296	N/A	PT604 E 10 1' BG	35.4

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:054211.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park

Client Job No.: 190500291

Lab Project No.: 05-4211

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/08/2005
Date Received: 12/14/2005
Date Analyzed: 12/21/2005

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14297	N/A	PT605 NE 20	238
14298	N/A	PT605 SE 20	569
14299	N/A	PT605 SW 20	627
14300	N/A	PT605 NW 20	371
14301	N/A	PT605 N 10 1' BG	3570
14302	N/A	PT606 NE 20	618
14303	N/A	PT606 SE 20	609
14304	N/A	PT606 SW 20	604
14305	N/A	PT606 NW 20	368
14306	N/A	PT606 S 10 1' BG	35.8

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

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File ID:054211.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park

Client Job No.: 190500291

Lab Project No.: 05-4211

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/08/2005
Date Received: 12/14/2005
Date Analyzed: 12/21/2005

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14307	N/A	PT603 SE 20	419
14308	N/A	PT603 SW 20	330
14309	N/A	PT603 NW 30	195
14310	N/A	PT603 N 25	197
14311	N/A	PT603 S10 1' BG	120

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:054211.XLS

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

1-85

REPORT TO:
COMPANY: Stantec
ADDRESS: 2250 BHTL
CITY: Rochester STATE: NY ZIP: 14623
PHONE: 413 5620 FAX: 424 5957
ATTN: Mike Storonsky

INVOICE TO:
COMPANY: SAME
ADDRESS:
CITY: STATE: ZIP:
PHONE: FAX:
ATTN:

LAB PROJECT #: 05-4211
CLIENT PROJECT #: 190500291

TURNAROUND TIME: (WORKING DAYS) 1 2 3 STD (X) 5 OTHER

PROJECT NAME/SITE NAME: Kings Park, NY

COMMENTS: After Analyzing - Please Hold remainder of samples for possible future analysis

QUOTE #:

REQUESTED ANALYSIS: Lead

DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	Lead	REMARKS	PARADIGM LAB SAMPLE NUMBER
1 12/8/05			X	PT601 NE 20	Soil	1			14277
2				PT601 SE 20					14278
3				PT601 SW 20					14279
4				PT601 NW 20					14280
5				PT601 N10 1' BG					14281
6				PT602 NE 20					14282
7				PT602 SE 20					14283
8				PT602 SW 20					14284
9				PT602 S10 1' BG					14285
10				PT603 NE 20					14286

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance	
Container Type:	Y ✓	N
Comments:		
Preservation:	Y ✓	N
Comments:		
Holding Time:	Y ✓	N
Comments:		
Temperature:	Y	N
Comments: 18°		

Sampled By: Kyle R. Miller — Date/Time: 12/8/05
Relinquished By: Kyle R. Miller — Date/Time: 12/13/05 18:05
Received By: Brad Reed — Date/Time: 12/13/05 18:05
Received @ Lab By: Tom Burgess — Date/Time: 12/14/05 10:45

Total Cost:

P.I.F.

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO:		INVOICE TO:	
COMPANY: Stantec		COMPANY: SAME	
ADDRESS: 2250 BHTL Rd		ADDRESS:	
CITY: Rochester	STATE: NY ZIP: 14623	CITY:	STATE: ZIP:
PHONE: 413-5620	FAX: 424-5951	PHONE:	FAX:
ATTN: Mike Storonsky		ATTN:	

LAB PROJECT #: 05-4211
CLIENT PROJECT #: 190500291

TURNAROUND TIME: (WORKING DAYS) 1 2 3 STD ✓ 5 OTHER

PROJECT NAME/SITE NAME: Kings Park, NY

QUOTE #:

COMMENTS: After Analyzing - please hold remainder of samples for possible future analysis

REQUESTED ANALYSIS: Lead

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	Lead									REMARKS	PARADIGM LAB SAMPLE NUMBER
1	12/7/05			X	PT 607 NE20	soil	1	X										14287
2					PT 607 SE20													14288
3					PT 607 SW20													14289
4					PT 607 NW20													14290
5					PT 607 N10 1' BG													14291
6	12/8/05				PT 604 NE20													14292
7					PT 604 SE20													14293
8					PT 604 SW20													14294
9					PT 604 NW20													14295
10					PT 604 E10 1' BG													14296

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance	
Container Type:	Y ✓	N
Comments:		
Preservation:	Y ✓	N
Comments:		
Holding Time:	Y ✓	N
Comments:		
Temperature: 18°	Y	N
Comments:		

Thomas Burgess

Kyle R. Miller 12/7-8/05

Sampled By: [signature] Date/Time: 12/13/05 18:05

Relinquished By: Brad Shell Date/Time: 12/13/05 18:05

Received By: Thomas Burgess Date/Time: 12/14/05 1045

Received @ Lab By: Date/Time:

Total Cost:

P.I.F.

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

3007

REPORT TO:	INVOICE TO:	
COMPANY: Stantec	COMPANY: SAME	LAB PROJECT #: 05-4211 / CLIENT PROJECT #: 190500291
ADDRESS: 2250 BHTL	ADDRESS:	
CITY: Rochester STATE: NY ZIP: 14623	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS) STD ☒ 5 / OTHER
PHONE: 413 5631 FAX: 424 5951	PHONE: FAX:	
ATTN: Mike Staronsky	ATTN:	1 ☐ 2 ☐ 3 ☐
PROJECT NAME/SITE NAME: Kings Park, NY	COMMENTS: After analyzing - please hold remainder of samples for possible future analyses	QUOTE #:

REQUESTED ANALYSIS: Lead

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	CONTAINER NUMBER	Lead	REMARKS	PARADIGM LAB SAMPLE NUMBER
1	12/7/05			X	PT 605 NE 20	soil	1	X		14297
2	↓			↓	PT 605 SE 20	↓	↓	↓		14298
3	↓			↓	PT 605 SW 20	↓	↓	↓		14299
4	↓			↓	PT 605 NW 20	↓	↓	↓		14300
5	12/6/05			↓	PT 605 N 101' BG	↓	↓	↓		14301
6	12/7/05			↓	PT 606 NE 20	↓	↓	↓		14302
7	↓			↓	PT 606 SE 20	↓	↓	↓		14303
8	↓			↓	PT 606 SW 20	↓	↓	↓		14304
9	↓			↓	PT 606 NW 20	↓	↓	↓		14305
10	12/6/05			↓	PT 606 S 101' BG	↓	↓	↓		14306

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance	
Container Type:	Y ✓	N ☐
Comments:		
Preservation:	Y ✓	N ☐
Comments:		
Holding Time:	Y ✓	N ☐
Comments:		
Temperature:	Y ☐	N ☐
Comments: 18°		

Sampled By: Kyle R. Miller — Date/Time: 12/6+7/05

Relinquished By: Brad Shell — Date/Time: 12/13/05 18:05

Received By: Thomas J. Burgess — Date/Time: 12/14/05 1045

Received @ Lab By: — Date/Time:

Total Cost:

P.I.F.

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

REPORT TO:	INVOICE TO:	
COMPANY: Stantec	COMPANY: SAME	LAB PROJECT #: 05-4211 / CLIENT PROJECT #: 190500291
ADDRESS: 2250 BHTL RD	ADDRESS:	
CITY: Rochester STATE: NY ZIP: 14623	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS)
PHONE: 413 5620 FAX: 424 5951	PHONE: FAX:	STD / OTHER
PROJECT NAME/SITE NAME: Kings Park, NY	ATTN: Mike Storonsky	ATTN: ☐ 1 ☐ 2 ☐ 3 ☒ 5 ☐
	COMMENTS: After Analyzing - please hold remainder of samples for possible future analysis	

REQUESTED ANALYSIS

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	Lead									REMARKS	PARADIGM LAB SAMPLE NUMBER
1	12/8/05			X	PT 603 SE 20	soil	1	X										14307
2	↓			↓	PT 603 SW 20	↓	↓	↓										14308
3					PT 603 NW 30													14309
4					PT 603 N 25													14310
5					PT 603 S 10 1' BG													14311
6																		
7																		
8																		
9																		
10																		

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance	
Container Type:	Y ✓	N ☐
Comments:		
Preservation:	Y ✓	N ☐
Comments:		
Holding Time:	Y ✓	N ☐
Comments:		
Temperature: 180	Y ☐	N ☐
Comments:		

Sampled By: Kyle R. Miller	Date/Time: 12/8/05	Total Cost:
Relinquished By: Brad Steed	Date/Time: 12/13/05 18:05	
Received By: Thomas Burgess	Date/Time: 12/14/05 1045	P.I.F.
Received @ Lab By:	Date/Time:	

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park, NY

Client Job No.: 190500291

Lab Project No.: 05-4343

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/07-08/2005
Date Received: 12/28/2005
Date Analyzed: 01/04/2006

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14800	N/A	PT603 E30	114
14801	N/A	PT603 S30	554
14802	N/A	PT604 E30	305
14803	N/A	PT604 S30	485
14804	N/A	PT605 N30	209
14805	N/A	PT605 E30	206
14806	N/A	PT605 S30	600
14807	N/A	PT605 W30	251
14808	N/A	PT605 N10 2' BG	16.6
14809	N/A	PT606 N30	181

ELAP ID No.: 10958

Comments:

Approved By: _____
Bruce Hoogesteger, Technical Director

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File ID:054343.XLS

PARADIGM
ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Stantec

Client Job Site: Kings Park, NY

Client Job No.: 190500291

Lab Project No.: 05-4343

Sample Type: Soil
Method: SW846 6010

Date(s) Sampled: 12/07-08/2005
Date Received: 12/28/2005
Date Analyzed: 01/04/2006

Laboratory Report for Solid Analysis

Lab Sample No.	Field ID No.	Field Location	Lead Result (mg/kg)
14810	N/A	PT606 E30	269
14811	N/A	PT606 S30	244
14812	N/A	PT606 W30	183
14813	N/A	PT607 E30	180
14814	N/A	PT607 S30	216
14815	N/A	PT607 W30	102

ELAP ID No.: 10958

Comments: Sample duplicate recoveries indicate a matrix effect for sample #14812.

Approved By: _____
Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:054343.XLS

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

P1902

REPORT TO:
COMPANY: Stantec
ADDRESS: 2250 BHTL RD.
CITY: Rochester STATE: NY ZIP: 14623
PHONE: 413 5620 FAX: 424 5951
ATTN: Mike Storonsky

INVOICE TO:
COMPANY: Same
ADDRESS:
CITY: STATE: ZIP:
PHONE: FAX:
ATTN:

LAB PROJECT #: 05-4343
CLIENT PROJECT #: 190500291

TURNAROUND TIME: (WORKING DAYS) STD [X] 5 OTHER [ ] 1 [ ] 2 [ ] 3

PROJECT NAME/SITE NAME: Kings Park, NY

COMMENTS: After Analyzing - please hold remainder of samples for possible future analyses

REQUESTED ANALYSIS: Lead

	DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	NUMBER CONTAINERS	Lead										REMARKS	PARADIGM LAB SAMPLE NUMBER
1	12/8/05			X	PT 603 E30	soil	1	X											14800
2					PT 603 S30														14801
3					PT 604 E30														14802
4					PT 604 S30														14803
5	12/7/05				PT 605 N30														14804
6					PT 605 E30														14805
7					PT 605 S30														14806
8					PT 605 W30														14807
9					PT 605 N10 2' BG														14808
10					PT 606 N30														14809

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance	
Container Type: 9/125	Y [✓]	N [ ]
Comments:		
Preservation:	Y [✓]	N [ ]
Comments:		
Holding Time:	Y [✓]	N [ ]
Comments:		
Temperature: 10° on ICE	Y [ ]	N [ ]
Comments:		

Sampled By: Kyle R. Miller Date/Time: 12/7-8/05
Relinquished By: [signature] Date/Time: 12/28/05 13:37
Received By: [signature] Date/Time: 12/28 1357
Received @ Lab By: [signature] Date/Time: 12/28/05 14:25

Total Cost:

P.I.F.

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue
Rochester, NY 14608
(585) 647-2530 • (800) 724-1997
FAX: (585) 647-3311

CHAIN OF CUSTODY

P2262

REPORT TO:	INVOICE TO:	
COMPANY: Stantec	COMPANY: Same	LAB PROJECT #: 05-4343 / CLIENT PROJECT #: 190500291
ADDRESS: 2250 BHTL Rd	ADDRESS:	
CITY: Rochester STATE: NY ZIP: 14623	CITY: STATE: ZIP:	TURNAROUND TIME: (WORKING DAYS)
PHONE: 413 5620 FAX: 424 5951	PHONE: FAX:	STD / OTHER
ATTN: Mike Storonsky	ATTN:	1 2 3 [X] 5
PROJECT NAME/SITE NAME: Kings Park, NY	COMMENTS: After Analyzing for possible - please hold remainder of samples for future analyses	

REQUESTED ANALYSIS

DATE	TIME	COMPOSITE	GRAB	SAMPLE LOCATION/FIELD ID	MATRIX	CONTAINER NUMBER	Lead										REMARKS	PARADIGM LAB SAMPLE NUMBER
1 12/7/05			X	PT ~~605~~ 606 E30	Soil	1	X											14810
2				PT 606 S30														14811
3				PT 606 W30														14812
4				PT 607 E30														14813
5				PT 607 S30														14814
6				PT 607 W30														14815
7																		
8																		
9																		
10																		

LAB USE ONLY BELOW THIS LINE

Sample Condition: Per NELAC/ELAP 210/241/242/243/244

Receipt Parameter	NELAC Compliance
Container Type: 9/ASS Comments:	Y [✓] N [ ]
Preservation: Comments:	Y [✓] N [ ]
Holding Time: Comments:	Y [✓] N [ ]
Temperature: 10° on ICE Comments:	Y [ ] N [ ]

Sampled By: Kyle R. Miller — Date/Time: 12/7/05

Relinquished By: [signature] — Date/Time: 12/28/05 13:37

Received By: [signature] — Date/Time: 12/28 1337

Received @ Lab By: [signature] — Date/Time: 12/28/05 1425

Total Cost:

P.I.F.

APPENDIX H-3

Remedial Action Report

Remedial Action Report

Uplands at St. Johnland
St. Johnland Road and
Old Dock Road
Kings Park, New York

Prepared for

St. Johnland Nursing Center
395 Sunken Meadow Road
Kings Park, NY 11754-1099

Prepared by

VHB/Vanasse Hangen Brustlin, Inc.
Transportation, Land Development, Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457

October 2007

Remedial Action Report

Uplands at St. Johnland
St. Johnland Road and
Old Dock Road
Kings Park, New York

Prepared for

St. Johnland Nursing Center
395 Sunken Meadow Road
Kings Park, NY 11754-1099

Prepared by

VHB/Vanasse Hangen Brustlin, Inc.
Transportation, Land Development, Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457

for Philip M. Rydel, Senior Environmental Scientist

Robert McCarthy, PE, LEP, Sr. Project Manager

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Appendix	Description
A	Limitations
B	USEPA & Local Permits
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1

Introduction

On behalf of St. Johnland Nursing Center (referred to herein as St. Johnland), Vanasse Hangen Brustlin, Inc. (VHB) has prepared this Remedial Action Report for the property located at St. Johnland Road and Old Dock Road, Kings Park, New York (referred to herein as the "Site"). The parcel of land is further known as Suffolk County Tax District 0800, Section 8, Block 4, and Lot 2. This report was prepared for St. Johnland and is subject to the terms and conditions of the Agreement between St. Johnland and VHB, as well as the Limitations provided in Appendix A.

The intent of this Remedial Action Report (RAR) is to summarize the remedial actions recently conducted at the Site. These remedial actions focused on removing the remains of eight (8) small former residential structures that had been located in the southwestern portion of the Site. These actions were outlined in the previously completed Remedial Action Plan dated March 2007 and included the removal and off-site disposal of impacted soil and additional bulky items such as metal car parts, building materials, and other construction debris.

Site Description

The Site is located on the southwestern corner of the intersection of St. Johnland Road (a.k.a. Sunken Meadow Road) and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York (Figure 1). The Site consists of approximately 49.6 acres of currently undeveloped woodland area.

According to previous environmental reports, conducted by others, the property has been owned by the St. Johnland facility since 1866 and the land has historically been utilized as a farm. Barns were previously located in the northwest portion of the Site and small residential structures (reportedly occupied by farm workers) were located in the southwest portion of the Site. Past records indicate that the farm operated from 1870 until 1949 and the barns burned down in 1971.

The residential structures were reportedly burned down by the Kings Park Fire Department during training exercises. The residential buildings were believed to

be vacated in approximately 1973. The date that the residential buildings were burned was not specified in the previous reports. Remnant building foundations were overgrown and generally contained metal debris, bricks, concrete, and ash material.

Previous environmental investigations completed regarding the Site include:

- "Phase I Environmental Site Assessment" Proposed St. Johnland Expansion, Kings Park, New York for St. Johnland Residences II, Inc. dated May 2004 by Stantec Consulting Group, Inc., Rochester, NY
- "Phase II Environmental Site Assessment" Proposed St. Johnland Expansion, Kings Park, New York for St. Johnland Residences II, Inc. dated February 8, 2006 by Stantec Consulting Services, Inc., Rochester, NY
- "Opinion of Probable Range of Remedial Costs" Proposed St. Johnland Expansion, Kings Park, New York for St. Johnland Residences II, Inc. dated February 8, 2006 by Stantec Consulting Services, Inc., Rochester, NY
- "Uplands at St. Johnland Soil Sample Results" Memorandum prepared for St. Johnland, dated December 4, 2006, by Vanasse Hangen Brustlin, Inc., Middletown, CT
- "Remedial Action Plan" Uplands at St. Johnland prepared for St. Johnland, dated March, 2007, by Vanasse Hangen Brustlin, Inc., Middletown, CT

The 2006 Phase II Environmental Site Assessment included soil sampling and laboratory analysis which identified three metals (barium, lead, mercury) at total concentrations exceeding the New York State Department of Environmental Conservation (NYSDEC) recommended soil cleanup objective. The soil cleanup objectives for two metals of concern are equal to the upper limit of the Eastern United States background range and include barium (600 mg/kg) and lead (500 mg/kg). The soil cleanup objective for mercury is 0.1 mg/kg.

A total of seventy-six (76) soil samples were collected and laboratory analyzed for total lead. The apparent extent of elevated total lead results was delineated and mapped as part of the Phase II Assessment. Lead was identified with the greatest concentrations in the first phases of sampling and analysis and was utilized as a "marker" or "indicator" compound in subsequent sample events. Therefore, the additional soil samples were submitted for laboratory analysis of lead exclusively. Deep soil samples and/or groundwater were not collected as part of the Phase II or subsequent investigations.

VHB's Soil Sample Results Memorandum included soil sampling and laboratory analysis for hazardous waste characteristics, specifically targeting toxicity characteristic leaching procedure (TCLP) lead. The laboratory results for five out of sixteen samples reported TCLP lead exceeding 5.0 milligrams per liter (mg/l),

which exceeds the criteria for classification as a hazardous waste. Four of the sixteen samples were reported with TCLP lead ranging from 2.94 to 4.25 mg/l. Nine of the samples contained total (or mass) lead concentrations ranging from 1,200 to 18,200 milligrams per kilogram (mg/kg). Material with total lead concentrations exceeding 500 mg/kg is above the recommended cleanup objective. Four of the soil samples were also analyzed for additional hazardous waste characteristic parameters. The additional analysis included total petroleum hydrocarbons, volatile and semi-volatile organic compounds, PCBs, pesticides, herbicides, pH, flashpoint, and reactivity. The additional analysis did not identify any compounds that would affect the soil disposal options.

The remedial actions recently completed at the Site consisted of a multi-phased approach determined by the previously delineated lead concentrations within the impacted soil. Initially, the material identified with hazardous lead concentrations was excavated, staged on-site, and then loaded and transported for off-site disposal at a licensed, approved hazardous waste disposal facility.

Secondly, the material identified with non-hazardous lead concentrations was excavated, staged on-site, and then loaded and transported for off-site disposal at a licensed, approved disposal facility. Lastly, the concrete block walls of the foundations were removed and transported off-site for disposal. The remaining cellar holes were then "safe-graded" and partially filled by sloping the surrounding grade to the depth of the former basements. The "safe-grading" was completed to eliminate potential physical fall hazards that would remain in the work area

Upon completion of the project, a total of 602.62 tons of hazardous material and 535.93 tons of non-hazardous material were excavated from the Site during this phase of the remedial actions.

Environmental Setting

The USGS 7.5-Minute St. James, NY Quadrangle topographic map was used to characterize the general topography of the Site (see Figure 1). The Site elevation ranges from a high of 98± feet above mean sea level in the northwest area to a low of 27± feet above mean sea level in the southeast area. An unnamed pond is located in the center portion of the Site at an elevation of 54± feet above mean sea level. Site elevations were obtained from the Test Pit Location Sketch provided in the January 2006 Phase II Report.

Soils on the Site are classified as Plymouth loamy sand. This soil type is described as very deep, gently sloping, and excessively well drained.

All groundwater within the State of New York is considered to be a potential source of drinking water. One public water supply well is listed in the Phase I

report within 1/8 to ¼ mile southwest of the Site. This well is listed at the Kings Park Psychiatric Center and is listed as active.

Potable water is supplied to the surrounding area by the Suffolk County Water Authority. Municipal sanitary sewer and natural gas are also available in the area surrounding the Site.

St. Johnland Nursing Center is located to the north of the Site across St. Johnland Road. A sanitary sewage pump station is located adjacent to the southeast corner of the Site at the intersection of St. Johnland Road and Old Dock Road. Portions of the abandoned Kings Park State Hospital are located east of the Site. D.S. Shanahan's Bar, residential dwellings, portions of the abandoned Kings park State Hospital, and Old Dock Road are located south of the Site. Residential properties abut the Site to the west.

2

Remedial Actions

This Remedial Action Report (RAR) has been prepared in general accordance with the "Draft DER-10 Technical Guidance for Site Investigations and Remediation" published December 2002 by the NYSDEC.

Key project personnel consisted of the following individuals:

Sr. Project Manager	Robert McCarthy, PE, LEP
Quality Assurance Officer	Michael Libertine, LEP
Sr. Environmental Scientist	Philip Rydel

The primary objective of this RAR is to document the remedial actions taken to excavate, stockpile, and transport for off-site disposal, areas of soil that had been previously delineated with hazardous and non-hazardous levels of lead impacts. The remediation site work was completed in two (2) phases consisting of the initial excavation, stockpiling, loading, and off-site disposal of the soil determined to contain hazardous concentrations of lead and the second phase that included the excavation, stockpiling, loading, and off-site disposal of the non-hazardous soils. Representative post excavation samples were collected from each excavated area. Upon receipt of the analytical results several "hot spots" were identified where the concentrations remaining in the soils warranted additional excavation. A limited amount of additional non-hazardous material was removed and disposed of off-site and supplemental post-excavation samples were collected. The analytical results of these final post-excavation samples were reported to be below the applicable criteria for total lead. Remediation activities were completed by Eastern Environmental Solutions, Inc. of Speonk, New York.

Permits and Approvals

An application was completed and submitted to the United States Environmental Protection Agency (USEPA) to obtain a hazardous waste generator identification number which was required in order to ship hazardous waste material from the Site to an off-site disposal facility. Copies of the completed USEPA Form 8700-12 and USEPA Acknowledge of Notification of Hazardous Waste Activity are

provided in Appendix B. The Site was issued EPA Identification number: NYR000145722.

As required by the Town of Smithtown Building Department, a demolition permit was applied for and obtained. The permit was required because the portion of the project removing the concrete block foundation walls was considered demolition by the town officials. A copy of the demolition permit is included in Appendix B.

The Site was marked for excavation locations and the New York City (& Long Island) One Call Center (1-800-272-4480) for utility mark out was notified prior to the commencement of subsurface activities.

Site Preparation Work

Initial site work during this phase of the remedial project began on May 21, 2007. These actions focused on clearing and grubbing operations including removing and chipping trees and brush. Attempts were made to limit the number of trees that were cut and chipped as to limit the overall invasiveness of the remediation project.

In order to gain access to the locations of the structures the former roadbed was re-established. The original access road ran between the former cottages with four (4) structures lying on each side. To make the former roadbed suitable for equipment traffic several loads of gravel were graded along the length of the road.

Post Excavation Soil Screening and Sampling

The extent of each excavation was determined based on field observations and previous sample results. Post-excavation soil samples were collected from the excavation bottoms as applicable. Soil samples were collected and placed in laboratory supplied containers and chilled in a cooler and refrigerator prior to being delivered to a New York state-certified laboratory under proper chain of custody documentation.

Post-excavation soil samples from the excavation areas were analyzed for total lead and select samples were also analyzed for total 8 Resource Conservation and Recovery Act (RCRA) metals, and volatile organic compounds (VOCs) via EPA Method 8260C.

Remediation Criteria

Lead was identified with the greatest concentrations in the first phase of site characterization and sample analysis and was utilized as an "indicator" compound to establish the remedial objectives for the Site. Throughout the development of the Remedial Action Plan (RAP) and during the implementation of the remedial measures, the Determination of Soil Cleanup Objectives and Cleanup Levels (TAGM-4046) created by the New York State Department of Environmental Conservation (NYS DEC) has been used to establish the cleanup objectives. As outlined in TAGM-4046, the soil cleanup objective for lead is equal to the upper limit of the Eastern United States background range which is identified as 500 mg/kg. During the remedial activities, post-excavation confirmation samples were compared to this criteria. The NYS DEC 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Public Health Cleanup Objective has also been presented in the tables for comparison purposes. The Cleanup Objective criteria present remedial goals based upon the intended use of the Site, however, for the purposes of the remedial actions documented in this RAP, the criteria identified in TAGM-4046 were ultimately used to determine the scope of work at the Site. The results of post-excavation confirmation samples are summarized on the attached Tables 1 through 8.

