

## Site Redevelopment Profile

# Liberty Industrial Finishing Superfund Site

55 Motor Parkway, Oyster Bay, New York 11735

### Property Overview

#### Size

30 acres

#### Current Site Uses

- Several businesses, including a Stop & Shop Supermarket, currently operate on site. Remaining site acreage is owned by the town, which plans to expand an existing park and build a community center on site.

#### Use Restrictions