Soil Abatement

The excavation and stockpiling of the soil containing hazardous lead concentrations started on May 22, 2007 with the removal of material designated as hazardous waste from the foundation area of site 605. Excavation of the impacted area was completed under the direction of a field scientist or project manager. The excavation areas are depicted in the Figures section of this RAR.

In turn, hazardous waste soils were removed from the foundation areas of 601, 603, 604, 606, 607, and 608. The hazardous soils were excavated from the foundation areas and stockpiled in a designated area on-site. The hazardous soils were stockpiled on poly sheeting and covered with a layer of poly sheeting each night. Detailed information regarding the excavations and post-excavation samples collected from each foundation area are described later in this RAR.

The removal of non-hazardous material began on May 25, 2007. In similar fashion the non-hazardous soils were removed from the foundation areas of 601, 602, 603, 604, 605, 606, 607, and 608 and stockpiled in a designated area on-site. The non-hazardous soils were also stockpiled on poly sheeting and covered with a layer of poly sheeting each night. Detailed information regarding the excavations and post-excavation samples collected from each foundation area are described in later in this section of the RAR. In general, areas around the

foundations were excavated to an approximate depth of six (6) to twelve (12) inches below grade. Post-excavation confirmation samples were collected from the limit of the excavation.

Upon completion of the removal of the impacted soil from each foundation area, the remaining concrete block was removed, segregated, and staged in a dumpster for recycling. After the concrete block was removed, each location was "safe-graded" by sloping the sidewalls into the former basement holes.

Additional soil handling details and procedures are provided in the On-Site Soil Handling/Stockpiles section of this RAR.

Foundation Area 601

This location was comprised of a full depth (+/- six feet) foundation constructed of concrete block walls with a poured concrete floor. Approximately sixty (60) tons of hazardous soil and one hundred (100) tons of non-hazardous soil were removed from this area. As detailed on the attached Figure 3 and Table 1, five (5) post-excavation samples (601 BOT1, 601N, 601 E, 601 SW1, and 601 SW2) were collected upon completion of the soil removal. The majority of the floor was left intact with the exception of the northeast corner. In this area, the floor was broken up revealing the soil beneath. The 601 BOT1 sample was collected from this area to assess potential impacts below the poured slab. All samples were analyzed for total lead with one sample being analyzed for total 8 RCRA metals. The results of each analyzed sample were reported to be below the applicable criteria for lead with a range of 65.5 mg/kg to 338 mg/kg. The results of the total 8 RCRA metal analyses were reported to be below the NYS DEC 6 NYCRR Part 375 criteria.

Foundation Area 602

The structure formerly located in this area was identified as having been constructed slab on grade. The slab of the former structure was found to be approximately two (2) inches thick and was broken up and removed as part of the remediation. No hazardous waste soil had been identified at this location during the previous investigation. Approximately forty (40) tons of non-hazardous soil was removed from this area. Two (2) post-excavation samples (602 E and 602 S) were collected upon completion of the soil removal. Details of this area are shown on the attached Figure 4 and Table 2. One of the samples was analyzed for total 8 RCRA metals and the other was analyzed for total lead. The results of both analyzed samples were reported to be below the applicable criteria with reported lead concentrations ranging from 11.6 mg/kg to 304 mg/kg. The results of the total 8 RCRA metal analyses were reported to be below the NYS DEC 6 NYCRR Part 375 criteria.

Foundation Area 603

The remains of the structure located in this area consisted of a partially filled concrete block foundation with a poured concrete slab floor. Approximately sixty-five (65) tons of hazardous soil and forty (40) tons of non-hazardous soil were removed from this location during the initial remediation. Six (6) post-excavation samples were collected which included 603 BOT1, 603 BOT2, 603 BOT3, 603 E, 603 S1, and 603 S2. The concrete floor was severely cracked and broken so the remains were removed during the excavation process and three (3) bottom samples (603 BOT1, 603 BOT2, 603 BOT3) were collected from beneath. The sample locations are depicted on the attached Figure 5 and the analytical results are summarized on Table 3. The sample collected from location 603 S1 was reported with a lead concentration of 517 mg/kg which exceeds the guidance criteria. Therefore, a representative from VHB returned to the Site on June 22, 2007 and observed the excavation of an additional approximate two (2) tons of non-hazardous material from the area of the 603 S1 sample. A supplemental post-excavation sample (603 S3) was collected from this area to confirm that sufficient impacted-material had been removed. A lead concentration of 28.3 mg/kg was reported in the 603 S3 sample which is well below the applicable criteria.

Foundation Area 604

This area consisted of a partially filled concrete block foundation with a poured concrete slab floor. Approximately ninety (90) tons of hazardous soil and forty-five (45) tons of non-hazardous soil were removed from this location during the initial remediation. Three (3) post-excavation samples were collected which included 604 N, 604 E, and 604 SW. The sample locations and analytical results are presented on the attached Figure 6 and Table 4. The concrete slab floor remained intact; therefore soil samples were not collected from directly below or through the floor area. The three (3) initial samples were all reported to contain concentrations of lead that exceeded the applicable criteria. The reported concentrations of lead ranged from 618 mg/kg to 687 mg/kg. On June 22, 2007 approximately ten (10) tons of non-hazardous material was removed from this area and disposed of off-site. Three (3) additional post-excavation samples were collected with the results of the analyses reported to be below the applicable criteria and ranged from not detected to 88.1 mg/kg.

Foundation Area 605

This area consisted of a partially filled concrete block foundation with a poured concrete slab floor. Approximately one hundred and fifty (150) tons of hazardous soil and forty-five (45) tons of non-hazardous soil were removed from this location during the initial remediation. Eight (8) post-excavation samples were collected which included 605 BOT1, 605 NNW2, 605 NE3, 605

SE BOT4, 605 W5, 605 E6, 605 SW7, and 605 SE8. Three (3) of these samples (605 W5, 605 E6, and 605 SE8) were reported to contain concentrations of lead that exceeded the applicable criteria, ranging from 624 mg/kg to 1040 mg/kg.

An additional ten (10) tons of non-hazardous material was excavated from this foundation area on June 22, 2007 and three (3) supplemental post-excavation samples were collected. The results of the supplemental samples (605 E9, 605 S10, and 605 W11) were reported to be well below the applicable criteria with lead concentrations ranging from 27.3 mg/kg to 52.2 mg/kg.

An underground storage tank (UST) was identified near the southeastern corner of this foundation. The UST appeared to be an approximately 275-gallon tank. The residual contents were removed from the tank and disposed of off-site at an approved facility by Eastern Environmental, Inc. The tank was then removed, cleaned, and transported for off-site disposal by Eastern Environmental, Inc. A sample (605 SE UST BOT 4) was collected from the tank grave area and analyzed for total lead and volatile organic compounds (VOCs) via EPA Method 8260. The results were reported to be below the laboratory detection limits.

Foundation Area 606

This area consisted of a concrete block foundation with a poured concrete slab floor. The foundation area was partially filled with approximately three (3) feet of impacted material. Approximately fifty (50) tons of hazardous soil and one hundred (100) tons of non-hazardous soil were removed from this location during the initial remediation. Ten (10) post-excavation samples were collected which included 606 BOT1, 606 BOT2, 606 BOT3, 606 BOT4, 606 NE, 606 SE, 606 SW, 606NW, 606 UST NB, and 606 UST SB. The concrete slab floor remained intact; therefore soil samples were not collected from directly below or through the floor area. Four (4) of these samples (606 BOT3, 606 NE, 606 SE, and 606 SW) were reported to contain concentrations of lead that exceeded the applicable criteria, ranging from 615 mg/kg to 1700 mg/kg.

On June 22, 2007 an additional twenty (20) tons of non-hazardous material was excavated from this area and three (3) post-excavation samples were collected. The results of the supplemental samples (606 NE2, 606 SE2, and 606 SW2) were reported to be well below the applicable criteria with lead concentrations ranging from 20.9 mg/kg to 103 mg/kg.

An underground storage tank (UST) was identified off of the northwestern corner of this foundation. The UST appeared to be an approximately 275-gallon tank. The residual contents were removed from the tank and disposed of off-site at an approved facility by Eastern Environmental, Inc. The tank was then removed, cleaned, and transported for off-site disposal by Eastern Environmental, Inc. Two samples (606 UST-N-B and 606 UST-S-B) were

collected from the tank grave area and analyzed for total lead and volatile organic compounds (VOCs) via EPA Method 8260. The results were reported to be below the laboratory detection limits.

Foundation Area 607

This foundation was partially filled with a black, white, and grey material that was mixed with brick and block. Approximately forty (40) tons of hazardous soil and fifty (50) tons of non-hazardous soil were removed from this location during the initial remediation. The slab throughout the majority of the basement remained intact; however a portion of the slab was broken away. The sample 607 BOT1 was collected in this area. Four additional post-excavation samples were collected including 607 N, 607 E, 607 S, and 607 W. One (1) of these samples (607 N) was reported to contain a concentration of lead (906 mg/kg) that exceeded the applicable criteria. Based upon that detected concentration, an additional five (5) tons of non-hazardous material was excavated from this area on June 22, 2007. One supplemental post-excavation sample (607 N2) was collected with the results reported to be 22.4 mg/kg which is well below the applicable criteria.

Foundation Area 608

Pre-excavation sampling from this area identified that the area of lead impacts that exceeded criteria were confined to within the foundation itself. This foundation was constructed with a concrete slab floor and was mostly filled with native soil and apparent ash deposits. Approximately twenty (20) tons of hazardous soil and sixty (60) tons of non-hazardous soil were removed from this location. Due to the concrete floor remaining intact, only a single post-excavation sample (608 BOT1) was collected (from an area where the sub slab soil was exposed). The lead concentration in this sample was reported to be below the laboratory detection limit.

On Site Soil Handling / Stockpiles

During the course of the excavation activities in the designated construction areas all reasonable precautions were taken to control fugitive dust emissions and odors.

Temporary on-site stockpiling of soils was completed in order to increase efficiency of truck loading and to reduce idle time. The stockpile area was lined with polyethylene plastic sheeting (with a minimum thickness of 6-mil) underlayment. The stockpiles were covered by polyethylene sheeting (with a minimum thickness

of 6-mil) overnight and during down times throughout the duration of the project to prevent precipitation from reaching soils, and to minimize potential exposures.

Appropriate measures (including reinstalling the guardrails to prevent entry along the vehicular access road) were taken to limit unauthorized access to the stockpile and excavation areas throughout the duration of the project.

Soil Disposal

Based on total and TCLP lead concentrations, the excavated soil was handled as either a hazardous or as a non-hazardous waste. The soil impacted with hazardous concentrations of lead was transported to Clean Earth of North Jersey, Incorporated of South Kearny, New Jersey. The non-hazardous soils were disposed of at American Soil & Mulch, Incorporated of Bethlehem, Pennsylvania. All soil that was transported off site was managed under waste manifests or Bills of Lading. Each shipment was logged and tracked to confirm that they were received and properly disposed at the facility. A total of 602.62 tons of hazardous soil and 488.35 tons of non-hazardous soil were removed from the Site.

Bulky Waste Disposal

Bulk materials such as metal, concrete, brick and other debris were segregated to the maximum extent practical and staged in roll-off containers. The materials were transported off-site for recycling or disposal. The concrete and brick were recycled as rubble material for aggregate. Metal materials were recycled at a scrap metal facility.

Decontamination Procedures

The contractor was responsible for ensuring all personnel and equipment leaving the work zone was thoroughly decontaminated in accordance with CFR 29 1910.120(k). The contractor was also responsible for establishing a decontamination area for personnel and equipment and implementing decontamination activities appropriate to field conditions, known exposure potentials, and level of worker protections.

The personnel decontamination procedure for Level D required the disposal of gloves, tyveks (if used), and boot covers (if used) in plastic lined containers on-Site. All non-disposal equipment used on-Site that became contaminated was cleaned by the protocol referenced above.

The decontamination procedures utilized for heavy equipment consisted of the following process:

- Removal of residual soils from equipment in work zone before moving to decontamination area.
- Inspection of equipment to ensure all visible dust had been removed.

Tables

Table 1
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	601 BOT 1	601 N	601 E	601 SW 1	601 SW 2	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/30/2007	5/30/2007	5/30/2007	5/30/2007	5/30/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)										
VOCs	NA	NA	NA	NA	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)										
Arsenic	NA	NA	NA	ND<5.75	NA	16	16	16	16	3-12
Barium	NA	NA	NA	66.5	NA	350	400	400	10,000	15 - 600
Cadmium	NA	NA	NA	0.18	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NA	NA	12.5	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	84.3	168	65.5	177	338	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	NA	NA	0.609	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	NA	NA	ND<5.75	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	NA	NA	ND<0.58	NA	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 2
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	602 E	602 S	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/29/2007	5/29/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)							
VOCs	NA	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)							
Arsenic	NA	ND<6.09	16	16	16	16	3-12
Barium	NA	43.2	350	400	400	10,000	15 - 600
Cadmium	NA	0.19	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	10.2	NCE	NCE	NCE	NCE	1.5 - 40
Lead	11.6	304	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	0.087	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	ND<6.09	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	ND<0.61	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 3
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	603 BOT 1	603 BOT 2	603 BOT 3	603 E	603 S 1	603 S 2	603 S 3	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/24/2007	5/24/2007	5/24/2007	5/29/2007	5/29/2007	5/29/2007	6/22/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)												
VOCs	NA	NA	NA	NA	NA	NA	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)												
Arsenic	NA	NA	NA	NA	ND<5.60	NA	NA	16	16	16	16	3-12
Barium	NA	NA	NA	NA	82.3	NA	NA	350	400	400	10,000	15 - 600
Cadmium	NA	NA	NA	NA	0.39	NA	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NA	NA	NA	13.2	NA	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	25.0	ND<2.56	28.3	107	**517**	284	28.3	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	NA	NA	NA	0.631	NA	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	NA	NA	NA	ND<5.60	NA	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	NA	NA	NA	ND<0.56	NA	NA	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 4
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	604 N	604 N 2	604 E	604 E 2	604 SW	604 SW 2	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/29/2007	6/22/2007	5/29/2007	6/22/2007	5/29/2007	6/22/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)											
VOCs	NA	NA	NA	NA	NA	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)											
Arsenic	NA	NA	ND<5.58	NA	NA	NA	16	16	16	16	3-12
Barium	NA	NA	67.3	NA	NA	NA	350	400	400	10,000	15 - 600
Cadmium	NA	NA	0.33	NA	NA	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NA	10.4	NA	NA	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	584	ND	618	ND	687	88.1	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	NA	0.142	NA	NA	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	NA	ND<5.58	NA	NA	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	NA	ND<0.56	NA	NA	NA	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 5
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	605 BOT 1	605 NE 3	605 E 6	605 E 9	605 SE 8	605 S 10	605 SW 7	605 W 5	605 W 11	605 NNW 2	605 SE UST BOT 4	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/22/2007	5/22/2007	5/25/2007	6/22/2007	5/25/2007	6/22/2007	5/25/2007	5/25/2007	6/22/2007	5/22/2007	5/25/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)																
VOCs	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)																
Arsenic	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<5.75	NA	16	16	16	16	3-12
Barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	52.2	NA	350	400	400	10,000	15 - 600
Cadmium	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.08	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NA	NA	NA	NA	NA	NA	NA	NA	11.0	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	ND<2.55	108	**824**	27.3	**1040**	29.5	464	**677**	52.2	55.8	ND<2.59	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.508	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<5.75	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND<0.58	NA	36	180	1500	6800	NCE

Notes:

All results are reported in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 6
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New Yorkd

Sample Location	606 BOT 1	606 BOT 2	606 BOT 3	606 BOT 4	606 NE	606 NE 2	606 SE	606 SE 2	606 SW	606 SW 2	606 NW	606 UST-N-B	606 UST-S-B	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/24/2007	5/24/2007	5/24/2007	5/24/2007	5/29/2007	6/22/2007	5/29/2007	6/22/2007	5/29/2007	6/22/2007	5/29/2007	5/25/2007	5/25/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)																		
VOCs	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	ND	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)																		
Arsenic	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	16	16	16	16	3-12
Barium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	24.5	NA	NA	350	400	400	10,000	15 - 600
Cadmium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.12	NA	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	9.24	NA	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	17.3	22.9	**799**	377	**1700**	103	**815**	20.9	**1390**	100	97	ND	ND	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.035	NA	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	36	180	1500	6800	NCE

Notes:

All results are reported in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Table 7
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

Sample Location	607 BOT 1	607 N	607 N 2	607 E	607 S	607 W	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/24/2007	5/29/2007	6/22/2007	5/29/2007	5/29/2007	5/29/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)											
VOCs	NA	NA	NA	NA	NA	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)											
Arsenic	NA	ND<5.82	NA	NA	NA	NA	16	16	16	16	3-12
Barium	NA	191.	NA	NA	NA	NA	350	400	400	10,000	15 - 600
Cadmium	NA	0.40	NA	NA	NA	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	13.1	NA	NA	NA	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	<2.58	**906**	22.4	69.6	309	161	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	0.092	NA	NA	NA	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	ND<5.82	NA	NA	NA	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	ND<0.59	NA	NA	NA	NA	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

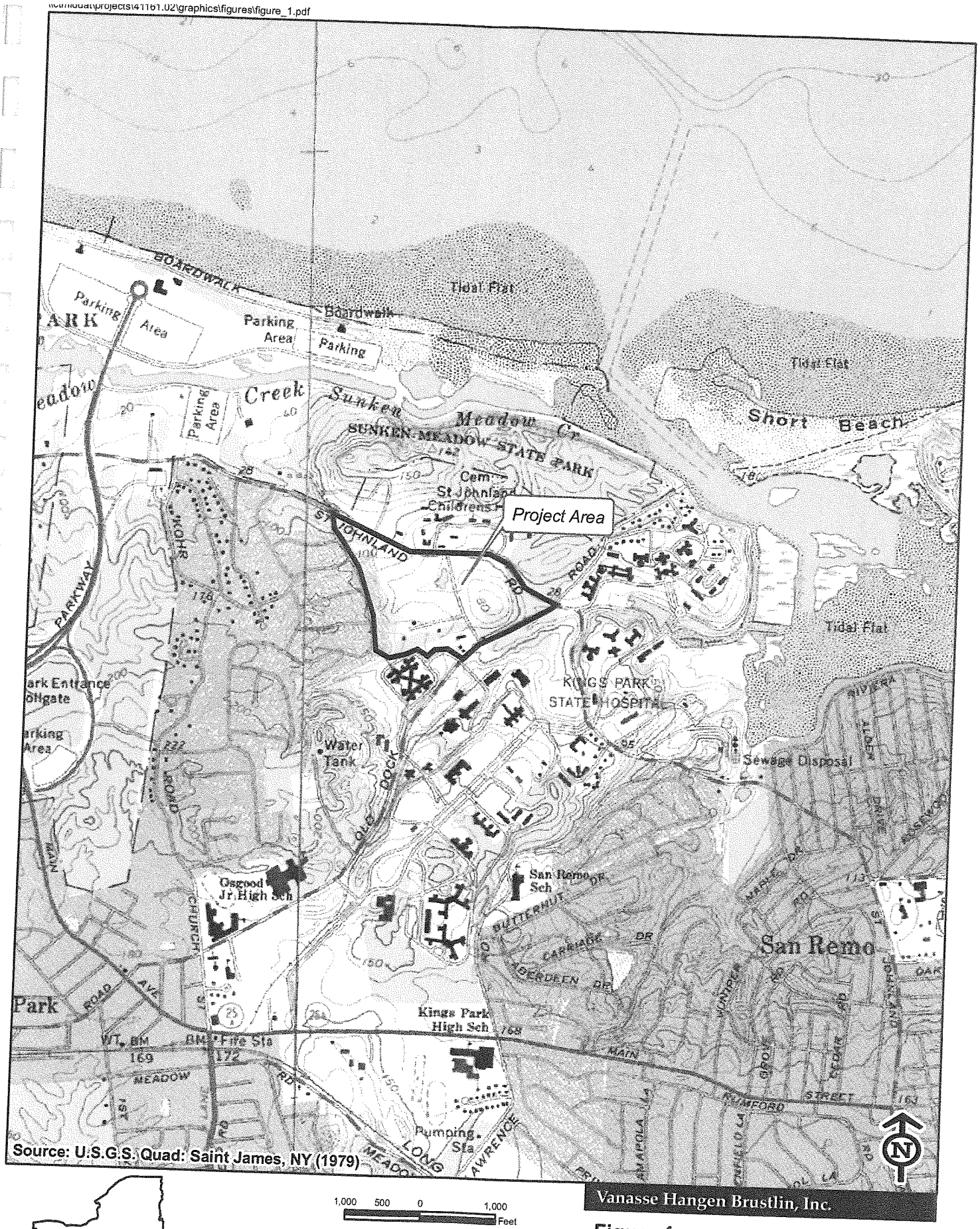
Table 8
Post Excavation Soil Analytical
Uplands at St. Johnland
Old Dock Road, Kings Park, New York

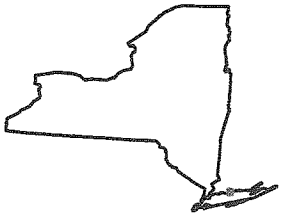
Sample Location	608 BOT 1	NYS DEC 6 NYCRR Part 375 Protection of Public Health Cleanup Objective				Eastern USA Background Level
Sample Date	5/24/2007	Residential	Restricted Residential	Commercial	Industrial	NYS DEC TAGM-4046 Soil Cleanup Criteria
Volatile Organic Compounds (VOCs) via 8260C (mg/kg)						
VOCs	NA	NCE	NCE	NCE	NCE	NCE
Total RCRA 8 Metals via 6010 (mg/kg)						
Arsenic	NA	16	16	16	16	3-12
Barium	NA	350	400	400	10,000	15 - 600
Cadmium	NA	2.5	4.3	9.3	60	0.1 - 1
Chromium	NA	NCE	NCE	NCE	NCE	1.5 - 40
Lead	ND<2.56	400	400	1,000	3,900	200 - 500 (Developed/Suburban Area)
Mercury	NA	0.81	0.81	2.8	5.7	0.001 - 0.2
Selenium	NA	36	180	1,500	6,800	0.1 - 3.9
Silver	NA	36	180	1500	6800	NCE

Notes:

All results are repoted in mg/kg (milligrams per kilogram) unless otherwise noted.
Bold & Shaded fields indicate exceedence of applicable criteria.
NA = Not Analyzed.
ND = Not Detected above the laboratory detection limit for the specific compound and method.
NCE = No Criteria Established for this Compound.
NYS DEC = New York State Department of Environmental Conservation.
TAGM = Technical and Administrative Guidance Memorandum.
Only identified compounds are shown.

Figures



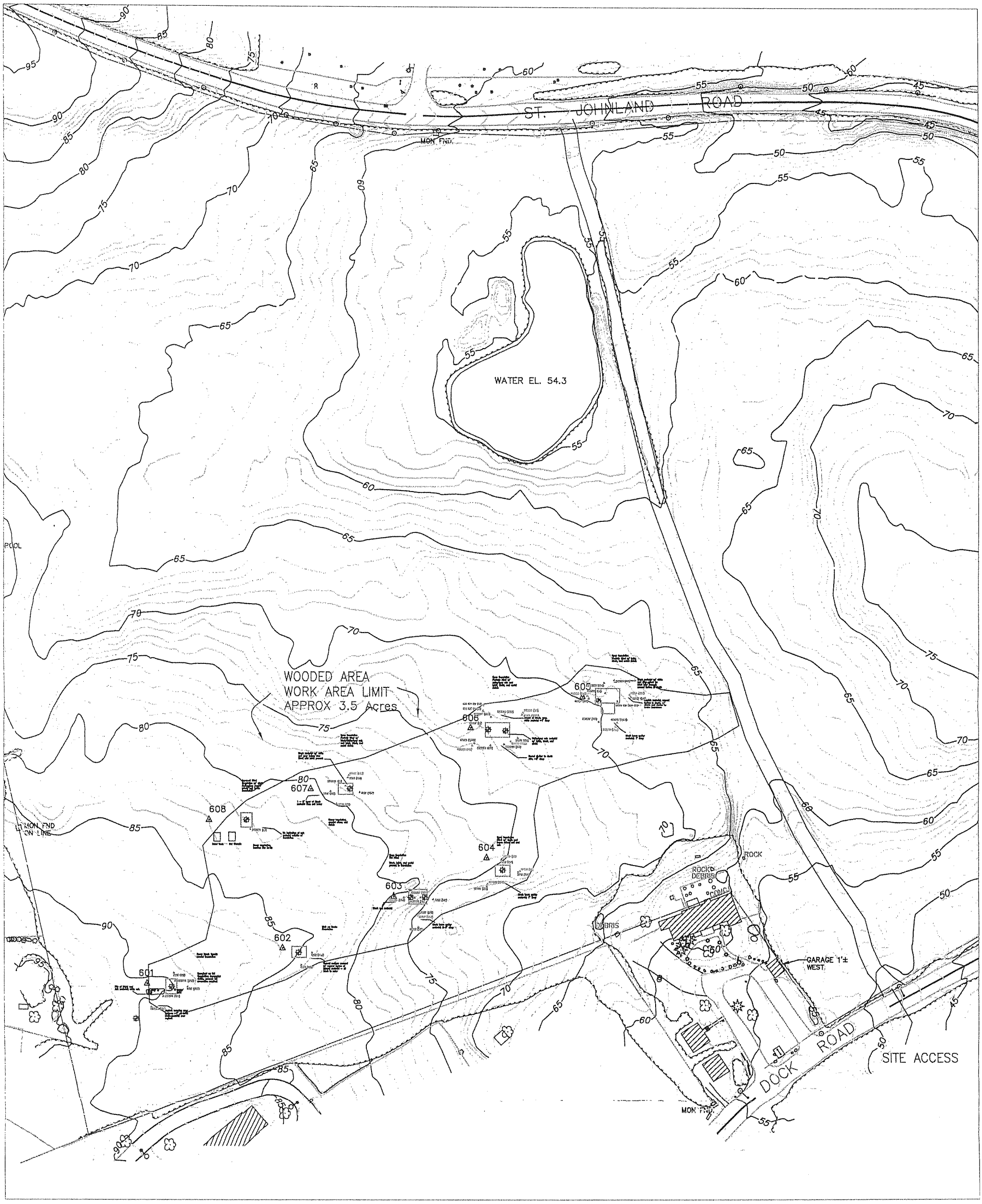


Quadrangle Location

1,000 500 0 1,000 Feet

Vanasse Hangen Brustlin, Inc.

Figure 1
Site Location Map
Uplands at St. Johnland
King's Park, NY

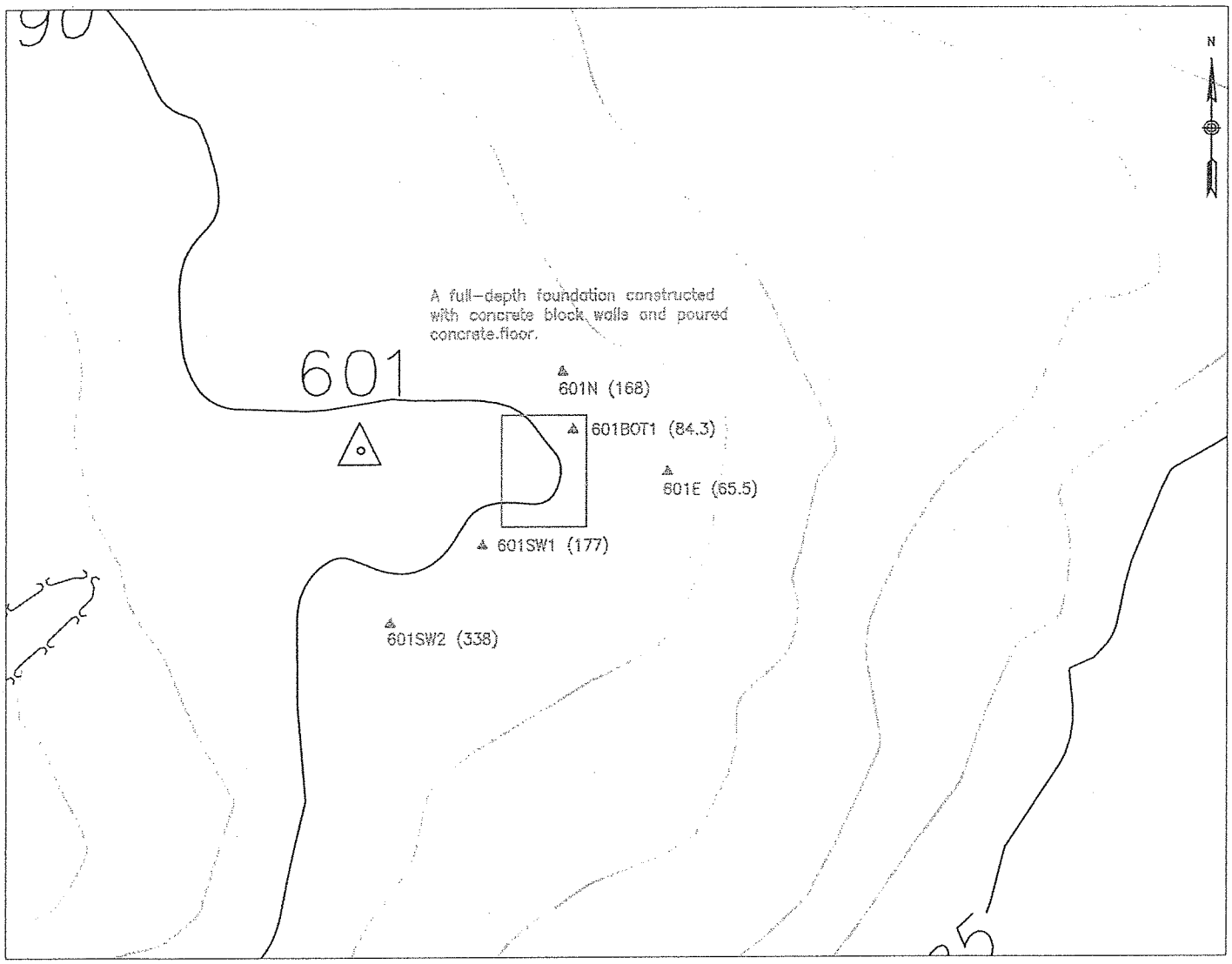


Vanasse Hangen Brustlin, Inc.

Figure 2 July 2007

Overall Site Schematic

Uplands at St Johnland
Kings Park, NY



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

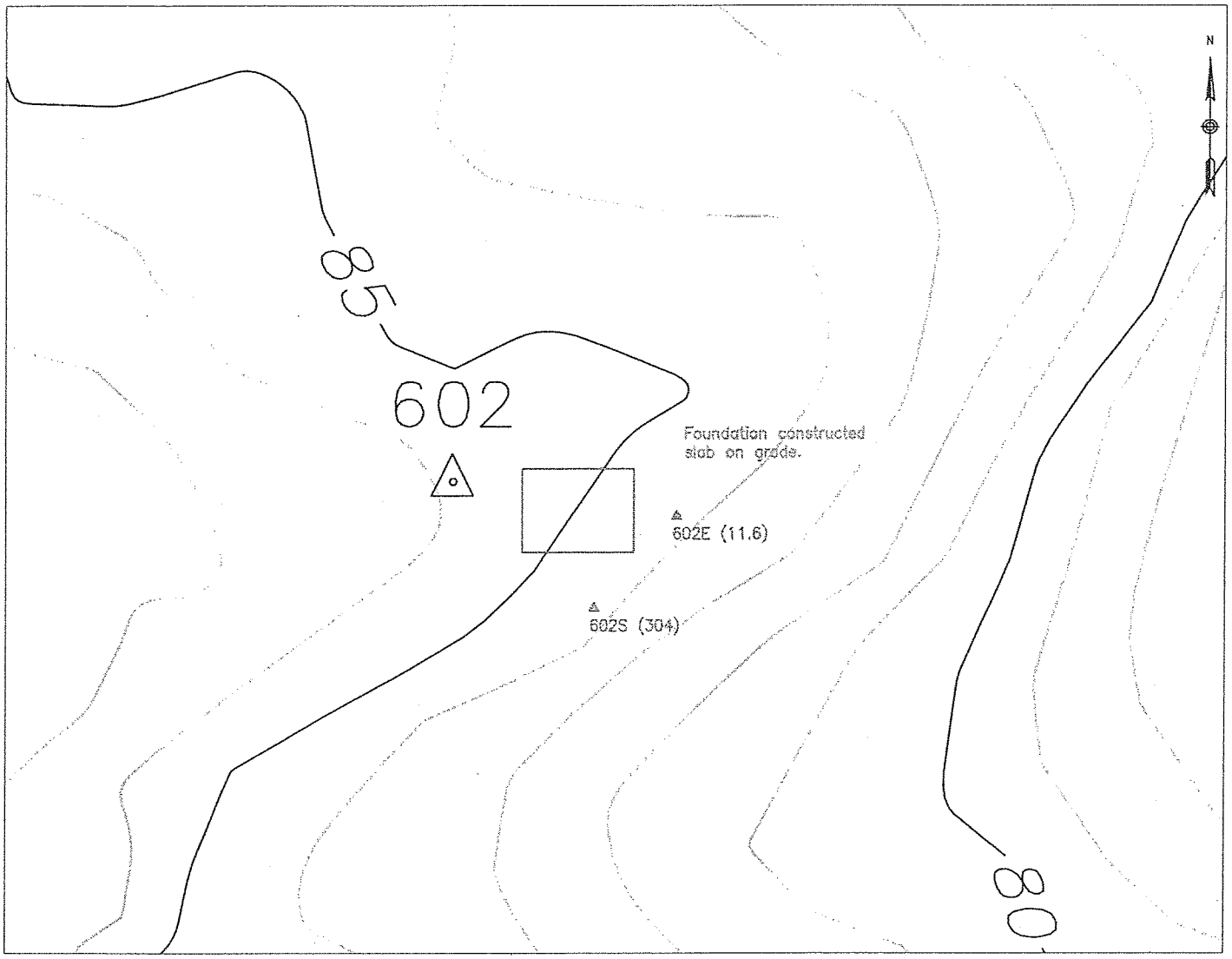
Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 601
Uplands at St. Johnland
Kings Park, NY

Figure 3
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

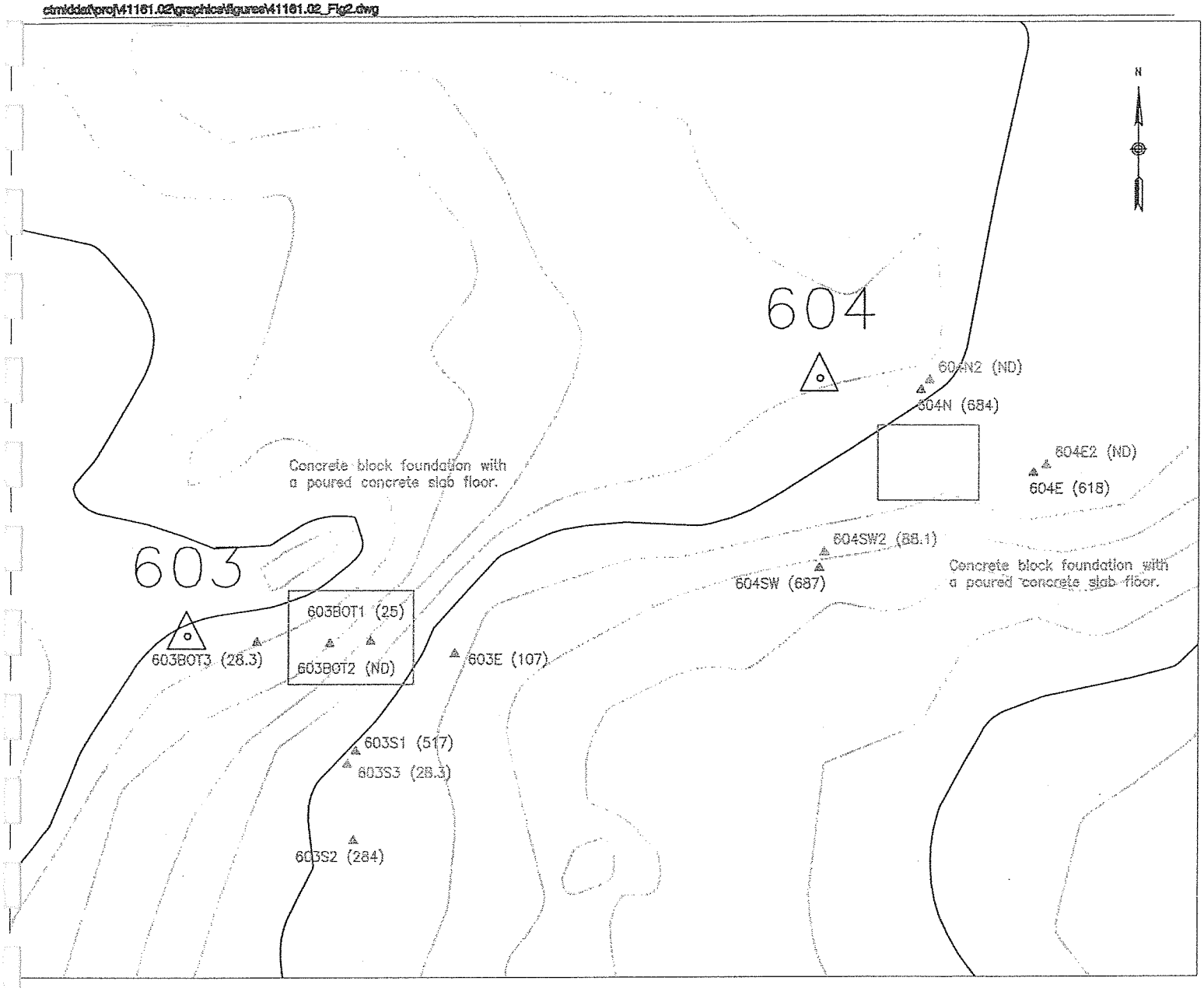
Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 602
Uplands at St. Johnland
Kings Park, NY

Figure 4
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

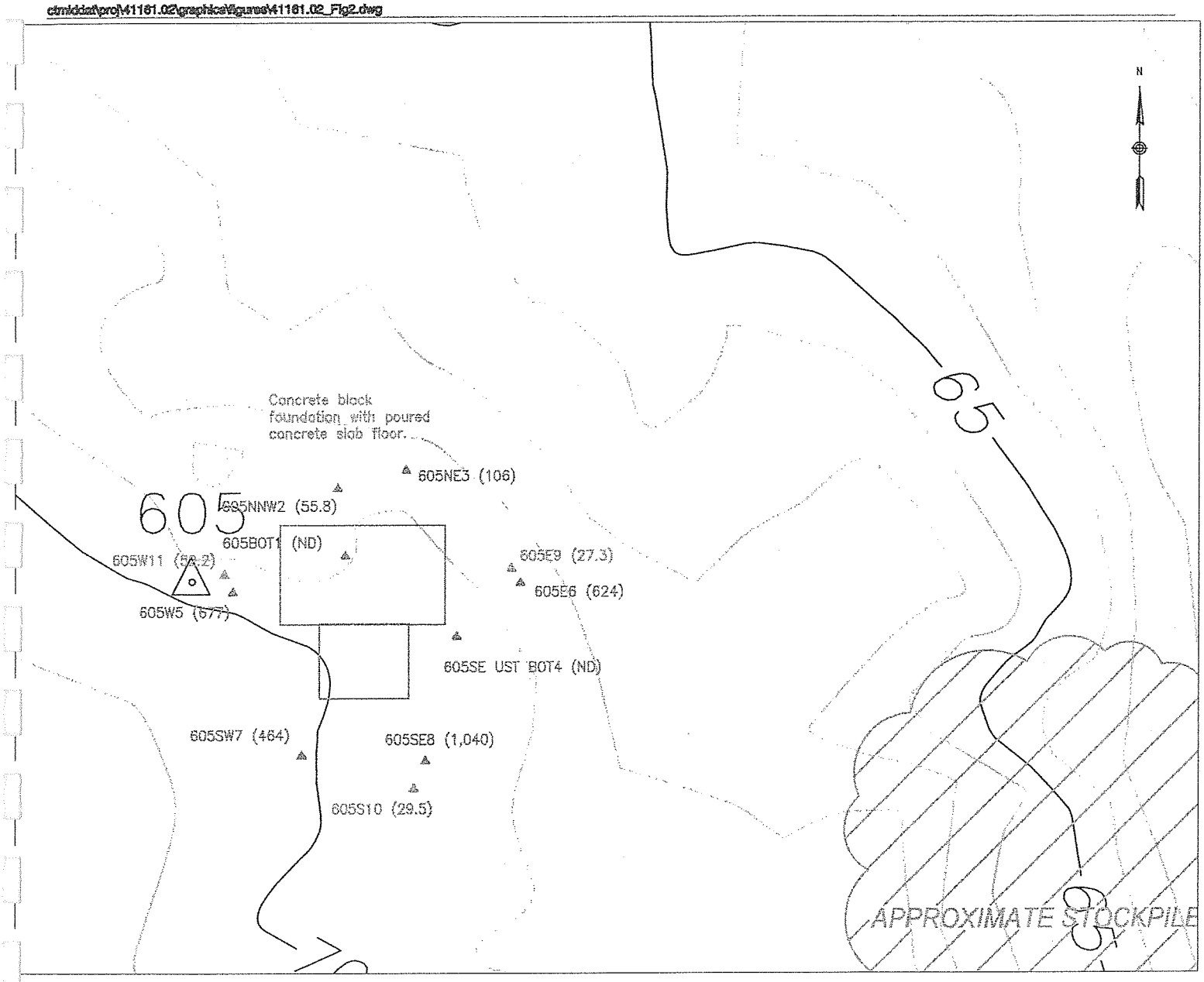
Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 603 and 604
Uplands at St. Johnland
Kings Park, NY

Figure 5
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

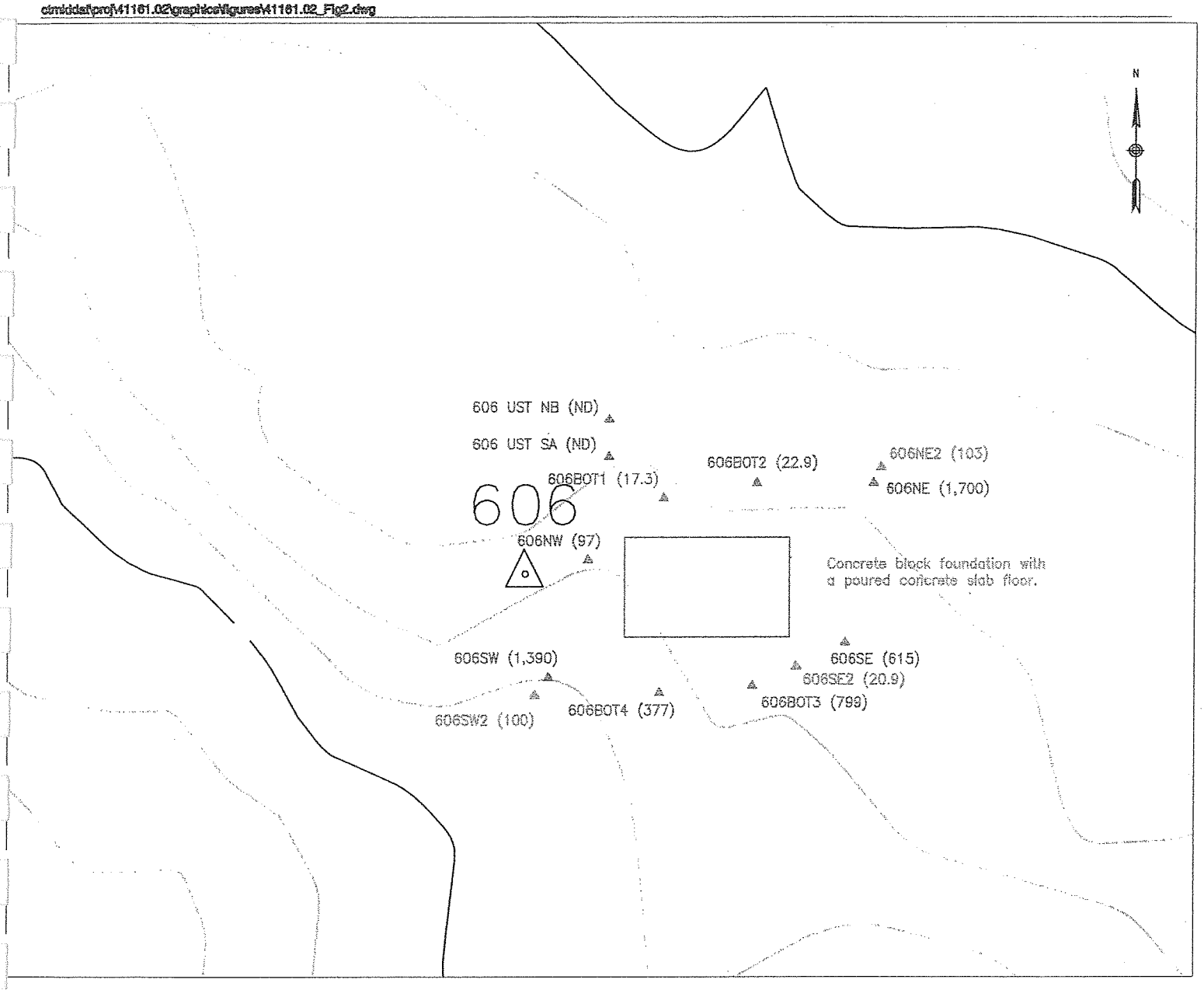
Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 605
Uplands at St. Johnland
Kings Park, NY

Figure 6
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

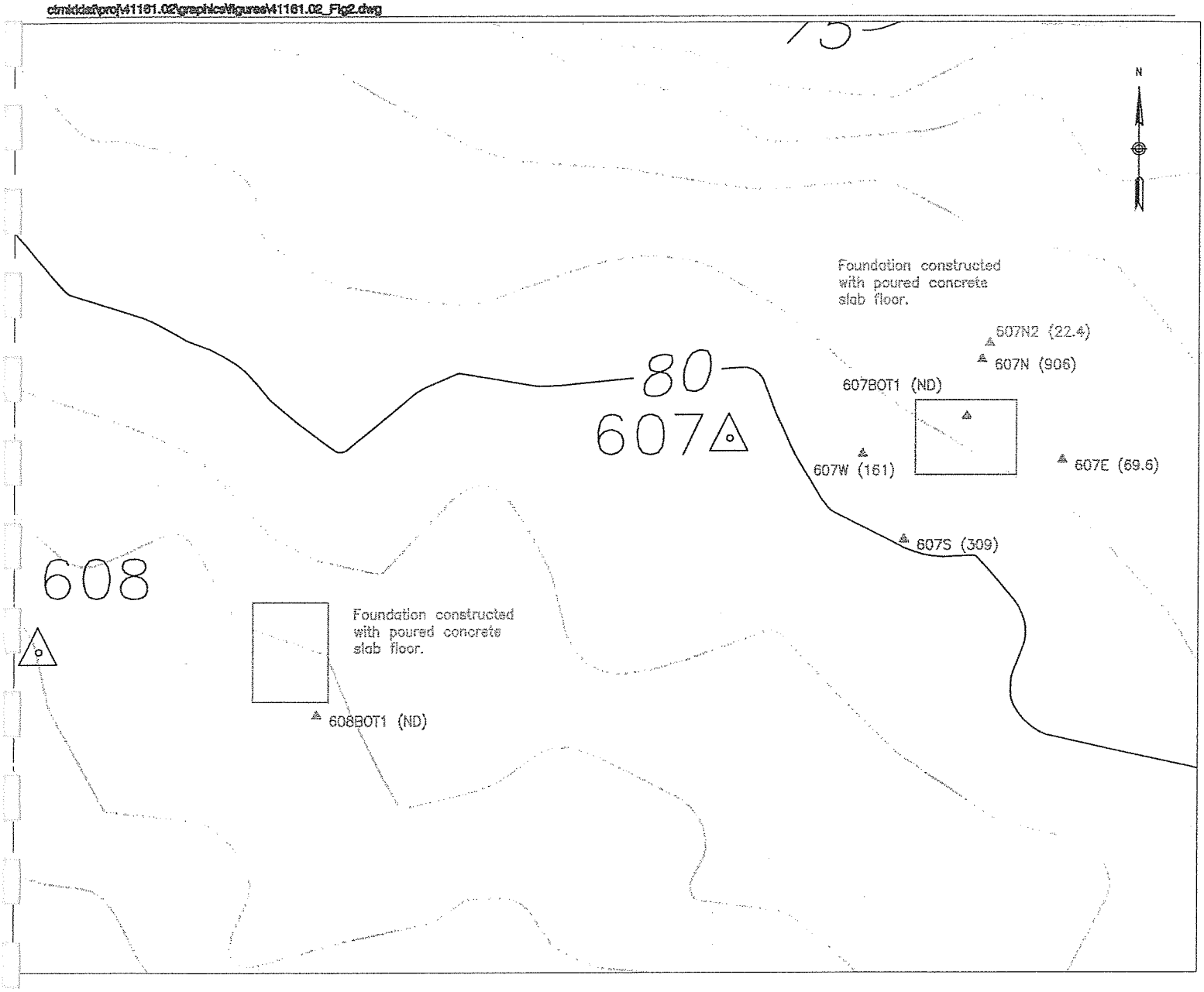
Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 606
Uplands at St. Johnland
Kings Park, NY

Figure 7
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)



30 0 30 60

SCALE IN FEET

SOURCE(S):

FIELD OBSERVATION
BY VHB, INC.

Vanasse Hangen Brustlin, Inc.

Post-Excavation Confirmation Samples
Foundation Area 607 and 608
Uplands at St. Johnland
Kings Park, NY

Figure 8
July 2007

LEGEND

▲ APPROXIMATE SOIL SAMPLE LOCATION
Total Lead (ppm) / TCLP Lead (mg/l)

Appendix A
Limitations

Remedial Action Plan – Uplands at St. Johnland

Old Dock Road and St. Johnland Road, Kings Park, NY

- This report has been prepared for the sole and exclusive use of St. Johnland and is subject to and issued in connection with the Agreement and the provisions thereof. Any use or reliance upon information provided in this report, without the specific written authorization of Client and VHB, shall be at User's sole risk.

- In preparing this report, VHB has obtained and relied upon information from multiple sources to form certain conclusions regarding potential environmental issues at and in the vicinity of the subject property. Except as otherwise noted, no attempt has been made to verify the accuracy or completeness of such information.

- The objectives of the assessment described in this report were to assess the physical characteristics of the subject property with respect to overt evidence of past or present use, storage, and/or disposal of oil or hazardous materials, as defined in applicable state and federal environmental laws and regulations, and to gather information regarding current and past operations and environmental conditions at and in the vicinity of the subject property.

- The assessment presented in this report is based solely upon information gathered to date. Should further environmental or other relevant information be developed at a later date, Client should bring the information to the attention of VHB as soon as possible. Based upon an evaluation, VHB may modify the report and its conclusions.

- In conducting this assessment, VHB has obtained and relied upon information from multiple sources to form certain conclusions regarding potential environmental issues at and in the vicinity of the subject

parcel(s). Except as otherwise noted, VHB has not verified the accuracy or completeness of such information.

- The objectives of the assessment described in this report were to investigate soil and groundwater (if encountered) quality with respect to evidence of past or present use, storage and/or disposal of oil or hazardous materials, as defined in applicable state and federal environmental law and regulations.

- The findings, observations and conclusions presented in this report, including the extent of subsurface explorations and other tests, are limited by the scope of services outlined in our Agreement. Furthermore, the assessment has been performed in accordance with generally accepted engineering practices. No other warranty, expressed or implied, is made.

Appendix B
USEPA & Local Permits

OMB#: 2050-0028 Expires 06/30/2009

SEND COMPLETED FORM TO: The Appropriate State or EPA Regional Office.

United States Environmental Protection Agency

RCRA SUBTITLE C SITE IDENTIFICATION FORM

1. Reason for Submittal (See instructions on page 13.)

MARK ALL BOX(ES) THAT APPLY

Reason for Submittal:

- [X] To provide Initial Notification of Regulated Waste Activity (to obtain an EPA ID Number for hazardous waste, universal waste, or used oil activities)
- [ ] To provide Subsequent Notification of Regulated Waste Activity (to update site identification information)
- [ ] As a component of a First RCRA Hazardous Waste Part A Permit Application
- [ ] As a component of a Revised RCRA Hazardous Waste Part A Permit Application (Amendment #_____)
- [ ] As a component of the Hazardous Waste Report

2. Site EPA ID Number (page 14)

EPA ID Number

3. Site Name (page 14)

Name: Society of St Johnland

4. Site Location Information (page 14)

Street Address: 395 OLD DOCK Rd.

City, Town, or Village: Kings Park State: NY

County Name: Suffolk Zip Code: 11754

5. Site Land Type (page 14)

Site Land Type: [X] Private [ ] County [ ] District [ ] Federal [ ] Indian [ ] Municipal [ ] State [ ] Other

6. North American Industry Classification System (NAICS) Code(s) for the Site (page 14)

A. 813212 B.

C. D.

7. Site Mailing Address (page 15)

Street or P. O. Box: 395 Sunken Meadow Rd

City, Town, or Village: Kings Park

State: New York

Country: USA Zip Code: 11754

8. Site Contact Person (page 15)

First Name: Mary MI: J Last Name: Weber

Phone Number: 631 269 5800 Extension: 2797 Email address: SJNC002@aol.com

9. Operator and Legal Owner of the Site (pages 15 and 16)

A. Name of Site's Operator: Society of St Johnland Date Became Operator (mm/dd/yyyy): 1866

Operator Type: [X] Private [ ] County [ ] District [ ] Federal [ ] Indian [ ] Municipal [ ] State [ ] Other

B. Name of Site's Legal Owner: same as 9A Date Became Owner (mm/dd/yyyy): May 20, 1870

Owner Type: [X] Private [ ] County [ ] District [ ] Federal [ ] Indian [ ] Municipal [ ] State [ ] Other

EPA ID NO: |__|__|__|__|__|__|__|__|__|__|__|__|__|__|

OMB#: 2050-0028 Expires 06/30/2009

9. Legal Owner (Continued) Address	Street or P. O. Box: Same as Section 7	
	City, Town, or Village:	
	State:	
	Country:	Zip Code:

10. Type of Regulated Waste Activity
Mark "Yes" or "No" for all activities; complete any additional boxes as instructed. (See instructions on pages 17 to 20.)

A. Hazardous Waste Activities
Complete all parts for 1 through 6.

Y ☑ N ☐ **1. Generator of Hazardous Waste**
If "Yes", choose only one of the following - a, b, or c.

☑ a. LQG: Greater than 1,000 kg/mo (2,200 lbs./mo.) of non-acute hazardous waste; or

☐ b. SQG: 100 to 1,000 kg/mo (220 - 2,200 lbs./mo.) of non-acute hazardous waste; or

☐ c. CESQG: Less than 100 kg/mo (220 lbs./mo.) of non-acute hazardous waste

In addition, indicate other generator activities.

Y ☐ N ☑ d. United States Importer of Hazardous Waste

Y ☐ N ☑ e. Mixed Waste (hazardous and radioactive) Generator

Y ☐ N ☑ **2. Transporter of Hazardous Waste**

Y ☐ N ☑ **3. Treater, Storer, or Disposer of Hazardous Waste (at your site)** Note: A hazardous waste permit is required for this activity.

Y ☐ N ☑ **4. Recycler of Hazardous Waste (at your site)**

Y ☐ N ☑ **5. Exempt Boiler and/or Industrial Furnace**
If "Yes", mark each that applies.
☐ a. Small Quantity On-site Burner Exemption
☐ b. Smelting, Melting, and Refining

Y ☐ N ☑ **6. Underground Injection Control**

B. Universal Waste Activities

Y ☐ N ☑ **1. Large Quantity Handler of Universal Waste (accumulate 5,000 kg or more) [refer to your State regulations to determine what is regulated]. Indicate types of universal mark all boxes that apply:**

	Manage
a. Batteries	☐
b. Pesticides	☐
c. Mercury containing equipment	☐
d. Lamps	☐
e. Other (specify) _____	☐
f. Other (specify) _____	☐
g. Other (specify) _____	☐

Y ☐ N ☑ **2. Destination Facility for Universal Waste**
Note: A hazardous waste permit may be required for this activity.

C. Used Oil Activities
Mark all boxes that apply.

Y ☐ N ☑ **1. Used Oil Transporter**
If "Yes", mark each that applies.
☐ a. Transporter
☐ b. Transfer Facility

Y ☐ N ☑ **2. Used Oil Processor and/or Re-refiner**
If "Yes", mark each that applies.
☐ a. Processor
☐ b. Re-refiner

Y ☐ N ☑ **3. Off-Specification Used Oil Burner**

Y ☐ N ☑ **4. Used Oil Fuel Marketer**
If "Yes", mark each that applies.
☐ a. Marketer Who Directs Shipment of Off-Specification Used Oil to Off-Specification Used Oil Burner
☐ b. Marketer Who First Claims the Used Oil Meets the Specifications

EPA ID NO: |__|__|__|__|__|__|__|__|__|__|__|__|

OMB#: 2050-0028 Expires 06/30/2009

11. Description of Hazardous Wastes (See instructions on page 21.)

A. Waste Codes for Federally Regulated Hazardous Wastes. Please list the waste codes of the Federal hazardous wastes handled at your site. List them in the order they are presented in the regulations (e.g., D001, D003, F007, U112). Use an additional page if more spaces are needed.

D008						

B. Waste Codes for State-Regulated (i.e., non-Federal) Hazardous Wastes. Please list the waste codes of the State-regulated hazardous wastes handled at your site. List them in the order they are presented in the regulations. Use an additional page if more spaces are needed for waste codes.

12. Comments (See instructions on page 21.)

one time only cleanup

13. Certification. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.
For the RCRA Hazardous Waste Part A Permit Application, all operator(s) and owner(s) must sign (see 40 CFR 270.10 (b) and 270.11). **(See instructions on page 21.)**

Signature of operator, owner, or an authorized representative	Name and Official Title (type or print)	Date Signed (mm/dd/yyyy)
Mary Jean Weber	Mary Jean Weber CEO/Adm.	4/2/07

ACKNOWLEDGEMENT OF NOTIFICATION OF HAZARDOUS WASTE ACTIVITY

Region 2

04/20/2007

This is to acknowledge that you have filed a Notification of Hazardous Waste Activity for the installation located at the address shown in the box below to comply with Section 3010 of the Resource Conservation and Recovery Act (RCRA). Your EPA Identification Number for that installation appears in the box below. The EPA Identification Number must be included on all shipping manifests for transporting hazardous wastes; on all Annual Reports that generators of hazardous waste, and owners and operators of hazardous waste treatment, storage and disposal facilities must file with EPA; on all applications for a Federal Hazardous Waste Permit; and other hazardous waste management reports and documents required under Subtitle C of RCRA.

EPA I.D. NUMBER:	NYR000145722
INSTALLATION NAME:	SOCIETY OF ST JOHNLAND
INSTALLATION ADDRESS :	595 OLD DOCK RD KINGS PARK, NY 11754
MAILING ADDRESS :	395 SUNKEN MEADOW RD KINGS PARK, NY 11175-4

EPA Form 8700-12AB (4-80)

USEPA - REGION 2
RCRA Programs Branch
290 Broadway, 22nd Floor
New York, NY 10007-1866

ATTN: RCRA NOTIFICATIONS
Tel : (212) 637-4106
Fax: (212) 637-3056

TO: SOCIETY OF ST JOHNLAND
or Current Occupant

ATTN: MARY WEBER
395 SUNKEN MEADOW RD
KINGS PARK, NY 11175-4

BUILDER'S COPY

TOWN OF SMITHTOWN, Suffolk County, NY

RESIDENTIAL & COMMERCIAL APPLICATION FOR SITE WORK/DEMOLITION SPECIAL EXCEPTION/TEMPORARY USE CHANGE OF USE

TO BE FILLED IN BY APPLICANT

(To be filled in by Building Department.)
S.C.T.M. No. 0800- 8 - 4 - 2
Application No. 123678
Zoning District R-43 Permit No. 123678
Permit Issued 7/10 20 07
Permit Expires 7/9 -20 08
Commercial ✓ Residential ___

☐ Change of Use ☐ Temporary Use ☑ Demolition
☐ Site Work ☐ Special Exception ☐ Tent
☐ Other

Property is located at Old Dock Road (address)
City Kings Park, NY Designated as Map of 0800 8 - 4 - 2
Section ___ Block ___ Lot(s) ___ (Tax Map No.)
Owner's Name Society of St John land Telephone Number 631 269 5800
Address 395 Sunken Meadow Rd
City Kings Park State NY Zip 11754
Contractor Eastern Environmental Solutions Inc Contact Person Michael Flynn
Contractor's address PO Box 516 Speonk NY 11972
Contractor's phone no. 631 3252700

Description of proposed work:
Removal of Remaining Cinder block foundations of structures that have previously been removed.
approved 6/27/07 [illegible]

AFFIDAVIT

I Michael O. Flynn Jr. being duly sworn depose and state that to the best of my knowledge and belief the statements contained in this application together with the plans and specifications submitted are a true and complete statement of all proposed work to be done on the described premises as it has been approved by the Town of Smithtown and that all provisions of the Zoning and Building Ordinance and the State Building Code and all other laws pertaining to the proposed work shall be complied with, and that such work is authorized by the owner

Sworn to before me this 21st Day of June 20 07
Amelia Prieto

Signature [illegible] President
(Owner, Owner's Agent, Architect, Contractor)
[illegible]

AMELIA PRIETO
Notary Public, State of New York
No. 01PR6108478
Qualified In Suffolk County
My Commission Expires April 19, 2008

BUILDER'S COPY

TOWN OF SMITHTOWN

OFFICE of the BUILDING DEPARTMENT

John Bongino
Town of Smithtown Building Director

Tel: (631) 360-7520 Fax: (631) 360-7639

Permit Number : 123678

Building Permit

Applicant
St. Johnlands Nursing Center, Inc.
395 Sunken Meadow Road
Kings Park NY 11754
Phone : 269-5800

Property 395 Sunken Meadow Road
Kings Park NY 11754
SCTM # : 89-008.000-0004-002.000

July 10, 2007

Permit Expires: 7/9/2008

You are hereby notified that occupancy of any building without a Certificate of Occupancy duly issued by this Department is illegal and will subject you to immediate prosecution of a criminal nature and or removal under the Town Building Code Ordinance

Map of : Described Property **Zone :** R-43
Township : Kings Park
Legal Description : North side of Sunken Meadow Road

Work Description: Demolition of miscellaneous debris, metal, concrete, brick and other unsuitable materials to code; St. Johnland Nursing Home

Receipts: $250.00

Receipt Number: 55188

PURSUANT TO APPLICATION AND PLANS APPROVED BY THE BUILDING INSPECTOR

NOTE: The holder of this permit is requested to familiarize himself with the ordinance under which said permit is granted. Any violation of the provisions of said ordinance shall render the offender for the penalties provided thereof, and in addition thereto may result in the immediate revocation of the permit.

This permit must be kept on the premises until full completion of the work authorized

DATE 7-10-07 PERMIT NO. 123678

OFFICE OF THE BUILDING DEPARTMENT
TOWN OF SMITHTOWN, SUFFOLK COUNTY, NEW YORK

BUILDING PERMIT

Permission is hereby granted to erect buildings or alterations as per application; All work to comply with requirements of the Zoning Ordinance of the Township of Smithtown for a Demolition of miscellaneous debris, metal, concrete, brick and other unsuitable materials to code; St. Johnland Nursing Home

THIS BUILDING CANNOT BE OCCUPIED OR USED UNTIL A CERTIFICATE OF OCCUPANCY AND/OR A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED.

This permit must be posted on exterior of front of Building until a certificate has been issued.

395 Sunken Meadow Road
Kings Park NY 11754
SCTM # : 89-008.000-0004-002.000

Property Location

By John Bongino /ons

JOHN BONGINO
TOWN OF SMITHTOWN BUILDING DIRECTOR

Appendix C
Hazardous & Non-hazardous Manifests

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St John land

MAN. NO. 001874676JJK

TRANSPORTER JD

VEHICLE ID. 12

DRIVER ON OFF

REMARKS:

IN

78860 LB

01:37 PM 05/23/07

OU

26400 LB

02:00 PM 05/23/07

WEIGH-TRONIX®

52460

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874676 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CEWJ 129182 APP.990001 (1)1122
(1)ERGN 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brosee (AS AGENT FOR) — Signature: [signature] — Month 05 Day 23 Year 07

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Jonathan Ruiz — Signature: [signature] — Month 5 Day 23 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

DESIGNATED FACILITY

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 52460 lb
Manifest Reference Number:
U.S. EPA ID Number:
18b. Alternate Facility (or Generator)
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) — Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Kevin Mangiaca — Signature: [signature] — Month 5 Day 23 Year 07

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO GENERATOR

Please print or type. (Form designed for use on elite (12-pitch) typewriter.) Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874670 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291165

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	23 CY	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129176 APP.990001 (1)1122
(1)ERBB 17%; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Krusse (as agent for) — Signature: [signature] — Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Jonathan Baez — Signature: [signature] — Month 5 Day 23 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 5616 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morski — Signature: [signature] — Month 5 Day 23 Year 07

GENERATOR — INT'L — TRANSPORTER — DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete. DESIGNATED FACILITY TO GENERATOR

lease print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874675 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	1. NR HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	EST 20	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information: CENJ 129181 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Krusse (AS AGENT FOR) — Signature: [signature] — Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MARCEL SOLIMANO — Signature: [signature] — Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 55600lb
Manifest Reference Number:
18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) — Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H011 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: [illegible] — Signature: [signature] — Month 5 Day 22 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874671 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #1
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	XX 1	DT	Est 18	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129177 APP.990001 (1)1122
(1)ERGN 171; E/G 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Krusse (as agent for) — Signature: [signature] — Month 05 Day 23 Year 07

16. International Shipments: [X] Import to U.S. [ ] Export from U.S. — Port of entry/exit:
Transporter signature (for exports only): — Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: DAVID H. BAUER JR. — Signature: [signature] — Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space: [X] Quantity [ ] Type [ ] Residue [ ] Partial Rejection [ ] Full Rejection
Actual wt rec'd 63280 lbs — Manifest Reference Number:
18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) — Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Dave Murray — Signature: [signature] — Month 5 Day 22 Year 07

GENERATOR — INT'L — TRANSPORTER — DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO GENERATOR

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000148[illegible]
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874669 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	20	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information: CENJ 129175 APP.990001 (1)1122
(1)ERGM 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS
lead < 0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Russo / AGENT FOR
Signature: [signature]
Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MIKE STOCHMAL
Signature: [signature]
Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name:
Signature:
Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 51480 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator)
U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator)
Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H011 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Murray
Signature: [signature]
Month 5 Day 23 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO GENERATOR

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874676 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22 ~~84~~	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129182 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brosseau (AS AGENT FOR) Signature: [signature] Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Jonathan Baez Signature: [signature] Month 5 Day 23 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 52460 lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Moriarty Signature: [signature] Month 5 Day 23 Year 07

GENERATOR | TRANSPORTER | INT'L | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874670 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt/Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22 Est	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: LENJ 129176 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brusse (AS AGENT FOR) Signature: [signature] Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Jonathan Baez Signature: [signature] Month 5 Day 23 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt. rec'd 56160 lbs
Manifest Reference Number:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris Signature: [signature] Month 5 Day 23 Year 07

GENERATOR | TRANSPORTER INTL | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of John Land

MAN. NO. 001874750

TRANSPORTER 11

VEHICLE ID. 1

DRIVER ON OFF

REMARKS:

IN

73580 LB

08:47 AM 05/29/07

OUT

25140 LB

10:16 AM 05/29/07

48440

WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874750 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #1
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	XX 1	DT	EST 18	Y	D008
	2.					
	3.					
	4.					

129213

14. Special Handling Instructions and Additional Information: CENJ ~~[illegible]~~ APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable International and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Jim R Brusser (AS AGENT FOR) Signature: [signature] Month 05 Day 29 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: DAVID H. BAUER Jr Signature: [signature] Month 05 Day 29 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 48440 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug MORIAS Signature: [signature] Month 05 Day 29 Year 07

GENERATOR | INTL | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHN LAND

MAN. NO. 001874689JJK

TRANSPORTER JD

VEHICLE ID. 5

DRIVER ON OFF

REMARKS:

IN

72020 LB

08:27 AM 05/25/07

OUT

25800 LB

09:50 AM 05/25/07

46220

WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874689 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	23 T 18	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129253 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (AS AGENT FOR) | Signature: | Month 05 Day 25 Year 07

GENERATOR

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: [illegible] | Signature: | Month 5 Day 25 Year 7
Transporter 2 Printed/Typed Name: | Signature: | Month Day Year

DESIGNATED FACILITY

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 46220 lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morlas | Signature: | Month 5 Day 25 Year 07

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St John/and

MAN. NO. 001874690JJK

TRANSPORTER JD

VEHICLE ID. 11

DRIVER ON OFF

REMARKS:

IN

72460 LB

08:56 AM 05/25/07

OU

27820 LB

10:07 AM 05/25/07

WEIGH-TRONIX®

44640

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874690 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. JD #11
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	14	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: LENJ 129254 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S Kuzmechak (As Agent) Signature: [signature] Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Rolando Cruz Signature: [signature] Month 05 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 44640lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Don G Moriarty Signature: [signature] Month 5 Day 25 Year 07

GENERATOR
TRANSPORTER INTL
DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St John and

MAN. NO. 00187469 JJK

TRANSPORTER JD

VEHICLE ID. 8

DRIVER ON OFF

REMARKS:

IN

72680 LB

08:58 AM 05/25/07

OUT

27940 LB

10:11 AM 05/25/07

WEIGH-TRONIX®

44740

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874691 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. 8#
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number: 090718

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	18	EST Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129255 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S Kuzmich III (As Agent) Signature: S Kuzmich Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Luis A Contreras Jr Signature: Month 5 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt-rec'd 44740 lbs Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Moor 1/081 Signature: Month 5 Day 25 Year 07

GENERATOR / TRANSPORTER INT'L / DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of Johnland

MAN. NO. 001874692JJK

TRANSPORTER JD

VEHICLE ID. 4

DRIVER ON OFF

REMARKS:

IN

74080 LB

10:01 AM 05/25/07

OU

25880 LB

10:20 AM 05/25/07

48200

WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874692 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #14
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22T	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information CERJ 129256 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (AS AGENT FOR) Signature: [signature] Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Eddy Flores Signature: [signature] Month 5 Day 25 Year 07
Transporter 2 Printed/Typed Name Signature Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 48200 lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MORRISI Signature: [signature] Month 5 Day 25 Year 07

GENERATOR — TRANSPORTER INTL — DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

IN

GENERATOR Society of St. Johnland

MAN. NO. 001874693JJK

TRANSPORTER JD

VEHICLE ID. 4

DRIVER ON OFF

REMARKS:

74940 LB

10:10 AM 05/25/07

OU

25860 LB

10:25 AM 05/25/07

49080

WEIGHER

WEIGH-TRONIX®

90285

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874693 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. 4
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22T	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information: CENJ 129257 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable International and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S Kuzmech III (As Agent) Signature: [signature] Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Richard Romero Signature: [signature] Month 5 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 49080 lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris Signature: [signature] Month 5 Day 25 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

PA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St. John land

MAN. NO. 001874694JJK

TRANSPORTER 11

VEHICLE ID. 19

DRIVER ON OFF

REMARKS:

IN

74440 LB

10:13 AM 05/25/07

OUT

25940 LB

10:31 AM 05/25/07

48500

WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874694 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #19
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22T	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENV 127258 APP.990001 (171122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S Kuzmechtte (As Agent) Signature: S [signature] Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Edgar Flores Signature: [signature] Month 5 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 48500lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morlas Signature: [signature] Month 5 Day 25 Year 07

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

GENERATOR

TRANSPORTER INTL

DESIGNATED FACILITY

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St. John Land

MAN. NO. 001874695JJK

TRANSPORTER TD

VEHICLE ID. 7

DRIVER ON OFF

REMARKS:

IN

79240 LB

10:15 AM 05/25/07

OUT

24900 LB

10:36 AM 05/25/07

WEIGH-TRONIX®

54340

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874695 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #7
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	BT 20	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information: CENJ 129259 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S Kronmacher (As Agent) Signature: S Kronmacher Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: CALVIN MANLEY Signature: Cal. Manley Month 5 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 54340 lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MOORHEAD Signature: Month 5 Day 25 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St John land

MAN. NO. 001874696JJC

TRANSPORTER ID

VEHICLE ID. 1

DRIVER ON OFF

REMARKS:

IN

72220 LB

10:17 AM 05/25/07

OUT

24820 LB

10:42 AM 05/25/07

47400

WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.) Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874696 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #1
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	XX 1	DT	EST 18	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: LENJ 129260 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: S. Kuzmich (As Agent) Signature: S. Kuzmich Month 05 Day 25 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: DAVID H. BAUER JR. Signature: Month 05 Day 25 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 47400 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST
REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doris Murphy Signature: Month 5 Day 25 Year 07

GENERATOR
TRANSPORTER INT'L
DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete. DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHN LAND

MAN. NO. 00187467 JJK

TRANSPORTER JD

VEHICLE ID. 1

DRIVER ON OFF

REMARKS:

IN

78100 LB

08:40 AM 05/23/07

OUT

24820 LB

09:28 AM 05/23/07

WEIGH-TRONIX®

53280

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874671 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 . 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #1
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	XX 1	DT	Est 18	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129177 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (as agent for) — Signature: [signature] — Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: DAVID H. BAUER Jr. — Signature: [signature] — Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 53280 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) — Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Murphy — Signature: [signature] — Month 5 Day 23 Year 07

GENERATOR — TRANSPORTER INT'L — DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH
of North Jersey, Inc.

GENERATOR Society of St. Johnland

MAN. NO. 001874672 JJK

TRANSPORTER J&D

VEHICLE ID. 4

DRIVER ON OFF

REMARKS:

IN

OUT

WEIGH-TRONIX®

53900
WEIGHER

90285

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874672 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22T	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information CENJ 129178 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Robert Uresk (as Agent for) Signature: Robert Uresk Month 05 Day 24 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Richard Romero Signature: Richard Romero Month 05 Day 24 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 53900 lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris Signature: Month 05 Day 24 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHN LAND

MAN. NO. 001874673JJK

TRANSPORTER JD

VEHICLE ID. 7

DRIVER ON OFF

REMARKS:

IN

83980 LB

09:01 AM 05/24/07

OUT

24900 LB

09:53 AM 05/24/07

WEIGH-TRONIX®

59080

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874673 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #7
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	EST 20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129179 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brosseau (AS AGENT FOR) — Signature: [signature] — Month 05 Day 21 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: CALVIN MANLEY — Signature: [signature] — Month 5 Day 24 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 59080 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morlas — Signature: [signature] — Month 5 Day 24 Year 07

GENERATOR — TRANSPORTER(S) INT'L — DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St Johnland

MAN. NO. 001874674JJK

TRANSPORTER JD

VEHICLE ID. 3

DRIVER ON OFF

REMARKS:

IN

80900 LB

08:54 AM 05/24/07

OUT

26120 LB

09:46 AM 05/24/07

WEIGH-TRONIX®

54782

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874674 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	EST 20	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information LENJ 129180 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussel (AS AGENT FOR)
Signature:
Month Day Year: 05 24 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MAREK SOCHAN
Signature:
Month Day Year: 05 24 07
Transporter 2 Printed/Typed Name:
Signature:
Month Day Year:

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 54780 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator)
U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator)
Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris
Signature:
Month Day Year: 5 24 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST JOHN LAND

MAN. NO. 001874675JJK

TRANSPORTER JD

VEHICLE ID. 3

DRIVER ON OFF

REMARKS:

IN

81320 LB

01:20 PM 05/23/07

OUT

25720 LB

01:40 PM 05/23/07

WEIGH-TRONIX®

555600

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874675 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	EST 20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129181 APP.990001 (1)1122
(1)ERGN 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (AS AGENT FOR) Signature: [signature] Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MARK STOLTMAN Signature: [signature] Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 55600lbs
18b. Alternate Facility (or Generator) Manifest Reference Number:
U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MORIAST Signature: [signature] Month 05 Day 23 Year 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of Johnland

MAN. NO. 001874669JJK

TRANSPORTER JD

VEHICLE ID. 3

DRIVER ON OFF

REMARKS:

IN

77580 LB
08:14 AM 05/23/07

OU

26100 LB

09:22 AM 05/23/07

51480
WEIGHER

WEIGH-TRONIX®

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874669 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 . 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name
J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name
U.S. EPA ID Number:

8. Designated Facility Name and Site Address CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information CENJ 129175 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS
lead < 0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (AS AGENT FOR) Signature: [signature] Month 05 Day 23 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MARK STOCHMAL Signature: [signature] Month 05 Day 23 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 51480 lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MORIASI Signature: [signature] Month 5 Day 23 Year 07

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

GENERATOR

TRANSPORTER INTL

DESIGNATED FACILITY

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHN LAND

MAN. NO. 00187467 7JJK

TRANSPORTER JD

VEHICLE ID. 7

DRIVER ON OFF

REMARKS:

IN

79680 LB

02:38 PM 05/24/07

OUT

24760 LB

03:06 PM 05/24/07

WEIGH-TRONIX®

54920

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874677 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #7
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129183 APP.990001 (1)1122
(1)ERGW 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Robert Urresk (as Agent for) | Signature: Robert Urresk | Month 05 Day 24 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Calvin Manley | Signature: Calvin Manley | Month 05 Day 24 Year 07
Transporter 2 Printed/Typed Name: | Signature: | Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 54920 lbs
Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. M111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris | Signature: | Month 5 Day 24 Year 07

GENERATOR TRANSPORTER INTL DESIGNATED FACILITY

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY

MAN. NO. 001874678JJK

TRANSPORTER JD

VEHICLE ID. 4

DRIVER ON OFF

REMARKS:

IN

79980 LB

08:14 AM 05/24/07

OU

26120 LB

09:36 AM 05/24/07

WEIGH-TRONIX®

53860

WEIGHER

90285

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874678 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22T	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129211 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussie (AS AGENT FOR) Signature: [signature] Month 05 Day 24 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Richard Romero Signature: [signature] Month 5 Day 24 Year 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 53860 lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Dante Morasi Signature: [signature] Month 5 Day 24 Year 07

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHN BAND

MAN. NO. 001874679JJK

TRANSPORTER JD

VEHICLE ID. 5

DRIVER ON OFF

REMARKS:

IN

78260 LB

08:29 AM 05/24/07

OU

25800 LB

09:41 AM 05/24/07

WEIGH-TRONIX®

52460

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874679 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	65 18	Y	D008		
	2.							
	3.							
	4.							

14. Special Handling Instructions and Additional Information: CENJ 129212 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (AS AGENT FOR) Signature: [signature] Month 05 Day 24 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: [signature] Signature: [signature] Month 5 Day 24 Year 7
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt. rec'd 52460 lbs Manifest Reference Number:
18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) Month Day Year

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MORIASI Signature: [signature] Month 5 Day 24 Year 07

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of Johnland

MAN. NO. 001874680JJK

TRANSPORTER JD

VEHICLE ID. 5

DRIVER ON OFF

REMARKS:

IN

84420 LB

03:10 PM 05/24/07

OUT

25640 LB

03:42 PM 05/24/07

WEIGH-TRONIX®

58780

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874680 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC.
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	22 CJ	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129214 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Robert Uresk (as Agent for) | Signature: Robert Uresk | Month Day Year: 05 21 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Ed Conn | Signature: | Month Day Year: 5 21 07
Transporter 2 Printed/Typed Name: | Signature: | Month Day Year:

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
58780 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Murray | Signature: | Month Day Year: 5 24 07

GENERATOR TRANSPORTER DESIGNATED FACILITY

Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR SOCIETY OF ST. JOHNLAND

MAN. NO. 00187468JJK

TRANSPORTER ID

VEHICLE ID. 3

DRIVER ON OFF

REMARKS:

IN

82340 LB

03:26 PM 05/24/07

OU

25760 LB

03:56 PM 05/24/07

WEIGH-TRONIX®

56580

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874681 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #3
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	EST 20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129215 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Robert Uresk (as Agent for) Signature: Robert Uresk Month Day Year: 05 24 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: MARK STOCKMAL Signature: Mark Stockmal Month Day Year: 05 24 07
Transporter 2 Printed/Typed Name: Signature: Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt. recd 56580 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: Doug Morris Signature: Month Day Year: 5 24 07

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete.

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

Reorder From: **Cox Stationers** • 502 SOUTH AVENUE, GARWOOD, NJ 07027 • (908) 928-1010 • #30816

CLEANEARTH of North Jersey, Inc.

GENERATOR Society of St. John Land

MAN. NO. 001874751JJK

TRANSPORTER JD

VEHICLE ID. 7

DRIVER ON OFF

REMARKS:

IN

85780 LB

09:41 AM 05/29/07

OUT

25440 LB

10:36 AM 05/29/07

WEIGH-TRONIX®

60340

WEIGHER

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NYR000145722
2. Page 1 of: 1
3. Emergency Response Phone: 516-867-6452
4. Manifest Tracking Number: 001874751 JJK

5. Generator's Name and Mailing Address
SOCIETY OF ST. JOHNLAND
395 JUNKEN MEADOWS ROAD KINGS PARK NY 11754
Generator's Phone: 516 867-6452

Generator's Site Address (if different than mailing address)
SOCIETY OF ST. JOHNLAND
595 OLD DOCK ROAD
KINGS PARK NY 11754

6. Transporter 1 Company Name: J & D TRUCKING INC. #7
U.S. EPA ID Number: NJR000029967

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CLEAN EARTH OF NORTH JERSEY, INC.
105 JACOBUS AVENUE
SOUTH KEARNY, NJ 07032
Facility's Phone: 973-344-4004
U.S. EPA ID Number: NJD991291105

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	RQ HAZARDOUS WASTE SOLID, NOS (EPA D008) 9 NA 3077 PG: III	1	DT	BT 20	Y	D008
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information: CENJ 129336 APP.990001 (1)1122
(1)ERG# 171; E/S 100% SOIL/STONE; 0-1% ASH; 0-1% DEBRIS; LEAD <0.01%

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Kevin Brussee (as agent for) — Signature: [signature] — Month 05 Day 29 Year 07

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: CALVIN MANLEY — Signature: [signature] — Month 05 Day 29 Year 07
Transporter 2 Printed/Typed Name: — Signature: — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☒ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Actual wt rec'd 60340 lbs
Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number
Facility's Phone:

RECEIVED PENDING MANIFEST REVIEW AND QUALITY CONTROL

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. H111 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name: DOUG MORIDSI — Signature: [signature] — Month 5 Day 29 Year 07

GENERATOR — TRANSPORTER — DESIGNATED FACILITY — INT'L

EPA Form 8700-22 (Rev. 3-05) Previous editions are obsolete. DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

'600 Freemansburg Road

ethlhem,PA 18020

#24.14T

Date :7/2/2007
Phone :(610)882-1555
Fax :(610)555-1557

---

ustomer: CST7132
?. JOHNS NURSING CENTER
395 SUNKEN MEADOW RD

NG PARK,NY 11754

---

ruck :NWC738	norhtwest constructions	Gross:	74940 lb	MAN WT	In	2:37PM
terial:PADEP	FILL DIRT	Tare:	26660 lb	STORED	Out	
		Net:	48280 lb			
			24.140 tn			

Weigh Master: SHEILA Sheila Vogt

iver:

marks:

Material $	
Delivery $	
Misc $	
Tax $	
Total $	

TICKET NUMBER: NW 07602

NORTHWEST CONSTUCTION & EXCAVATING LLC

6 - 22 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SP John Card

Address: 395 Old Dock RD, Kings Park 11754

Phone No.:

SAMPLE ID: _____ **Truck Volume** _____ **TONS / CY**

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name _____ Signature _____ Shipment Date 6.22.07

TRANSPORTER

Truck No.: NW 738

Phone No.: 973 784 4655

Transporter Name: Northwest

Driver Name (Print): Sosa

Address: 21 Pine St Suite 237 Rockaway NJ

Vehicle License No./State: AL 613B

Vehicle Certification:

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature _____ Shipment Date _____

DESTINATION

Site Name: American Soil.

Phone No.:

Address:

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent _____ Signature S Vogt Receipt Date & Time 07-2-07

CST 7132

.600 Freemansburg Road

ethlh m, PA 18020

Date :7/2/2007
Phone :(610)882-1555
Fax :(610)555-1557

ustomer: CST7132
T. JOHNS NURSING CENTER
395 SUNKEN MEADOW RD

ING PARK,NY 11754

Truck :NWC738	norhtwest constructions	Gross:	72720 lb	MAN WT	In	2:37PM
aterial:PADEP	FILL DIRT	Tare:	26660 lb	STORED	Out	
		Net:	46060 lb			
			23.030 tn			

Weigh Master: SHEILA Sheila Vogt

iver:

emarks:

Material $
Delivery $
Misc $
Tax $
Total $

TICKET NUMBER: NW 07601 23.03 T

NORTHWEST CONSTUCTION & EXCAVATING LLC

M 6 - D 2 2 - Y 0 7

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: ST John Land

Address: 395 Old Dock Rd, Kings Park 11754

Phone No.:

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name _____ Signature _____ Shipment Date 6.22.07

TRANSPORTER

Truck No.: NW 738 Phone No.: 973 784 4655

Transporter Name: Northwest Driver Name (Print): SOSA

Address: 21 Pine St, Suite 237 Vehicle License No./State: AL 613B

Rockaway NJ Vehicle Certification:

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature _____ Shipment Date 07-02-07

DESTINATION

Site Name: American Soil. Phone No.:

Address:

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent: Sheila Vogt Signature: Sheila Vogt Receipt Date & Time: 7-2-07

CST 7132

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 66900 lb

12:00PM 06/04/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

19.22

GROSS 28460 lb

12:03PM 06/04/2007

TICKET NUMBER NW 07319

NORTHWEST CONSTUCTION & EXCAVATING LLC

M - D - Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name

ddress

hone No

AMPLE ID: Truck Volume TONS / CY

hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name Signature Shipment Date

TRANSPORTER

ruck No: Phone No

ansporter Name Driver Name (Print)

ddress Vehicle License No./State

Vehicle Certification

hereby certify that the above named material was picked up at e generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination

iver Signature Shipment Date

DESTINATION

e Name Phone No

dress

hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

me of Authorized Agent Signature Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 66880 lb

12:17PM 06/04/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 27740 lb

12:22PM 06/04/2007

19.57

TICKET NUMBER NW 07302

NORTHWEST CONSTUCTION & EXCAVATING LLC

M - D - Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

rator Name Society of St John Inc

ss 395 Old Boston Rd Kingston NH 03254

e No

MPLE ID: Truck Volume TONS / CY

by certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name Signature Shipment Date

TRANSPORTER

No Phone No

nsporter Name Driver Name (Print)

ess Vehicle License No./State

Vehicle Certification

by certify that the above named material was picked up at generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination

er Signature Shipment Date

DESTINATION

Name ASM Phone No

ess Bethlehem PA

by certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

e of Authorized Agent Signature Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 61000 lb

12:05PM 06/04/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 28580 lb

12:13PM 06/04/2007

16.21

TICKET NUMBER: NW 07301

NORTHWEST CONSTUCTION & EXCAVATING LLC

M - D - Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: Society of St John Inc

Address: 395 Old Dock Rd Kings Park NY 11754

Phone No: 516-314-1553

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name: _____ Signature: _____ Shipment Date: _____

TRANSPORTER

Truck No: _____ Phone No: _____

Transporter Name: _____ Driver Name (Print): _____

Address: _____ Vehicle License No./State: _____

Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature: _____ Shipment Date: _____

DESTINATION

Site Name: [illegible] Phone No: _____

Address: [illegible]

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent: S. Voyt Signature: S. Voyt Receipt Date & Time: 10-4-07

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 69020 lb

12:03PM 06/04/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 26840 lb

12:11PM 06/04/2007

42180 21.09

TICKET NUMBER NW 07320

42180

NORTHWEST CONSTUCTION & EXCAVATING LLC

M D Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name

Address

Phone No

SAMPLE ID: Truck Volume TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name Signature Shipment Date

TRANSPORTER

Truck No. Phone No.

Transporter Name Driver Name (Print)

Address Vehicle License No /State

Vehicle Certification

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination

Driver Signature Shipment Date

DESTINATION

Site Name Phone No.

Address

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent Signature Receipt Date & Time

06 04 07

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 81640 lb

10:11AM 06/05/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

~~GROSS~~ 27860 lb

26.89

Tare

10:42AM 06/05/2007

Net 53.780

tons 26.89

TICKET NUMBER: NW 07202

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SOCIETY OF ST JOHN LAND

ddress: 395 OLD DOCK RD King Port NY 11754

Phone No.: 516 314 1558

AMPLE ID: _____ Truck Volume _____ TONS / CY

hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White	Ron White	6-05-07
Generators or Agents Name	Signature	Shipment Date

TRANSPORTER

ruck No.: CS TRUCKING 285 Phone No.: _____

ransporter Name: NORTH WEST Driver Name (Print): CARLOS

ddress: _____ Vehicle License No./State: 4K677K

Vehicle Certification: _____

hereby certify that the above named material was picked up at e generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Carlos Silva	06-05-07
Driver Signature	Shipment Date

DESTINATION

Site Name: American Soil Phone No.: 610 882 1555

ddress: 1600 FREEMANSBURG RD BETHLEHEM PA

hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

	Jackie Kemik	6/5/07
ame of Authorized Agent	Signature	Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 85660 lb

12:00PM 06/05/2007

56940

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

28.47

~~GROSS~~ 28720 lb

Tare

TICKET NUMBER: NW 07204

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

enerator Name: SOCIETY OF ST JOHN LAND

ess: 395 OLD DOCK RD King Port NY 11754

hone No.: 516 314 1553

..IPLE ID: _____ Truck Volume _____ TONS / CY

eby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White — Ron White — 06-05-07

..Generators or Agents Name — Signature — Shipment Date

TRANSPORTER

k No.: 2 — Phone No.: _____

..sporter Name: NORTHWEST — Driver Name (Print): E. PATINKO

ess: 21 PINE ST. — Vehicle License No./State: AK8168 N.J.

PACKANAY N.J. — Vehicle Certification: _____

eby certify that the above named material was picked up at generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Pat — 6-5-07

iver Signature — Shipment Date

DESTINATION

e Name: AMERICAN SOIL — Phone No.: _____

ess: 1600 FREMANSBURG RD. BETHLEHEM PA.

eby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

e of Authorized Agent — Signature — 6/5/07 Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 78220 lb

10:44AM 06/05/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 28920 lb 49300

10:56AM 06/05/2007

Tare

24.65

TICKET NUMBER: NW 07205

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SOCIETY OF ST JOHN LAND

Address: 395 OLD DOCK RD King PORT NY 11754

Phone No.: 516 314 1553 4930

SAMPLE ID: _____ Truck Volume: _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name	Signature	Shipment Date
Ron White	Ron White	06-05-07

TRANSPORTER

Truck No.: North West #326 Phone No.: _____

Transporter Name: North West Driver Name (Print): Lamont Price

Address: 21 Pine St Rockville Vehicle License No./State: AK4915

N.J. Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature: Lamont Price Shipment Date: 06/05/07

DESTINATION

Site Name: Amicon Soil Phone No.: _____

Address: 1600 Freeman Bridge Rd

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent	Signature	Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 27700 lb

01:38PM 06/05/2007

51,080

25.54

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 78780 lb

01:28PM 06/05/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

TICKET NUMBER: NW 07203

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SOCIETY OF ST JOHN LAND
Address: 395 OLD DOCK RD Kingport NY 11754
Phone No.: 516 314 1553

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White — Generators or Agents Name
Ron White — Signature
6-5-07 — Shipment Date

TRANSPORTER

Truck No.: 7317
Phone No.: _____
Transporter Name: NORTHWEST
Driver Name (Print): LAURITO SOUSA
Address: ROCKAWAY NJ (21 PINE ST) 07866
Vehicle License No./State: 385 4929 NJ
Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature
06-05-07 — Shipment Date

DESTINATION

Site Name: American Soil
Phone No.: _____
Address: _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent
Signature
6/5/07 — Receipt Date & Time

2845

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 83380 lb

10:34AM 06/05/2007

561.00

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

~~GROSS~~ 25480 lb

10:43AM 06/05/2007

98.45

Tare

TICKET NUMBER: NW 07201

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SOCIETY OF ST JOHN LAND

Address: 395 OLD DOCK RD King Port NY 11754

Phone No.: 516 314 1553

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name	Signature	Shipment Date
Ron White	Ron White	6-5-07

TRANSPORTER

Truck No.: 10 Phone No.: 973 558 6720

Transporter Name: CLAUDIO'S TRK Driver Name (Print): Antonio Ros

Address: 727 HAMILTON ST Vehicle License No./State: AK 366 D

HARRISON NJ 07029 Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature _____ Shipment Date 06-05-07

DESTINATION

Site Name: American Soil Phone No.: _____

Address: _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent	Signature	Receipt Date & Time
		6/5/07

NWC2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 77180 lb
26040
11:15AM 06/06/2007
51140
51680
25.57
25.54

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 76100 lb

11:21AM 06/06/2007

TICKET NUMBER: NW 07329

NORTHWEST CONSTUCTION & EXCAVATING LLC

M - D - Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: Society of ST John Lanck

Address: 395 Old Dock RD Kings Park NY 11754

Phone No.: 516 3141553

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White — Generators or Agents Name

Ron White — Signature

6-6-07 — Shipment Date

TRANSPORTER

Truck No.: 849

Phone No.: _____

Transporter Name: Reuin Bros

Driver Name (Print): Condado. Ulla

Address: _____

Vehicle License No./State: AJ-393.U

Vehicle Certification: _____

I hereby certify that the above named material was picked up at generators site listed above.

Driver Signature

6-6-07 — Shipment Date

I hereby certify that the above named material was delivered without incedent to the destination.

DESTINATION

Site Name: American Soil

Phone No.: _____

Address: Bethlehem PA

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent

Signature

6/6/07 — Receipt Date & Time

MUC2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 75620 lb
26.000
11:12AM 06/06/2007

24.81 Ton

51680

25.54

9

TICKET NUMBER: NW 07328

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 06 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: SOCIETY OF ST JOHN LAND

Address: 395 OLD DOCK RD KINGS PARK NY 11754

Phone No.:

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White — Generators or Agents Name

Ron White — Signature

6-6-07 — Shipment Date

TRANSPORTER

Truck No.: RAINBOW 805

Phone No.:

Transporter Name: RAINBOW CORP

Driver Name (Print): JULIO GONZALEZ

Address: HACKETTSTOWN NJ

Vehicle License No./State: AK 888 C

Vehicle Certification:

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature

6-6-07 — Shipment Date

DESTINATION

Site Name: AMERICAN SOIL

Phone No.:

Address: BETHLEHAM PA

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent

Signature

6/6/07 — Receipt Date & Time

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 76540 lb

10:05AM 06/07/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 25780 lb = 50760

10:14AM 06/07/2007

25 38 Ton

TICKET NUMBER: NW 07337

NORTHWEST CONSTUCTION & EXCAVATING LLC

M D Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

6/15/07

GENERATOR

Generator Name: [illegible]

Address: 375 Old Dock Rd Oyster Bay NY 11771

Phone No.: 516 314-1553

SAMPLE ID: 80760 Truck Volume: 7.25 ton TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name: [illegible] Signature: [illegible] Shipment Date: 6-7-07

TRANSPORTER

Truck No: 365 Phone No.:

Transporter Name: [illegible] Driver Name (Print): [illegible]

Address: [illegible] Vehicle License No./State: [illegible]

Vehicle Certification:

I hereby certify that the above named material was picked up at generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature: [illegible] Shipment Date: 6-7-07

DESTINATION

Name: [illegible] Phone No.:

Address: [illegible]

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent: Signature: [illegible] Receipt Date & Time: 6/6 07 02

American Soil & Marsh, Inc.
600 Freemansburg Road
Bethlehem, PA 18020

Ticket No :1014
Date :6/7/2007
Phone :(610)882-1555
Fax :(610)555-1557

Customer: CST7132
ST. JOHNS NURSING CENTER
395 SUNKEN MEADOW RD

ING PARK,NY 11754

Truck :RAIN849 RAINBOW TRUCKING 849
Material:PADEP FILL DIRT

Gross:	76160 lb	MAN WT	In	9:33AM
Tare:	26100 lb	STORED	Out	
Net:	~~50060 lb~~ 25.030 tn			

Weigh Master: SHEILA Sheila Vogt

Driver:

Remarks:

Material $	
Delivery $	
Misc $	
Tax $	
Total $	

TICKET NUMBER NW 07334

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 07 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: [illegible]

Address: 372 Old Dock Rd [illegible]

Phone No: 516 314 1553

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name	Signature	Shipment Date
Ron White	Ron White	6-7-07

TRANSPORTER

Truck No: 849

Transporter Name: [illegible]

Address: [illegible]

Phone No: _____

Driver Name (Print): [illegible]

Vehicle License No./State: AJ 393 01

Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above

Driver Signature: [illegible] Shipment Date: 06 07 2007

I hereby certify that the above named material was delivered without incedent to the destination

DESTINATION

Site Name: _____ Phone No: _____

Address: _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent	Signature	Receipt Date & Time
[illegible]	[illegible]	06 07 07

MC 2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 74120 lb

10:55AM 06/07/2007

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 26400 lb

11:04AM 06/07/2007

47,720

23.86

T 23.86

TICKET NUMBER: NW 07343

NORTHWEST CONSTUCTION & EXCAVATING LLC

M D Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name

Address

Phone No

SAMPLE ID: Truck Volume TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name Signature Shipment Date

TRANSPORTER

Truck No. 867 Phone No.

Transporter Name RAINBOW Driver Name (Print) CARLOS

Address 167 STEPHEN ST Vehicle License No /State AT 5580

HACKETTSTOWN NJ Vehicle Certification

I hereby certify that the above named material was picked up at generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination

Driver Signature Shipment Date 6-7-07

DESTINATION

Site Name Phone No

Address

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent Signature Receipt Date & Time

WC2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 80700 lb

11:01AM 06/07/2007

52600

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 28100 lb

11:09AM 06/07/2007

2650

26 70

TICKET NUMBER NW 07335

NORTHWEST CONSTUCTION & EXCAVATING LLC

M D Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

enerator Name

ess

one No

PLE ID: Truck Volume TONS / CY

eby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name Signature Shipment Date

TRANSPORTER

No Phone No

sporter Name Driver Name (Print)

ess Vehicle License No /State

Vehicle Certification

by certify that the above named material was picked up at enerators site listed above

I hereby certify that the above named material was delivered without incedent to the destination

Signature Shipment Date

DESTINATION

ame Phone No

ss

reby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

of Authorized Agent Signature Receipt Date & Time

DUCZ

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 73900 lb

11:03AM 06/07/2007

47420

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 26480 lb

11:11AM 06/07/2007

23-71

TICKET NUMBER NW 07338

NORTHWEST CONSTUCTION & EXCAVATING LLC

M D Y

Last Truck (check if yes)

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name

Address

Phone No

SAMPLE ID: Truck Volume TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Generators or Agents Name Signature Shipment Date

TRANSPORTER

Truck No Phone No

Transporter Name Driver Name (Print)

Address Vehicle License No./State

Vehicle Certification

I hereby certify that the above named material was picked up at the generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature Shipment Date

DESTINATION

Site Name Phone No

Address

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

Name of Authorized Agent Signature Receipt Date & Time

Mc 2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 30580 lb

10:06AM 06/07/2007

62,520

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 28060 lb

10:16AM 06/07/2007

26.24

TICKET NUMBER: NW 07336

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 07 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: Sacred Heart of St Michael

Address: 375 Old Oak Rd

Phone No: 516-314-1533

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Ron White | Ron White | 6-7-07

Generators or Agents Name | Signature | Shipment Date

TRANSPORTER

Truck No: 859

Transporter Name: Dickolas (Rainbow)

Address: Patchogue NY

Phone No: 631

Driver Name (Print): Rafael Gutierrez

Vehicle License No /State: AS-7743 NY

Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature | 6-7-07 Shipment Date

DESTINATION

Site Name: American Soil

Address: Bethlehem PA

Phone No: _____

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

S. Vogt | S. Vogt | 06 07 07

Name of Authorized Agent | Signature | Receipt Date & Time

American Soil & Mulch, Inc.
500 Freemansburg Road
Bethlehem, PA 18020

Ticket No :1621 1621
Date :6/7/2007
Phone :(610)882-1555
Fax :(610)555-1557

10

Customer: CST7132
ST. JOHNS NURSING CENTER
395 SUNKEN MEADOW RD

LONG PARK, NY 11754

Truck :RIA805	RAINBOW TRUCKING 805	Gross:	76960 lb	MAN WT	In	10:40AM
Material:PADEP	FILL DIRT	Tare:	26180 lb	STORED	Out	
		Net:	50780 lb			
			25.390 tn			

Weigh Master: SHEILA Sheila Vogt

Driver:

Remarks:

Material $	
Delivery $	
Misc $	
Tax $	
Total $	

TICKET NUMBER NW 07339

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 05 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

erator Name: Sorensen [illegible]

dress: 375 Old Dell Rd [illegible]

ne No: 516 314 [illegible]

MPLE ID: _____ Truck Volume _____ TONS / CY

ereby certify that the above named material is represented by one or more of the the Sample ID's indicated above.

Generators or Agents Name: [illegible] Signature: [illegible] Shipment Date: 6-7-07

TRANSPORTER

ck No: R 805 Phone No: _____

nsporter Name: Rainbow Corp Driver Name (Print): Julio Gutierrez

ress: Hackettstown NJ Vehicle License No /State: AK 5JJ C

Vehicle Certification: _____

ereby certify that the above named material was picked up at generators site listed above.

I hereby certify that the above named material was delivered without incedent to the destination.

ver Signature: [illegible] Shipment Date: 6-7-07

DESTINATION

e Name: [illegible] Phone No: _____

dress: [illegible]

ereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent: _____ Signature: [illegible] Receipt Date & Time: 06-07-07

MMC2

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 76340 lb
26140

12:22PM 06/06/2007

25.10 60000

American Soil & Mulch, Inc.
1600 Freemansburg Rd.
Bethlehem, PA 18020
Phone (610)882-1555
Fax (610)882-1557

GROSS 26340 lb

12:30PM 06/06/2007

65

TICKET NUMBER NW 07331

NORTHWEST CONSTUCTION & EXCAVATING LLC

06 - 06 - 07
M D Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: Society of JST John Lovell

Address: 395 Old Dock RD Kings Park NY 11754

Phone No.: 516 314 1553

SAMPLE ID: Truck Volume: 5 TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

Ron White — Generators or Agents Name | Signature | 6-6-07 Shipment Date

TRANSPORTER

Truck No.: 102 Phone No.:

Transporter Name: H.T. Driver Name (Print): E Colon

Address: 123 Howard blvd Vehicle License No./State: AK-5102 NJ

Lodgwood NJ Vehicle Certification:

I hereby certify that the above named material was picked up at the generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination.

Driver Signature | 6/6/07 Shipment Date

DESTINATION

Site Name: American Soil Phone No.:

Address: Bethlehem PA

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent | Signature | 06:06:07 Receipt Date & Time

American Soil & Mulch, Inc.
500 Freemansburg Road
Bethlehem, PA 18020

Ticket No :1627 1627 13
Date :6/7/2007
Phone :(610)882-1555
Fax :(610)555-1557

---

stomer: CST7132
. JOHNS NURSING CENTER
395 SUNKEN MEADOW RD

NG PARK,NY 11754

---

uck :HT102	ht 102	Gross:	81120 lb	MAN WT	In 11:02AM
terial:PADEP	FILL DIRT	Tare:	26340 lb	STORED	Out
		Net:	54780 lb		
			27.390 tn		

---

eigh Master: SHEILA Sheila Vogt

Material $
Delivery $
Misc $
Tax $
Total $

Liver:

Remarks:

TICKET NUMBER: NW 07340

NORTHWEST CONSTUCTION & EXCAVATING LLC

0 4	0 7	0 7
M	D	Y

Last Truck (check if yes) ☐

SOURCE MATERIAL MANIFEST

GENERATOR

Generator Name: [illegible]

Address: [illegible]

Phone No: [illegible]

SAMPLE ID: _____ Truck Volume _____ TONS / CY

I hereby certify that the above named material is represented by one or more of the the Sample ID's indicated above

[illegible] | [illegible] | [illegible]

Generators or Agents Name | Signature | Shipment Date

TRANSPORTER

Truck No: 102 | Phone No: _____

Transporter Name: H T | Driver Name (Print): [illegible]

Address: 123 Hobson Blvd | Vehicle License No./State: AK 102 NJ

Vancouver WA | Vehicle Certification: _____

I hereby certify that the above named material was picked up at the generators site listed above

I hereby certify that the above named material was delivered without incedent to the destination

[illegible] | 07 07 07

Driver Signature | Shipment Date

DESTINATION

Site Name: [illegible] | Phone No: _____

Address: [illegible]

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate

[illegible] | [illegible] | 07 07 07

Name of Authorized Agent | Signature | Receipt Date & Time

APPENDIX I

ECOLOGY-RELATED DOCUMENTS

APPENDIX I-1

NPV Staff Qualifications

Charles J. Voorhis, AICP, CEP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

- Beaver Dam Creek Watershed Management Plan, 2009
- Lake Agawam Comprehensive Management Plan, 2009
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, NY
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathanial Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

Lara H. Pomi-Urbat

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- **Environmental Analyst, Nelson, Pope & Voorhis, LLC (April 2007-Present)**
  Division of Environmental and Community Planning, Melville, NY
  Preparation of scientific studies and impact analysis documents including ecological assessments, wetland permit processing and restoration, and natural resource protection. Specialized capabilities in GIS and graphic software to aid in resource inventory and analysis.
- **Teaching Assistant for BIO 201, Stony Brook University (September 2006-December 2006)**
  Led undergraduate organisms to ecosystems laboratory sections.
- **Teaching Assistant for BIO 203, Stony Brook University (January 2006-August 2006)**
  Led undergraduate cell and organ physiology laboratory sections.

Education:

M.A. Stony Brook University
Department of Ecology and Evolution, December 2006
Thesis: "The accuracy of predictions for invasive Garlic Mustard, *Alliaria petiolata*, in North America"

B.S. Stony Brook University
Department of Biology, June 2005

Research Experience

Undergraduate Research, Stony Brook University
Department of Biology, September 2004-June 2005
This consisted of independent undergraduate research which focused on invasive earthworms on Long Island.

Significant Professional Achievements

- South Shore Estuary Fish Barriers Study
- Beaverdam Creek, Watershed Management Plan
- Calverton Bird Surveys
- Cenacle Property, Wetland Delineation
- Hamptons Club at Eastport, Wildlife Sweep Phase A & B
- Sandy Hills, Middle Island, DSEIS, FSEIS
- Competition Toyota DSEIS, FSEIS
- Eastport Hamlet Centre DEIS
- Jefferson Hollow, Habitat Assessment
- Cenacle, Expanded EAF
- Osprey Park, NYSDEC Wetland Permit
- Fairfield at Rocky Point Visual Analysis
- St. Gerard Visual EAF
- Shade Tree Nursery, Phase I ESA
- 4600 Elijah's Lane, Phase I ESA
- 4508 Alvah's Lane, Phase I ESA
- 50 Commerce Drive, Phase I ESA

Honors and Scholarships:

- Stony Brook University URECA Small Grant's, Fall 2004, Spring 2005
- Member of National Society of Collegiate Scholars, Fall 2002-Present
- Nesconset Chamber of Commerce Scholarship, Spring 2001

Professional Associations/Memberships:

Society for Conservation Biology
LIGIS
LIISMA
NEARC

Software Experience:

Microsoft Office, ArcGIS, AutoCAD, Adobe Photoshop, DIVA-GIS, Sketch-Up, RAMAS and MaxEnt

APPENDIX I-2

NYSDEC Breeding Bird Survey

List of Species Breeding in Atlas Block 6452A

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
American Black Duck	*Anas rubripes*	P2	6/3/2002	Game Species
American Crow	*Corvus brachyrhynchos*	FY	6/11/2001	Game Species
American Goldfinch	*Spinus tristis*	D2	7/11/2001	Protected
American Oystercatcher	*Haematopus palliatus*	P2	6/17/2003	Protected
American Redstart	*Setophaga ruticilla*	FY	7/11/2001	Protected
American Robin	*Turdus migratorius*	FL	6/14/2001	Protected
American Woodcock	*Scolopax minor*	D2	3/16/2001	Game Species
Baltimore Oriole	*Icterus galbula*	FL	6/11/2001	Protected
Bank Swallow	*Riparia riparia*	P2	5/24/2001	Protected
Barn Swallow	*Hirundo rustica*	NE	5/10/2001	Protected
Belted Kingfisher	*Megaceryle alcyon*	P2	7/11/2001	Protected
Black-and-white Warbler	*Mniotilta varia*	T2	6/14/2001	Protected
Black-billed Cuckoo	*Coccyzus erythropthalmus*	FY	6/17/2003	Protected
Black-capped Chickadee	*Poecile atricapillus*	FY	6/6/2001	Protected
Black-crowned Night-Heron	*Nycticorax nycticorax*	X1	6/3/2002	Protected
Blue Jay	*Cyanocitta cristata*	FL	7/11/2001	Protected
Blue-gray Gnatcatcher	*Polioptila caerulea*	P2	4/24/2001	Protected
Blue-winged Warbler	*Vermivora pinus*	FL	6/14/2001	Protected
Brown Thrasher	*Toxostoma rufum*	FY	6/14/2001	Protected
Brown-headed Cowbird	*Molothrus ater*	FL	7/11/2001	Protected
Canada Goose	*Branta canadensis*	NE	4/24/2001	Game Species
Carolina Wren	*Thryothorus ludovicianus*	NE	7/8/2000	Protected
Cedar Waxwing	*Bombycilla cedrorum*	D2	6/14/2001	Protected
Chimney Swift	*Chaetura pelagica*	ON	7/2/2001	Protected
Chipping Sparrow	*Spizella passerina*	FY	6/14/2001	Protected
Common Grackle	*Quiscalus quiscula*	FY	5/24/2001	Protected
Common Tern	*Sterna hirundo*	P2	6//2003	Threatened
Common Yellowthroat	*Geothlypis trichas*	T2	6/14/2001	Protected
Downy Woodpecker	*Picoides pubescens*	NY	6/6/2001	Protected
Eastern Kingbird	*Tyrannus tyrannus*	NE	6/11/2001	Protected
Eastern Phoebe	*Sayornis phoebe*	ON	6/28/2001	Protected
Eastern Screech-Owl	*Megascops asio*	T2	4/15/2001	Protected
Eastern Towhee	*Pipilo erythrophthalmus*	FL	6/14/2001	Protected
European Starling	*Sturnus vulgaris*	ON	4/24/2001	Unprotected
Fish Crow	*Corvus ossifragus*	FL	6/14/2001	Protected
Gadwall	*Anas strepera*	P2	6/5/2001	Game Species
Gray Catbird	*Dumetella carolinensis*	FY	6/5/2001	Protected
Great Crested Flycatcher	*Myiarchus crinitus*	D2	7/1/2000	Protected
Great Egret	*Ardea alba*	X1	7/5/2002	Protected
Great Horned Owl	*Bubo virginianus*	T2	1/19/2002	Protected
Green Heron	*Butorides virescens*	NE	6/11/2001	Protected
Hairy Woodpecker	*Picoides villosus*	FY	5/31/2001	Protected
Horned Lark	*Eremophila alpestris*	NE	5/21/2002	Protected-Special Concern
House Finch	*Carpodacus mexicanus*	P2	5/24/2001	Protected
House Sparrow	*Passer domesticus*	ON	3/17/2001	Unprotected
House Wren	*Troglodytes aedon*	FL	6/5/2001	Protected
Indigo Bunting	*Passerina cyanea*	T2	6/28/2001	Protected
Killdeer	*Charadrius vociferus*	ON	6/9/2003	Protected
Lawrence's Warbler	*Vermivora chrysoptera x V. pinus*	FY	7/4/2002	Protected
Least Tern	*Sternula antillarum*	NE	6/5/2001	Threatened
Mallard	*Anas platyrhynchos*	NE	5/1/2001	Game Species
Marsh Wren	*Cistothorus palustris*	ON	7/11/2001	Protected
Mourning Dove	*Zenaida macroura*	D2	4/24/2001	Protected
Mute Swan	*Cygnus olor*	NE	4/30/2000	Protected
Northern Bobwhite	*Colinus virginianus*	T2	6/27/2004	Game Species
Northern Cardinal	*Cardinalis cardinalis*	FY	5/24/2001	Protected
Northern Flicker	*Colaptes auratus*	N2	7/8/2000	Protected
Northern Mockingbird	*Mimus polyglottos*	FL	6/14/2001	Protected
Northern Rough-winged Swallow	*Stelgidopteryx serripennis*	FL	6/28/2001	Protected
Orchard Oriole	*Icterus spurius*	FS	6/18/2001	Protected

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
Osprey	*Pandion haliaetus*	NE	4/30/2000	Protected-Special Concern
Ovenbird	*Seiurus aurocapilla*	T2	7/5/2001	Protected
Piping Plover	*Charadrius melodus*	NY	5/28/2002	Endangered
Prairie Warbler	*Dendroica discolor*	T2	6/14/2001	Protected
Red-bellied Woodpecker	*Melanerpes carolinus*	FL	7/11/2001	Protected
Red-eyed Vireo	*Vireo olivaceus*	T2	5/31/2001	Protected
Red-tailed Hawk	*Buteo jamaicensis*	T2	5/17/2001	Protected
Red-winged Blackbird	*Agelaius phoeniceus*	FY	5/24/2001	Protected
Rock Pigeon	*Columba livia*	ON	3/17/2001	Unprotected
Rose-breasted Grosbeak	*Pheucticus ludovicianus*	T2	6/5/2001	Protected
Snowy Egret	*Egretta thula*	X1	6/3/2002	Protected
Song Sparrow	*Melospiza melodia*	FY	6/18/2001	Protected
Swamp Sparrow	*Melospiza georgiana*	T2	7/5/2002	Protected
Tree Swallow	*Tachycineta bicolor*	NE	5/10/2001	Protected
Tufted Titmouse	*Baeolophus bicolor*	FL	6/14/2001	Protected
Virginia Rail	*Rallus limicola*	T2	6/4/2002	Game Species
Warbling Vireo	*Vireo gilvus*	FY	6/14/2001	Protected
White-breasted Nuthatch	*Sitta carolinensis*	P2	3/17/2001	Protected
White-eyed Vireo	*Vireo griseus*	T2	5/31/2001	Protected
Wild Turkey	*Meleagris gallopavo*	X1	6/28/2004	Game Species
Wood Duck	*Aix sponsa*	FL	7/11/2001	Game Species
Wood Thrush	*Hylocichla mustelina*	T2	6/28/2001	Protected
Worm-eating Warbler	*Helmitheros vermivorum*	T2	6/11/2005	Protected
Yellow Warbler	*Dendroica petechia*	FY	5/31/2001	Protected
Yellow-billed Cuckoo	*Coccyzus americanus*	T2	5/31/2002	Protected
Yellow-crowned Night-Heron	*Nyctanassa violacea*	FL	6/9/2003	Protected

Current Date: 2/15/2011

APPENDIX I-3

Projection of Wildlife Ecological Response (POWER) Model Results

PROJECTION OF WILDLIFE ECOLOGICAL RESPONSE (POWER)

NELSON, POPE & VOORHIS, LLC, MICROCOMPUTER MODEL

SPECIES LIST

INTRODUCTION

This appendix has been included to present the results of a computer model used to investigate the various wildlife species which can be expected to be found on the site considering the habitats established. This model was developed by and for the use of Nelson, Pope & Voorhis, LLC using available information and references for the various species. The model utilizes Excel spreadsheets to identify wildlife species commonly found in various Long Island habitats, based upon thorough research of available literature. The habitats investigated consisted of Successional Woodlands and Freshwater Pond. Some of the species listed in this model would not be expected on the property given the surrounding development, but are present in similar habitats.

The first column identifies the common name of the species, presented with the main common name in alphabetical order (for example: red-tailed hawk would come before blue jay). The scientific name of particular species is in the second column. The third column shows the legal status of the species, of which there are four possible entries (Endangered, Threatened, Special Concern and Local Concern). The fourth column indicates the seasons during which the species might be expected to be present and the fifth column, of particular importance to the environmental setting, contains information on frequency of the species in the habitat (abundant, common, rare and non expected); the species activity in the habitat (nesting, hunting and resting). References are provided with the reference list provided at the end of the appendix. The printout contained in this appendix, coupled with the discussions provided in the main body of the report, provides significant information of the wildlife found, or expected to be found on site.

Successional Woodland Species - Inventory and Characteristics

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency / Habitat Use	References
Birds	**Birds**							
gray catbird	*Dumetella carolinensis*	none		Late	X		C / N,F	4 9
black capped chickadee	*Parus atricapillus*	none	X	X	X	X	A / N,F	4 11
brown-headed cowbird	*Molothrus ater*	none		X	X	Early	A / N,F	4 6
brown creeper	*Certhia familiaris*	none		X	X	Early	C / N,F	4 9
American crow	*Corvus brachyrhynchos*	none	X	X	X	X	A / N,H	4 11
yellow-billed cuckoo	*Coccyzus americanus*	none		Late	X		C / N,F	4 12
mourning dove	*Zenaida macroura*	none	X	X	X	X	C / N,H	4 8
rock dove	*Columba livia*	none	X	X	X	X	C / N,F	4 8
house finch	*Carpodacus mexicanus*	none		X	X	X	A / N,F	4 20
Northern flicker	*Colaptus auratus*	none	X	X	X	X	A / N,F	4 14
common grackle	*Quiscalus quiscula*	none	X	X	X	X	A / N,F	4 6
rose-breasted grosbeak	*Pheucticus ludovicianus*	none		Late	X	Early	R / N,F	4 20
Cooper's hawk	*Accipiter cooperii*	special concern		X	X		N / N,H	4 17
red-tailed hawk	*Buteo jamaicensis*	none	X	X	X	X	C / H	4 16
blue jay	*Cyanocitta cristatta*	none	X	X	X	X	A / N,F	4 10
dark-eyed junco	*Junco hyemalis*	none	X			Late	C / N,F	4 21
American kestrel	*Falco sparverius*	none	X	X	X	X	C / N,H	4 17
Eastern kingbird	*Tyrannus tyrannus*	none		X	X	Early	C / N,F	4 15
golden-crowned kinglet	*Regulus satrapa*	none	X	X		X	R / N,H	4 7
ruby-crowned kinglet	*Regulus calendula*	none	X	X		X	R / N,H	4 7
Northern mockingbird	*Mimus polyglottos*	none	X	X	X	X	C / N,F	4 9
great-horned owl	*Bubo virginianus*	none	X	X	X	X	C / N,H	4 17
American redstart	*Setophaga ruticilla*	none		Late	X	X	C / N,F	4 19
American robin	*Turdus migratorius*	none		X	X	Early	A / N,F	4 7
yellow-bellied sapsucker	*Sphyrapicus varius*	none		Late	X	Early	C / N,F	14
fox sparrow	*Passerella iliaca*	none	X	X		X	R / F	20 21
house sparrow	*Passer domesticus*	none	X	X	X	X	C / N,F	4 20
song sparrow	*Melospiza melodia*	none	X	X	X	X	A / N,F	4 22

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency / Habitat Use	References
white-throated sparrow	*Zonotrichia albicollis*	none	X	X	X	X	C / N,F	4 22
European starling	*Sturnus vulgaris*	none	X	X	X	X	A / N,F	4 23
barn swallow	*Hirundo rustica*	none		Late	X		C / N,F	4 15
brown thrasher	*Toxostoma rufum*	none		X	X	Early	C / N,F	4 9
hermit thrush	*Catharus guttatus*	none	X	X	X	X	R / N,F	4 7
wood thrush	*Hylocichla mustelina*	none		X	X	Early	C / N,F	4 7
rufous-sided towhee	*Pipilo erythrophthalmus*	none		Late	X	Early	A / N,F	4 20
red-eyed vireo	*Vireo olivaceus*	none		Late	X		C / N,F	4 23
black-and-white warbler	*Mniotilta varia*	none		X	X		C / N,F	4 18
blue-winged warbler	*Vermivora pinus*	none		Late	X		C / N,F	4 14
chestnut-sided warbler	*Dendroica pensylvanica*	none		Late	X		C / N,F	4 19
cedar waxwing	*Bombycilla cedrorum*	none		X	X	Early	C / N,F	4 23 32
Eastern wood-peewee	*Contopus virens*	none		X	X		C / N,F	4 15
American woodcock	*Philhela minor*	none		X	X	X	R / N,F	4 30
downy woodpecker	*Picoides pubescens*	none	X	X	X	X	A / N,F	4 14
hairy woodpecker	*Picoides villosus*	none	X	X	X	X	R / N,F	4 14
red-bellied woodpecker	*Melanerpes carolinus*	none	X	X	X	X	R / N,F	4 14
Carolina wren	*Thryothorus ludovicianus*	none	X	X	X	X	C / N,F	4 9
house wren	*Troglodytes aedon*	none		Late	X	Early	C / N,F	4 9
Mammals								
big-brown bat	*Eptesicus fuscus*	none	X	X	X	X	C / N,F	1 29
hoary bat	*Lasiurus borealis*	none			Late	Early	C / N,F	45
Keen's bat	*Myotis keenii*	none			X	Early	R / N	1 29
little-brown bat	*Myotis lucifugus*	none	X	X	X	X	C / N,F	1 29
red bat	*Lasiurus borealis*	none		Late	X	Early	C / N,F	1 29
silver-haired bat	*Lasionycteris noctivagans*	none			X		R / N,F	1 29
Eastern chipmunk	*Tamis striatus*	none	X	X	X	X	C / N,F	1 29
Eastern cottontail	*Sylvilagus floridanus*	none	X	X	X	X	A / N,F	1 29
white-tailed deer	*Odocoileus virginianus*	none	X	X	X	X	C / F	1 25 29
red fox	*Vulpes vulpes*	none	X	X	X	X	C / N,H	1 29
Eastern mole	*Scalopus aquaticus*	none	X	X	X	X	C / N,F	1 29
meadow-jumping mouse	*Zapus hudsonicus*	none	X	X	X	X	R / N,F	1 29
white-footed mouse	*Peromyscus leucopus*	none	X	X	X	X	C / N,F	1 29

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency / Habitat Use	References
Virginia opossum	*Didelphis virginiana*	none	X	X	X	X	C / N,F	1 29
racoon	*Procyon lotor*	none	X	X	X	X	C / N,F	1 29
masked shrew	*Sorex cinereus*	none	X	X	X	X	C / N,F	1 29
short-tailed shrew	*Blarina breuicauda*	none	X	X	X	X	A / N,F	1 29
striped skunk	*Mephitis mephitis*	none	X	X	X	X	N / N,F	1 29
Eastern gray squirrel	*Sciurus carolinensis*	none	X	X	X	X	C / N,F	1 29
meadow vole	*Microtus pennsylvanicus*	none	X	X	X	X	R / N,F	29 45
pine vole	*Microtus pinetorum*	none	X	X	X	X	C / N,F	1 29
long-tailed weasel	*Mustela frenata*	none	X	X	X	X	R / N,H	1 29
woodchuck	*Marmota monax*	none	X	X	X	X	R / N,F	1 29
Herptiles								
Eastern garter snake	*Thamnophis sirtalis*	none	X	X	X	X	C / N,F	38 40
eastern hognose snake	*Heterodon platyrhinos*	special concern	X	X	X	X	R / N,H	38
eastern milk snake	*Lampropettis d. triangulum*	none	X	X	X	X	C / N,F	38 39

KEY:

Frequency:	Activity:
A- abundant	N- nesting
C- common	H- hunting
R- rare	R- resting
N- not expected	F- foraging

Fresh Water Pond Species - Inventory and Characteristics

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency/ Habitat Use	Reference Numbers
Birds								
American black duck	*Anas rubripes*	none	X	X	X	X	R / N,F	4 27
American coot	*Fulica americana*	none		X	X	Early	R / N,F	4 26
barn swallow	*Hirundo rustica*	none		Late	X		C / N,F	4 15
belted kingfisher	*Megaceryle alcyon*	none	X	X	X	X	C / N,F	4 12
blue-grey gnatcatcher	*Polioptila caerulea*	none		X	X		R / N,F	4 7
Canada goose	*Branta canadensis*	none	X	X	X	X	C / N,F	4 28
Eastern kingbird	*Tyrannus tyrannus*	none		X	X	Early	A / N,F	4 15
Eastern screech owl	*Otus asio*	none	X	X	X	X	C / N,H	4 17
European starling	*Sturnus vulgaris*	none	X	X	X	X	R / N,F	4 23
fox sparrow	*Passerella iliaca*	none	X	X		X	R / F	20 21
great blue heron	*Ardea herodias*	none		Late	X		R / M	4 26
great egret	*Casmerodius albus*	none		X	X		C / N,F	4 26
greater scaup	*Aythya marila*	none	X			X	C / F	32 44
green heron	*Butorides striatus*	none		X	X	Early	C / N,F	4 26
green-winged teal	*Anas crecca*	none		X	X	X	C / N,F	4 27
hooded merganser	*Lophodytes cucullatus*	none	X	X	X	X	C / N,F	4 27
horned grebe	*Podiceps auritus*	none	X	Early		X	C / N,F	32 42
least sandpiper	*Calidris minutilla*	none			X		R / F	32
lesser scaup	*Aythya affinis*	none	X			X	C / F	32 44
lesser yellowlegs	*Triniga flavipes*	none	X	Early		X	R / F	30 32
mallard	*Anas platyrhynchos*	none		X	X	X	C / N,F	4 27
mute swan	*Cygnus olor*	none	X	X	X	X	C / N,F	4
pied-billed grebe	*Podilymbus podiceps*	none		X		Early	R / F	32
red-winged blackbird	*Agelaius phoeniceus*	none		X	X	Early	A / N,F	4 6
ring-necked duck	*Aythya collaris*	none	X			X	C / F	4 27
rough-winged swallow	*Stelgidopteryx ruficollis*	none		Late	X		R / N,F	4 15
semipalmated plover	*Charadrius semipalmatus*	none		Late	X	Early	R / F	31 32
spotted sandpiper	*Actitus macularia*	none		X	X	Early	R / N,F	4 31 32
tree swallow	*Tachycineta bicolor*	none		X	X		C / N,F	4 15
wood duck	*Aix sponsa*	none		X	X	Early	C / N	4 27

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency/ Habitat Use	Reference Numbers
Mammals								
big-brown bat	*Eptesicus fuscus*	none	X	X	X	X	R / H	1 29
Keen's bat	*Myotis keenii*	none			X	Early	R / N	1 29
little-brown bat	*Myotis lucifugus*	none	X	X	X	X	C / H	1 29
red bat	*Lasiurus borealis*	none		Late	X	Early	R / F	1 29
Eastern pipistrelle	*Pipistrellus subflavus*	none		X	X	Early	R / F	1 29
silver-haired bat	*Lasionycteris noctivagans*	none			X		R / N,F	1 29
white-tailed deer	*Odocoileus virginianus*	none	X	X	X	X	C / F	1 25 29
red fox	*Vulpes vulpes*	none	X	X	X	X	C / H	1 29
mink	*Mustela vison*	none	X	X	X	X	C / N,F	1
meadow-jumping mouse	*Zapus hudsonicus*	none	X	X	X	X	R / N,F	1 29
white-footed mouse	*Peromyscus leucopus*	none	X	X	X	X	C / N,F	1 29
muskrat	*Ondarta zibethicus*	none	X	X	X	X	C / N,F	1 29
Virginia opossum	*Didelphis virginiana*	none	X	X	X	X	C / F	1 29
racoon	*Procyon lotor*	none	X	X	X	X	C / N,F	1 29
Norway rat	*Rattus norvegicus*	none	X	X	X	X	C / N,F	1 29
striped skunk	*Mephitis mephitis*	none	X	X	X	X	N / F	1 29
meadow vole	*Microtus pennsylvanicus*	none	X	X	X	X	R / N,F	29 45
long-tailed weasel	*Mustela frenata*	none	X	X	X	X	R / N,H	1 29
bull frog	*Rana catesbeiana*	none	X	X	X	X	C / N,H	33 34 35 37
Herptiles								
common gray treefrog	*Hyla versicolor*	none	X	X	X	X	C / N,F	33 37
green frog	*Rana clamitans*	none	X	X	X	X	C / N,H	33 35 37
wood frog	*Rana sylvatica*	none	X	X	X	X	C / N,F	33 37
red-spotted newt	*Notophthalmus viridescens*	none	X	X	X	X	C / N,F	36 38
spring peeper	*Hyla crucifer*	none	X	X	X	X	R / N,F	33 35 38
spotted salamander	*Ambystoma maculatum*	none	X	X	X	X	R / N	34 36 38
Eastern tiger salamander	*Ambystoma tigrinum tigrinum*	endangered	X	X	X	X	R / N,F	36 38
marbled salamander	*Ambystoma opacum*	special concern	X	X	X	X	R / F	34 36 38
Eastern garter snake	*Thamnophis sirtalis*	none	X	X	X	X	C / N,F	38 40
eastern milk snake	*Lampropettis d. triangulum*	none	X	X	X	X	C / N,F	38 39

Common Name	Scientific Name	Status	Found During winter	spring	summer	fall	Frequency/ Habitat Use	Reference Numbers
Eastern ribbon snake	*Thamnophis s. sauritus*	none	X	X	X	X	C / N,F	38 40
Northern ringneck snake	*Diadophis punctatus*	none	X	X	X	X	C / H	38
Northern water snake	*Natrix sipedon sipedon*	none	X	X	X	X	C / N,F	38 39
stink pot	*Sternotherus odoratue*	none	**X**	**X**	**X**	**X**	C / N,F	38
Fowler's toad	*Bufo woodhousei fowleri*	none	**X**	**X**	**X**	**X**	C / N,F	33 37
Eastern box turtle	*Terrepene carolina*	special concern	**X**	**X**	**X**	**X**	C / N,F	41
painted turtle	*Chrysemys picta*	none	**X**	**X**	**X**	**X**	C / N,F	38
snapping turtle	*Chelydra serpentina*	none	**X**	**X**	**X**	**X**	C / N,F	38 41
spotted turtle	*Chlemys guttata*	special concern	**X**	**X**	**X**	**X**	R / N,F	38 41

KEY:

Frequency:	Activity:
A- abundant	N- nesting
C- common	H- hunting
R- rare	R- resting
N- not expected	F- foraging

PROJECTION OF WILDLIFE ECOLOGICAL RESPONSE (POWER)

NELSON, POPE & VOORHIS, LLC, MICROCOMPUTER MODEL

SPECIES ADAPTABILITY

This portion of the appendix has been included to present the results of a computer program to identify "Species Adaptability." This list is another component of the program developed for use by Nelson, Pope & Voorhis, LLC to determine potential impacts of the proposed project on wildlife. In this application the "Adaptability" of the observed and expected species are shown. The "adaptability" as indicated in the table, refers to whether an individual species may potentially benefit from (+) a habitat change from natural to urban/suburban setting; or, be impacted (-), or remain constant (=), as a result of this change. These values are not intended to represent the dynamics of actual species on the subject site under post-development conditions. The column entitled “Comments” provides relevant information which was obtained from the literature, as regards special habits of the particular species, such as adaptability, nesting, food, etc. This column is particularly important in assessing the potential impacts to the species as a result of the proposed project. The preceding text considers the site specific aspects of the proposed development in regard to individual species. This appendix is included to provide the reader with the benefit of what the literature which was consulted in connection with the Habitat Suitability Model suggests, in terms of generalized species dynamics resulting from land use. References are the same as those cited in the previous Species List portion of the appendix.

Successional Woodland Species - Adaptability and Comments

Common Name	Scientific Name	Adapt.	Comments	References
Birds				
American crow	Corvus brachyrhynchos	=	extremely adaptable; omnivorous	4 11
American kestrel	Falco sparverius	-	adaptable; prefers open areas and parks; will nest near humans	4 17
American redstart	Setophaga ruticilla	-	urbanization and agriculture have negative effects	4 19
American robin	Turdus migratorius	=	very adaptable; abundant in parks; nests in man-made structures	4 7
American woodcock	Philhela minor	-	prefers moist woodland and thicket near open fields	4 30
barn swallow	Hirundo rustica	+	nests almost entirely on buildings	4 15
black capped chickadee	Parus atricapillus	=	abundant around parks, urban and suburban areas	4 11
black-and-white warbler	Mniotilta varia	-	builds nests under shrubs and/or trees	4 18
blue jay	Cyanocitta cristatta	=	extremely adaptable to human activity and other stresses	4 10
blue-winged warbler	Vermivora pinus	-	primarily abandoned and overgrown field, and thickets	4 14
brown creeper	Certhia familiaris	-	prefers predominantly deciduous wooded areas	4 9
brown thrasher	Toxostoma rufum	=	common in parks,suburban areas, wooded edges, dry open areas	4 9
brown-headed cowbird	Molothrus ater	=	lays eggs in other bird's nests; some stay during winter	4 6
Carolina wren	Thryothorus ludovicianus	=	associated with woodland thickets and brushy areas, often near water	4 9
cedar waxwing	Bombycilla cedrorum	+	prefers open woodlands, orchards and residential areas	4 23 32
chestnut-sided warbler	Dendroica pensylvanica	-	prefers first growth woods, with some open brush area	4 19
common flicker	Colaptus auratus	=	abundant around parks, suburban and urban areas	4 14
common grackle	Quiscalus quiscula	=	adapts well to urban and suburban habitats	4 6
Cooper's hawk	Accipiter cooperii	-	needs extensive woodland	4 17
downy woodpecker	Picoides pubescens	=	found in parks and suburban areas	4 14
Eastern kingbird	Tyrannus tyrannus	=	very adaptable to human activities; prefers open areas	4 15
Eastern wood-peewee	Contopus virens	=	prefers suburban areas, parks and villages with shade trees	4 15
European starling	Sturnus vulgaris	+	extremely adaptable to human activity; considered a pest	4 23
fox sparrow	Passerella iliaca	-	boreal species, winters here in edge, thickets, brushy areas	20 21
golden-crowned kinglet	Regulus satrapa	-	prefers spruce vegetation; no atlas sightings on Long Island	4 7
gray catbird	Dumetella carolinensis	=	abundant around parks, urban and suburban areas	4 9
great-horned owl	Bubo virginianus	-	nocturnal; rare in wooded areas of less than 20 acres	4 17
hairy woodpecker	Picoides villosus	=	found mainly in deciduous forests	4 14
hermit thrush	Catharus guttatus	=	not common on Long Island; when present, prefers pine barrens	4 7
house finch	Carpodacus mexicanus	+	nests almost entirely on buildings; considered a pest species	4 20
house sparrow	Passer domesticus	+	prefers buildings, urban, suburban, gardens; considered a pest	4 20
house wren	Troglodytes aedon	=	found in suburban areas and gardens; nests in crevices of buildings	4 9
long-eared owl	Asio otus	-	nocturnal; prefers dense forested areas near water	4 17

Common Name	Scientific Name	Adapt.	Comments	References
mourning dove	Zenaida macroura	=	abundant around parks, urban and suburban areas	4 8
dark-eyed junco	Junco hyemalis	-	prefers forested area with elevation >300 meters; no LI atlas record	4 21
Northern mockingbird	Mimus polyglottos	+	prefers to nest near humans	4 9
red-bellied woodpecker	Melanerpes carolinus	=	prefers forest openings; mostly found on Long Island north shore	4 14
red-eyed vireo	Vireo olivaceus	=	found in parks and suburban areas with shade trees and undergrowth	4 23
red-tailed hawk	Buteo jamaicensis	-	needs 100 foot radius undisturbed area for nest	4 16
rock dove	Columba livia	+	nests almost entirely on buildings; considered a pest species	4 8
rose-breasted grosbeak	Pheucticus ludovicianus	=	mainly found on north shore	4 20
ruby-crowned kinglet	Regulus calendula	-	occurs as non-breeding species; present during migration	4 7
rufous-sided towhee	Pipilo erythrophthalmus	-	may be present year round on Long Island	4 20
sharp-shinned hawk	Accipiter striatus	-	avoids humans; nests in heavily forested areas	4 16
song sparrow	Melospiza melodia	=	common to most habitats except deep forest, open field and marsh	4 22
white-throated sparrow	Zonotrichia albicollis	-	prefers brushy areas and thick undergrowth	4 22
wood thrush	Hylocichla mustelina	=	prefers vacant wood (trees >40 feet); may adapt of wooded suburban	4 7
yellow-bellied sapsucker	Sphyrapicus varius	=	nests in tree cavity; found in parks, yards and gardens	14
yellow-billed cuckoo	Coccyzus americanus	-	avoids heavy urban areas; prefers wooded open or edges for nests	4 12
Mammals				
big-brown bat	Eptesicus fuscus	+	roosts in structures; found throughout LI; hunts over water	1 29
hoary bat	Lasiurus borealis	=	roosts in trees, sometimes found in parks	45
Keen's bat	Myotis keenii	+	roosts in buildings, crevices and bark; more common on eastern LI	1 29
little-brown bat	Myotis lucifugus	+	roosts in buildings and man made structures; hunts over water	1 29
red bat	Lasiurus borealis	-	feeds in marsh area; nests within 1000 yards of marsh in trees	1 29
silver-haired bat	Lasionycteris noctivagans	-	prefers wooded areas near water, primarily during summer months	1 29
Eastern chipmunk	Tamis striatus	=	prefers open woods, thickets, and rocky areas	1 29
Eastern cottontail	Sylvilagus floridanus	=	will adapt to suburban areas, if there is sufficient cover	1 29
white-tailed deer	Odocoileus virginianus	-	requires range of one-half square mile	1 25 29
red fox	Vulpes vulpes	-	builds den in wooded areas with loose-sandy soil and good drainage	1 29
Eastern mole	Scalopus aquaticus	=	tunnels underground	1 29
meadow-jumping mouse	Zapus hudsonicus	=	found around water in pine barrens; prefers open areas with grasses	1 29
white-footed mouse	Peromyscus leucopus	=	common to most all habitats; does not adapt well to human activity	1 29
Virginia opossum	Didelphis virginiana	=	common in suburban areas, woods, marsh and coastal areas	1 29
racoon	Procyon lotor	+	nocturnal; very adaptive; found in urban and forest areas	1 29
masked shrew	Sorex cinereus	=	tunnels underground; common in wood and wet habitats	1 29
short-tailed shrew	Blarina breuicauda	=	tunnels underground; abundant in a variety of habitats	1 29
striped skunk	Mephitis mephitis	=	prefers mixed wood & brush within 2 miles of water; not expected on LI	1 29
Eastern gray squirrel	Sciurus carolinensis	=	found in parks, urban and suburban areas; very adaptable	1 29

Common Name	Scientific Name	Adapt.	Comments	References
meadow vole	Microtus pennsylvanicus	=	tunnels underground; prefers open woodland	29 45
pine vole	Microtus pinetorum	=	tunnels underground; prefers sandy soil in woods and field; can swim	1 29
long-tailed weasel	Mustela frenata	-	prefers dense wood, but may appear in all land habitats near water	1 29
woodchuck	Marmota monax	-	appears primarily in scrub woods and brushy areas; not common on LI	1 29
Herptiles				
Eastern garter snake	Thamnophis sirtalis	=	occupies a variety of habitats	38 40
eastern hognose snake	Heterodon platyrhinos	=	sandy soil and sunny roadside; feeds on herptiles and insects	38
eastern milk snake	Lampropettis d. triangulum	=	occupies a variety of habitats	38 39

Freshwater Pond Species : Adaptability and Comments

Common Name	Scientific Name	Adapt.	Comments	References
Birds				
American black duck	Anas rubripes	-	nests in thick vegetation within 1.2 meters of water	4 27
American coot	Fulica americana	-	winters occasionally in area	4 26
barn swallow	Hirundo rustica	+	nests almost entirely on buildings	4 15
belted kingfisher	Megaceryle alcyon	-	nests in banks (rarely in trees), up to a mile from fishing area	4 12
blue-grey gnatcatcher	Polioptila caerulea	=	prefers dense foliated trees along water ways	4 7
Canada goose	Branta canadensis	=	prefers lakes, rivers, bays and marshes	4 28
canvasback	Aythya valisineria	-	rarely winters in the area	4 27
Eastern kingbird	Tyrannus tyrannus	=	very adaptable to human activities; prefers open areas	4 15
Eastern screech owl	Otus asio	=	nocturnal; nests in hollow trees, abandoned buildings, nest boxes	4 17
European starling	Sturnus vulgaris	+	extremely adaptable to human activity; considered a pest	4 23
fox sparrow	Passerella iliaca	-	boreal species, winters here in edge, thickets, brushy areas	20 21
gadwall	Anas strepera	-	observed in south shore bays; may occupy pond and river areas	4 27
great blue heron	Ardea herodias	-	occurs as non-breeding species; present during migration	4 26
great egret	Casmerodius albus	-	common in south shore bays; nests in tall vegetation	4 26
greater scaup	Aythya marila	-	winters in bay areas	32 44
green heron	Butorides striatus	-	may be found near lakes, streams, ponds and marshes	4 26
green-winged teal	Anas crecca	-	nests in upland areas in proximity to water	4 27
hooded merganser	Lophodytes cucullatus	-	not expected on Long Island	4 27
horned grebe	Podiceps auritus	-	prefers southeast shores, oceans, and bays	32 42
least sandpiper	Calidris minutilla	-	may occasionally winter on Long Island	32
lesser scaup	Aythya affinis	-	prefers ponds, lakes, rivers and sometimes marshes	32 44
lesser yellowlegs	Triniga flavipes	-	does not nest on Long Island; considered a migratory shorebird	30 32
mallard	Anas platyrhynchos	-	adaptable to human activity	4 27
mute swan	Cygnus olor	=	common in bays, very adaptable	4
pied-billed grebe	Podilymbus podiceps	-	prefers brackish water in Long Island area	32
red-winged blackbird	Agelaius phoeniceus	=	needs water	4 6
ring-necked duck	Aythya collaris	-	does not nest on Long Island	4 27
rough-winged swallow	Stelgidopteryx ruficollis	=	common to streams & rivers; nests in low banks, buildings, cavities	4 15
semipalmated plover	Charadrius semipalmatus	-	non-breeder on LI; may forage during summer, occasionally winter	31 32
spotted sandpiper	Actitus macularia	-	nests on ground in grassy areas	4 31 32
tree swallow	Tachycineta bicolor	=	always nests near water	4 15
wood duck	Aix sponsa	-	prefers wooded rivers and ponds, and wooded swamps	4 27
Mammals				
big-brown bat	Eptesicus fuscus	+	roosts in structures; found throughout LI; hunts over water	1 29
Keen's bat	Myotis keenii	+	roosts in buildings, crevices and bark; more common on eastern LI	1 29
little-brown bat	Myotis lucifugus	+	roosts in buildings and man made structures; hunts over water	1 29

Common Name	Scientific Name	Adapt.	Comments	References
red bat	Lasiurus borealis	-	feeds in marsh area; nests within 1000 yards of marsh in trees	1 29
Eastern pipistrelle	Pipistrellus subflavus	=	found near water in open woods, also found in buildings	1 29
silver-haired bat	Lasionycteris noctivagans	-	prefers wooded areas near water, primarily during summer months	1 29
white-tailed deer	Odocoileus virginianus	-	requires range of one-half square mile	1 25 29
red fox	Vulpes vulpes	-	builds den in wooded areas with loose-sandy soil and good drainage	1 29
mink	Mustela vison	-	prefers wetlands surrounded by forested areas	1
meadow-jumping mouse	Zapus hudsonicus	=	found around water in pine barrens; prefers open areas with grasses	1 29
white-footed mouse	Peromyscus leucopus	=	common to most all habitats; does not adapt well to human activity	1 29
muskrat	Ondarta zibethicus	-	prefers damp and marshy fresh and salt water habitats	1 29
Virginia opossum	Didelphis virginiana	=	common in suburban areas, woods, marsh and coastal areas	1 29
racoon	Procyon lotor	+	nocturnal; very adaptive; found in urban and forest areas	1 29
Norway rat	Rattus norvegicus	+	nocturnal; usually associated with human activity	1 29
meadow vole	Microtus pennsylvanicus	=	tunnels underground; prefers open woodland	29 45
long-tailed weasel	Mustela frenata	-	prefers dense wood, but may appear in all land habitats near water	1 29
Herptiles				
bull frog	Rana catesbeiana	-	strictly aquatic, wooded lakes	33 34 35 37
common gray treefrog	Hyla versicolor	-	prefer mossy trees near ponds	33 37
green frog	Rana clamitans	-	mainly aquatic species	33 35 37
wood frog	Rana sylvatica	-	prefers leafy pools and transient pools in wooded areas	33 37
red-spotted newt	Notophthalmus viridescens	-	prefers shallow ponds in wooded areas; open moist woods	36 38
spring peeper	Hyla crucifer	=	prefers pools/marsh near woodland; found high in trees in summer	33 35 38
spotted salamander	Ambystoma maculatum	-	will breed in pond or vernal ponds in late March, early April	34 36 38
Eastern tiger salamander	Ambystoma tigrinum tigrinum	-	needs fishless pond or vernal pond with 500' vacant radius to breed	36 38
marbled salamander	Ambystoma opacum	=	moist to sandy areas; lays eggs in fall in low spots wet by rain	34 36 38
Eastern garter snake	Thamnophis sirtalis	=	occupies a variety of habitats	38 40
eastern milk snake	Lampropettis d. triangulum	=	occupies a variety of habitats	38 39
Eastern ribbon snake	Thamnophis s. sauritus	=	semi-aquatic specie seldom wanders far from wet areas	38 40
Northern ringneck snake	Diadophis punctatus	=	prefers secluded moist areas under logs/stones; can adapt to suburb	38
Northern water snake	Natrix sipedon sipedon	-	common in swamp, bog, marsh, stream, pond and lake environments	38 39
stink pot	Sternotherus odoratue	-	not common on LI; prefers lake, pond and sluggish streams	38
Fowler's toad	Bufo woodhousei fowleri	-	found in suburban areas, gardens; breeds in shallow permanent ponds	33 37
Eastern box turtle	Terrepene carolina	-	terrestrial based species	41
painted turtle	Chrysemys picta	-	prefers small bodies of water	38
snapping turtle	Chelydra serpentina	-	sometimes found on land near water	38 41
spotted turtle	Chlemys guttata	-	found in bogs and ponds; may be in brooks and pools	38 41

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APPENDIX I-4

Natural Heritage Correspondence

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

January 20, 2011

Jean Petrusiak, Director
New York State Department of Environmental Conservation
Information Services
New York Natural Heritage Program
625 Broadway, 5th floor
Albany, NY 12233-4757

Re: Request for Natural Heritage Program File Review for a +/-50 acre site located in the south west corner of the intersection of St. Johnland Road and Old Dock Road in the Hamlet of Kings Park, Town of Smithtown, Suffolk County, New York (NP&V #95124)

Dear Ms. Petrusiak:

My firm has been retained by the owner of the above-referenced parcel to investigate the environmental resources associated with this site for assessment under SEQR. The site is currently vacant, wooded land, and the applicant is proposing to build a continuing care retirement community.

It would be beneficial to consult the Natural Heritage Program files for any information you may have regarding unique habitats, and/or species of vegetation and wildlife. Enclosed is a portion of the Northport and St. James 7.5 minute quadrangles indicating the location of the project site. Please provide any information you may have on this specific site or other unique ecological features within the vicinity. Your attention to this request would be greatly appreciated. Please do not hesitate to call if you have any questions regarding this correspondence.

Sincerely,

NELSON, POPE & VOORHIS, LLC

Ashley Marciszyn
Administrative Assistant

Enc.: location map

572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620 WWW.NELSONPOPE.COM

USGS TOPOGRAPHIC MAP
NORTHPORT QUADRANGLE

Last Revised 1979

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

February 7, 2011

RECEIVED
FEB 09 2011
NELSON & POPE

Ashley Marciszyn
Nelson Pope & Voorhis
572 Walt Whitman Road
Melville, NY 11747

Dear Ms. Marciszyn:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment of the proposed Retirement Community – 5 Acre Site, Project # 95 124, site as indicated on the map you provided, located on Old Dock Road, Town of Smithtown, Suffolk County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site o r in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.
PLEASE NOTE: This Project is Adjacent to the Sunken Meadow and the Nissequogue River NY State Parks.

The enclosed report may be included in documents that will be available to the public. However, any enclosed maps displaying locations of rare species are considered sensitive information, and are intended only for the internal use of the recipient; they should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

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

85

This project location is adjacent to a designated Significant Coastal Fish and Wildlife Habitat. This habitat is part of New York State's Coastal Management Program (CMP), which is administered by the NYS Department of State (DOS). Projects which may impact the habitat are reviewed by DOS for consistency with the CMP. For more information regarding this designated habitat and applicable consistency review requirements, please contact:

Jeff Zappieri - (518) 474-6000P
NYS Department of State
Office Coastal, Local Government and Community Sustainability
1 Commerce Plaza, 99 Washington Avenue,
Albany, NY 12231

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

Sincerely,

Tara Salerno

Tara Salerno, Information Services
New York Natural Heritage Program

Enc. # 85

cc: Reg. 1
Tom Lyons, NYS OPRHP, Empire State Pl, Bldg #1, 17th Floor, Albany, 12238

Natural Heritage Report on Rare Species and Ecological Communities

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935

~The information in this report includes only records entered into the NY Natural Heritage databases as of the date of the report. This report is not a definitive statement on the presence or absence of all rare species or significant natural communities at or in the vicinity of this site.
~Refer to the User's Guide for explanations of codes, ranks and fields.
~Location maps for certain species and communities may not be provided 1) if the species is vulnerable to disturbance, 2) if the location and/or extent is not precisely known, 3) if the location and/or extent is too large to display, and/or 4) if the animal is listed as Endangered or Threatened by New York State.

Natural Heritage Report on Rare Species and Ecological Communities

BIRDS

Charadrius melodus

Office Use 12334 ESU

Piping Plover
Breeding

NY Legal Status: Endangered
Federal Listing: Endangered/Threatened
Last Report: **
NYS Rank: S3B - Vulnerable
Global Rank: G3 - Vulnerable
EO Rank: **
County: Suffolk
Town: Smithtown
Location: At, or in the vicinity of, the project site.
General Quality and Habitat: **For information on the population at this location and management considerations, please contact the NYS DEC Regional Wildlife Manager for the Region where the project is located.

Sterna hirundo

Office Use 12336 ESU

Common Tern
Breeding

NY Legal Status: Threatened
Federal Listing:
Last Report: **
NYS Rank: S3B - Vulnerable
Global Rank: G5 - Secure
EO Rank: **
County: Suffolk
Town: Smithtown
Location: At, or in the vicinity of, the project site.
General Quality and Habitat: **For information on the population at this location and management considerations, please contact the NYS DEC Regional Wildlife Manager for the Region where the project is located.

Sternula antillarum *(formerly Sterna antillarum)*

Office Use 12335 ESU

Least Tern
Breeding

NY Legal Status: Threatened
Federal Listing:
Last Report: **
NYS Rank: S3B - Vulnerable
Global Rank: G4 - Apparently secure
EO Rank: **
County: Suffolk
Town: Smithtown
Location: At, or in the vicinity of, the project site.
General Quality and Habitat: **For information on the population at this location and management considerations, please contact the NYS DEC Regional Wildlife Manager for the Region where the project is located.

COMMUNITIES

Maritime dunes

This occurrence of Maritime Dunes is considered significant from a statewide perspective by the NY Natural Heritage Program. It is either an occurrence of a community type that is rare in the state or a high quality example of a more common community type. By meeting specific, documented significance criteria, the NY Natural Heritage Program considers this occurrence to have high ecological and conservation value.

Office Use

NY Legal Status:	Unlisted	**NYS Rank:**	S3	6997
Federal Listing:		**Global Rank:**	G4	
Last Report:	2001-09-13	**EO Rank:**		
County:	Suffolk			
Town:	Smithtown			
Location:	Nissequogue River			

General Quality and Habitat: A maritime dune system of relatively small size with expected species diversity, some threat of exotic species encroaching from its edges and adjacent communities, but overall in good to excellent condition. It is located in a heavily developed landscape along the coast of Long Island Sound. This beach grass-dominated maritime dune consists of 2 patches which flank the mouth of the Nissequogue River on Long Island Sound. The maritime dunes and their adjacent associated coastal communities are part of 1130 acre state park and natural area, about 500 acres of which is maintained as natural area. Closely related coastal communities in the area include maritime pitch pine dune woodland, maritime beach, low salt marsh and coastal oak hickory forest. The landscape surrounding the park is heavilydeveloped.

Low salt marsh

This occurrence of Low Salt Marsh is considered significant from a statewide perspective by the NY Natural Heritage Program. It is either an occurrence of a community type that is rare in the state or a high quality example of a more common community type. By meeting specific, documented significance criteria, the NY Natural Heritage Program considers this occurrence to have high ecological and conservation value.

Office Use

NY Legal Status:	Unlisted	**NYS Rank:**	S3S4	2229
Federal Listing:		**Global Rank:**	G4	
Last Report:	2001-09-13	**EO Rank:**		
County:	Suffolk			
Town:	Smithtown			
Location:	Nissequogue River			

General Quality and Habitat: This is a large, low salt marsh complex in fair to good condition and in a fair to poor landscape. A large, diverse salt marsh complex comprised mostly of low salt marsh with included small patches of high salt marsh and negligible patches of salt panne and salt shrub. The large tidal range produces an extensive salinity/tide gradient up the river basin. The sequence of communities along the Nissequogue River is as follows: South of Route 25 is freshwater tidal marsh, grading into brackish tidal marsh north of Route 25, then high salt marsh to Smithtown Landing where the river widens and grades intoextensive low salt marsh and marine intertidal mudflats. The mean tidal range at the river mouth is 2.1 m to <1.0 m (Landing Avenue). Dense suburban developments line the river corridor with many private docks.

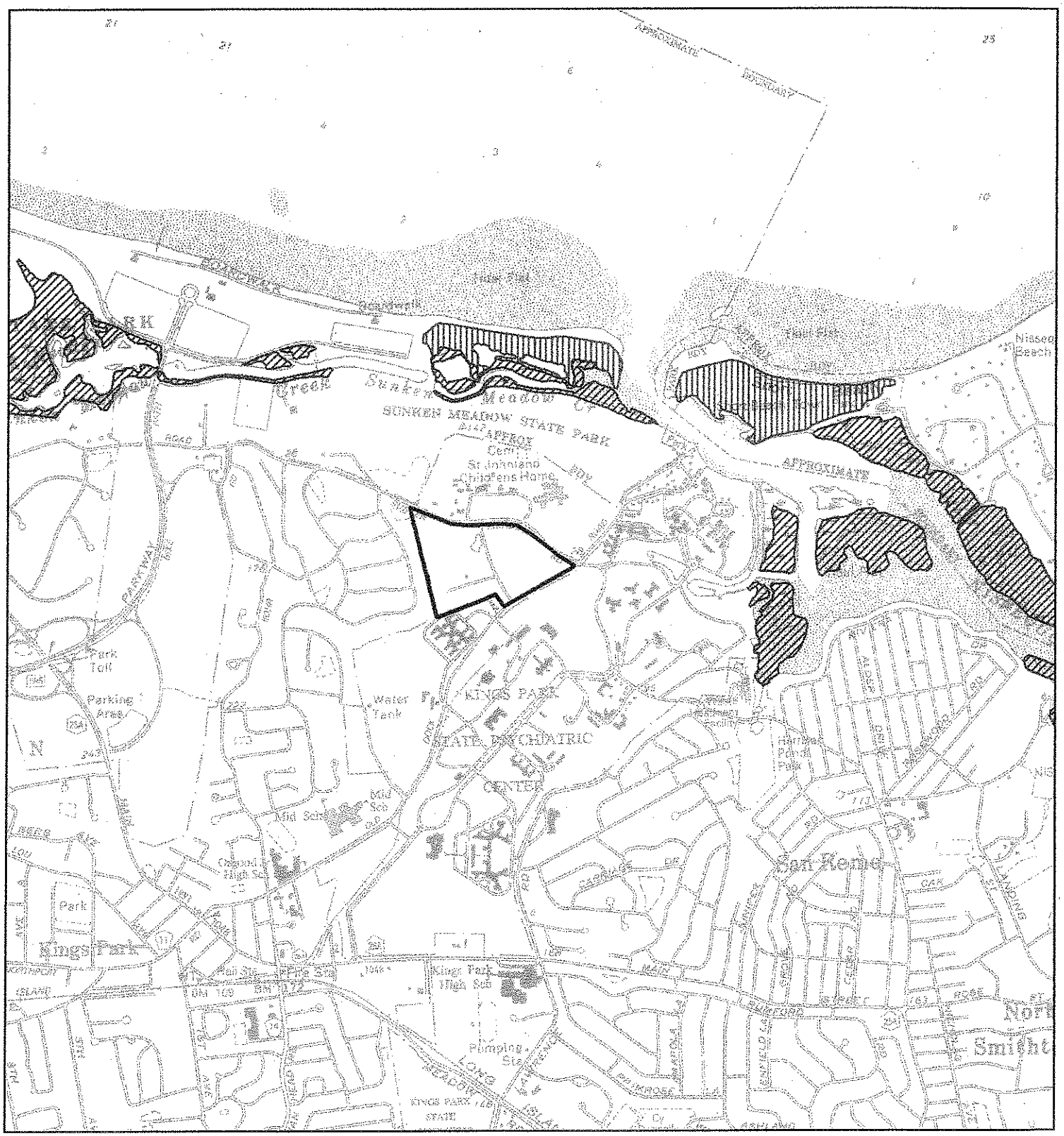
5 Records Processed

More detailed information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org, from NatureServe Explorer at http://www.natureserve.org/explorer, from NYSDEC at http://www.dec.ny.gov/animals/7494.html (for animals), and from USDA's Plants Database at http://plants.usda.gov/index.html (for plants).

More detailed information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org. For descriptions of all community types, go to http://www.dec.ny.gov/animals/29384.html and click on Draft Ecological Communities of New York State.

Natural Heritage Map of Rare Species and Ecological Communities

Prepared January 24, 2011 by the NY Natural Heritage Program, NYS DEC Albany, NY



Legend

Project Site

NY Natural Heritage Program Database Records

Low Salt Marsh

Maritime Dunes

1:24,000

0 0.15 0.3 0.6 0.9 1.2 Miles

N W E S

This map displays locations of significant natural communities only, and may be included in documents that will be made available to the public.

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935

HISTORICAL RECORDS

The following plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, or there is uncertainty regarding their continued presence.
There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown and therefore location maps are generally not provided.
If appropriate habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there.

Natural Heritage Report on Rare Species and Ecological Communities

VASCULAR PLANTS

Digitaria filiformis

Office Use 1276

Slender Crabgrass

NY Legal Status: Threatened
Federal Listing:
Last Report: 1926-09-08

NYS Rank: S1 - Critically imperiled
Global Rank: G5 - Secure
EO Rank: Historical, no recent information

County: Suffolk
Town: Huntington, Smithtown
Location: Kings Park
Directions: Kings Park.
General Quality and Habitat: Border of dry hilly woods.

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1 Records Processed

More detailed information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org, from NatureServe Explorer at http://www.natureserve.org/explorer, from NYSDEC at http://www.dec.ny.gov/animals/7494.html (for animals), and from USDA's Plants Database at http://plants.usda.gov/index.html (for plants).

Transportation
Land Development
Environmental
Services

VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

December 8, 2011

VIA OVERNIGHT CARRIER

Ref: 41161.03

Mr. George Hammarth, Deputy Regional Permit Administrator
New York State Department of Environmental Conservation
Division of Environmental Permits
SUNY @Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: Proposed CCRC Ordinance and "St. Johnland Residences II"
St. Johnland Road
Hamlet of Kings Park, Town of Smithtown
Suffolk County, New York

Dear Mr. Hammarth:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is working in conjunction with Nelson, Pope & Voorhis, LLC (NPV) on the above-referenced project. The proposed development includes the creation of 429,116 square feet (s.f.) of independent living assisted living residential units, townhomes and associated paved parking areas and roadways on the overall 49.69-acre subject property (see attached plan, dated November 15, 2011). Specifically, VHB is the civil engineer for the master development plan for the "St. Johnland Residences II" portion of the project. NPV is preparing the Draft Environmental Impact Statement (DEIS) for this project on behalf of the Town of Smithtown.

As Terri Elkowitz recently discussed with you, in correspondence dated October 17, 2011 (see Item No. 7 of the attached correspondence), the Town of Smithtown has requested that written confirmation from the New York State Department of Environmental Conservation (NYSDEC) be included in the aforesaid DEIS with regard to the following:

1) The accuracy of the wetlands and adjacent area boundaries as depicted in all materials within the proposed Draft Environmental Impact Statement (DEIS) (including all maps, figures and plans).
2) The accuracy of the Wild, Scenic, and Recreational Rivers System boundaries as depicted in all materials within the proposed DEIS (including all maps, figures and plans).
3) The accuracy of the amount of the subject parcel (in acres) included within the Wild, Scenic, and Recreational Rivers System boundary.

2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 ▪ FAX 631.234.3477
email: info@vhb.com
www.vhb.com

4) The accuracy of all statements regarding compliance or noncompliance of the project with all applicable NYSDEC regulations.

As such, we are writing to request that NYSDEC provide us with responses to the Town of Smithtown's request for confirmation. We have enclosed the following documents to assist you in this process:

- Attachment A - Town of Smithtown correspondence, dated October 17, 2011.
- Attachment B – Master Development Plan, prepared by VHB (dated November 15, 2011).

At this point in time, the draft DEIS has not been released to VHB. Once VHB is in receipt of same, the NYSDEC will be provided with all relevant figures, maps and DEIS excerpts for verification.

At your earliest convenience, please advise whether NYSDEC will be able to address the issues as presented above. Thank you for your assistance with this matter. If you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

for Courtney Riley
Project Engineer

Erin Echevarria
Project Manager

CR/ EE/ lm

enc.
cc: R. Marsh, Regional Natural Resources Supervisor

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New York State Department of Environmental Conservation
Bureau of Habitat, Region One Headquarters
50 Circle Road - SUNY
Stony Brook, NY 11790-3409
Phone: (631) 444-0275 • FAX: (631) 444-0272
Website: http://www.dec.ny.gov

Joseph J. Martens
Commissioner

April 18, 2012

RECEIVED
APR 20 2012
NELSON & POPE

Nelson, Pope & Voorhis, LLC
Charles Voorhis
572 Walt Whitman Road
Melville, NY 11747

RE: The St. Johnland Residences II (DEC permit #1-4734-02320/00001)

Dear Chic:

I am writing this letter in response to your call to Rob Marsh (4/12/12). I sent an approval for this project to Claire Werner on 3/22/12. In that approval I stated that Kevin Jennings and I confirmed the wetland boundary flags that we found on site on 3/2/12.

In addition, and in response to the Town's DEIS question, I stated in the approval that "The WSRR boundary depicted on the Master Development Plan is accurate enough to be acceptable for our permit process". The majority of the boundary for this lot was based on a line drawn ½ mile from the river bank over 20 years ago. Recently, staff from the Bureau of Habitat re-evaluated the meets and bounds of the official boundary. We used aerial photography from the 70s and the mid 90's to estimate an approximate river bank that would have existed in the late 80s and very early 90s when the boundary was established. Comparing our recent line to the line on the plans showed very minor deviations between the two lines. The deviations were inconsequential to the overall plan and that is why we approved the plan and made the statement above.

I hope this answers your questions. Please do not hesitate to call me at (631) 444-0278 if you have any questions.

Very truly yours,

Dan Lewis
Biologist

APPENDIX I-5

NYSDEC Correspondence

Intro. Res. No. 1144-2007 Laid on Table 2/6/2007
Introduced by Legislators Viloria-Fisher and Browning

RESOLUTION NO. 614 -2007, ADOPTING LOCAL LAW NO. 22 -2007, A LOCAL LAW TO PROHIBIT THE SALE, INTRODUCTION AND PROPAGATION OF INVASIVE, NON-NATIVE PLANT SPECIES

WHEREAS, there was duly presented and introduced to this County Legislature at a meeting held on February 6, 2007, a proposed local law entitled, "**A LOCAL LAW TO PROHIBIT THE SALE, INTRODUCTION AND PROPAGATION OF INVASIVE, NON-NATIVE PLANT SPECIES**"; now, therefore be it

RESOLVED, that said local law be enacted in form as follows:

LOCAL LAW NO. 22 -2007, SUFFOLK COUNTY, NEW YORK

A LOCAL LAW TO PROHIBIT THE SALE, INTRODUCTION AND PROPAGATION OF INVASIVE, NON-NATIVE PLANT SPECIES

BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF SUFFOLK, as follows:

Section 1. Legislative Intent.

This Legislature hereby finds that Resolution No. 985-2005 established the Suffolk County Water and Land Invasives Control Task Force in order to develop a long term plan for controlling invasive species in Suffolk County.

This Legislature determines that the Suffolk County Water and Land Invasives Control Task Force recommended that certain invasive species be prohibited from being sold in Suffolk County as a first step in preventing these species from being introduced in Suffolk County through a “Do Not Sell” list.

This Legislature further determines that the Suffolk County Water and Land Invasives Control Task Force recommended the establishment of a Suffolk County Water and Land Invasives Advisory Board.

This Legislature hereby finds and determines that invasive nonnative aquatic plants can displace native species and alter natural ecosystems and are considered to be the second leading cause of species extinction and endangerment worldwide.

This Legislature also finds and determines that these invasive plants can negatively impact agriculture, industry and human health.

This Legislature further finds and determines that during the 20th Century, invasive species were responsible for documented losses of 97 billion dollars to the U.S. economy.

Therefore, the purpose of this law is to protect the ecology of Suffolk County by prohibiting the sale of invasive plants in Suffolk County.

Section 2. Definitions.

As used in this law, the following terms shall have the meanings indicated:

"INVASIVE SPECIES"— a plant species that is (1) non-native to the ecosystem under consideration, and (2) whose introduction causes or is likely to cause economic or environmental harm or harm to human health, including their cultivars and varieties, which harm must significantly outweigh any benefits.

"NON-NATIVE"— with respect to a particular ecosystem, a species that has not historically occurred in that ecosystem, and which is not listed in the New York Flora Atlas as being native to New York.

"PERSON"— any individual, firm, partnership, corporation, company, society, association, or any organized group of persons whether incorporated or not.

"PROPAGATE" – purposefully increasing the population of a species by means of manipulating its sexual and/or asexual reproduction process.

Section 3. Prohibitions.

A) No person shall knowingly sell, transport, distribute, propagate or knowingly cause to be sold, transported, distributed, or propagated to any person located within the County of Suffolk, or to any person making the purchase from within the County of Suffolk, any invasive species as listed on Exhibit "A" herein, as said Exhibit may be amended by law from time to time, with the advice of the Water and Land Invasives Advisory Board.

B) No person shall knowingly sell, transport, distribute, propagate or knowingly cause to be sold, transported, distributed, or propagated to any person located within the County of Suffolk, or to any person making the purchase from within the County of Suffolk, any invasive species as listed on Exhibits "A" and "B" herein on or after January 1, 2011, as said Exhibits may be amended by law from time to time, with the advice of the Water and Land Invasives Advisory Board.

Section 4. Creation of a Suffolk County Water and Land Invasives Advisory Board.

A) There is hereby created a Suffolk County Water and Land Invasives Advisory Board, which shall consist of the following nine (9) members:

1) The Chairperson of the Suffolk County Legislature's Environment, Planning and Agriculture Committee, or his/her designee, who shall serve as chair;

2) The Commissioner of the Suffolk County Department of Environment and Energy, or his/her designee;

3) The Suffolk County Executive, or his/her designee;

4) The Presiding Officer of the Suffolk County Legislature, or his/her designee;
5) The Commissioner of the Suffolk County Department of Parks, Recreation & Conservation, or his/her designee;
6) A member of an environmental group chosen by the Chairperson of the Suffolk County Legislature's Environment, Planning and Agriculture Committee;

7) A representative chosen by the Long Island Farm Bureau;

8) A representative chosen by the Long Island Nursery and Landscape Association; and

9) A member of the Long Island Invasive Species Management Area (LIISMA).

B) The Suffolk County Water and Land Invasives Advisory Board shall advise the Commissioner of the Suffolk County Department of Environment and Energy and the Suffolk County Legislature on matters relating to invasive species in the County, and shall recommend to the Suffolk County Legislature appropriate revisions to the "Do Not Sell" list established pursuant to Section 3 of this law, on no less than an annual basis.

C) The Suffolk County Water and Land Invasives Advisory Board shall hold its first meeting no later than thirty (30) days after the oaths of office of all members have been filed.

D) The members of the Suffolk County Water and Land Invasives Advisory Board shall serve without compensation and members number 6 through 9 listed in subsection A, above, shall be appointed to serve initial terms ending on December 31, 2008, and shall be appointed to serve a term of two year thereafter.

E) Five (5) members of the Suffolk County Water and Land Invasives Advisory Board shall constitute a quorum for the purposes of conducting the business of the Board.

F) The Suffolk County Water and Land Invasives Advisory Board shall hold regular meetings, keep a record of all of its proceedings and determine the rules of its own proceedings with special meetings to be called by the Chairperson upon his or her own initiative or upon receipt of a written request thereof signed by at least five (5) members of the Suffolk County Water and Land Invasives Advisory Board. Written notice of the time and place of such special meetings shall be given to each member at least four (4) days before the date fixed by the notice for such special meeting.

G) All clerical services involving the month-to-month operation of the Suffolk County Water and Land Invasives Advisory Board, as well as supplies and postage as necessary, shall be provided by the staff of the Clerk of the County Legislature. The Suffolk County Water and Land Invasives Advisory Board may request, receive, and utilize such facilities, resources, and data of any department, office, or agency of Suffolk County as it may reasonably request to properly carry out its powers and duties.

H) The Suffolk County Water and Land Invasives Advisory Board shall hold no less than four (4) meetings annually, and shall conduct at least two (2) public hearings within the County of Suffolk for the purpose of obtaining necessary information or other data from the public. The time and place of each public hearing shall be published in the official County newspapers.

I) All vacancies in the membership of the Suffolk County Water and Land Invasives Advisory Board shall be filled in the manner provided for their original appointment.

Section 5. Exemptions.

A.) The prohibitions contained in this law shall not apply to bona fide scientific experiments or for educational purposes, provided that no invasive species used in such bona fide scientific experiments or for educational purposes shall be

permitted to be sold or distributed.

B) Any person desiring to use any invasive species for bona fide scientific experiments or for educational purposes shall be required to apply for a written waiver of the provisions of this law from the Suffolk County Department of Environmental and Energy, on a form to be prescribed in Exhibit "C" herein.

Section 6. Penalties.

Any person who violates Section 3 of this law shall be guilty of a violation, punishable by a fine of $1,000 for a first and second offense; and shall be guilty of an unclassified misdemeanor for a third, and each subsequent offense, punishable by a fine of $2000 and/or no more than 30 days in jail.

Section 7. Rules and Regulations.

The Suffolk County Department of Environment and Energy shall issue and promulgate such rules and regulations as it deems necessary and appropriate to carry out the provisions of this law.

Section 8. Applicability.

A) The prohibition described in Section 3(A) of this law shall apply to actions occurring on or after January 1, 2009.

B) The prohibition described in Section 3(B) of this law shall apply to actions occurring on or after January 1, 2011.

Section 9. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 10. SEQRA Determination.

This Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.5(c)(6) and (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection. The Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this law.

Section 11. Effective Date.

This law shall take effect on the sixtieth (60) day immediately subsequent to filing in the Office of the Secretary of State.

DATED: June 26, 2007

APPROVED BY:

/s/ Steve Levy
County Executive of Suffolk County

Date: July 12, 2007

After a public hearing duly held on July 10, 2007
Filed with the Secretary of State on August 6, 2007

EXHIBIT "A"

Scientific Name	**Common Name**
Alliaria petiolata	Garlic mustard
Ampelopsis brevipedunculata	Porcelain-berry
Anthriscus sylvestris	wild chervil
Aralia elata	Japanese Angelica Tree
Artemisia vulgaris	mugwort, common wormwood
Cabomba caroliniana A. Gray	Carolina fanwort; Cabomba
Cardamine impatiens L.	Narrowleaf bittercress
Caulerpa taxifolia	the marine "killer algae"
Celastrus orbiculatus	Oriental bittersweet
Centaurea maculosa (biebersteinii	Spotted knapweed
Cirsium arvense	Canada thistle
Cynanchum louiseae / nigrum (AKA Vincetoxicum nigrum)	Black Swallow-wort
Cynanchum rossicum (AKA Vincetoxicum rossicum)	Pale Swallow-wort
Egeria densa	Brazilian water weed
Eleagnus angustifolia	Russian olive
Eleagnus umbellate	Autumn Olive
Euphorbia cyparissias	Cypress spurge
Euphorbia esula	Leafy spurge
Froelichia gracilis (Hook.)Moq.	Cottonweed
Glaucium flavum Crantz	sea poppy, yellow horned poppy
Glossostigma diandrum	Mudmat
Heracleum mantegazzianum	Giant hogweed
Hesperis matronalis L.	Dame's rocket
Humulus japonicus	Japanese Hops
Hydrilla verticillata	Hydrilla
Hydrocharis morsus-ranae	European Frog-bit (aquatic)
Impatiens glandulifera Royle	Tall impatiens; purple balsam

Lepidium latifolium	Tall pepperweed, perennial pepperweed
Lespedeza cuneata	Chinese lespedeza
Ligustrum obtusifolium Sie.&Zucc	Border privet
Ludwigia hexapetala	Water primrose
Ludwigia peploides	Floating primrose-willow; water purslane
Lythrum salicaria	Purple loosestrife
Microstegium vimineum	Japanese stilt grass
Myriophyllum aquaticum (Vell.) Verdc (AKA M. brasilense)	Parrot feather, Brazilian water milfoil
Myriophyllum spicatum L.	Eurasian water milfoil
Najas minor Allioni	Eutrophic water-nymph
Nelumbo nucifera	pink lotus
Nymphoides peltata	yellow floating heart
Paulownia tomentosa	Princess Tree
Phalaris arundinacea L.	Reed Canary-grass
Phragmites australis	Common reed grass (nonnative genotype)

Scientific Name	**Common Name**
Polygonum cuspidatum	Japanese knotweed
Polygonum perfoliatum	Mile a minute vine
Polygonum sachaliensis (Fallopia)	Giant knotweed
Potomogeton crispus L.	Curly leaf pondweed
Pueraria montana var. lobata	Kudzu
Ranunculus ficaria	Lesser celandine
Rhamnus cathartica	Common buckthorn
Rosa multiflora	Multiflora rose
Rubus phoenicolasias Maxim.	Wineberry
Salvinia molesta	Giant salvinia
Senecio jacobaea	Tansy ragwort; stinking willie
Silphium perfoliatum L.	Cup-plant
Trapa natans	Water chestnut
Vitex rotundifolia L. f.	Beach vitex; roundleaf chastetree

EXHIBIT "B"

Scientific Name	**Common Name**
Lonicera bella	Bell's honeysuckle
Lonicera morrowii	Morrow's honeysuckle
Lonicera maackii "Rem Red"	honeysuckle
Lonicera japonica	Japanese honeysuckle
Lonicera tatarica	Tartarian honeysuckle
Lonicera xylosteum L.	Dwarf, Fly honeysuckle
Myosotis scorpioides L.	Forget-me-not (aquatic)

Return this form to the Suffolk County Department of Environment and Energy

All requirements of this form must be completed by the applicant. The information that you provide must be legible. Please type or print (clearly) in black ink.

Requested Invasive Species Information

Scientific Name:	
Common Name:	

Applicant Information

Name:					
Affiliation:					
Phone Number:		Fax Number:			
Mailing Address:					
City:		State:		Zip Code:	
E-Mail Address:					

Purpose / Need for Variance

Project Description: **(please attach additional pages if necessary)**					
Purpose of Project:					
Start Date:		End Date:			
Project Location:					
City:		State:		Zip Code:	

What measures will be taken to ensure that the invasive species being applied for in this variance will not escape, spread or negatively affect the surrounding natural environment, agriculture or forest crop, and/or human health?

Once the project has ended, how will the species be disposed of (please describe in detail)?

Additional Material Required

- USGS Topographical Map with Site clearly shown
- Photographs before project begins and after project ends
- A description of the results/findings of the research work

_____ _____

Applican
Signature

Date

For Department of Environment and Energy Use Only

Does the applicant meet the requirements for a variance?

Yes _____ No _____

Notes:

Approved: _____ Date: _____

Denied: _____ Date: _____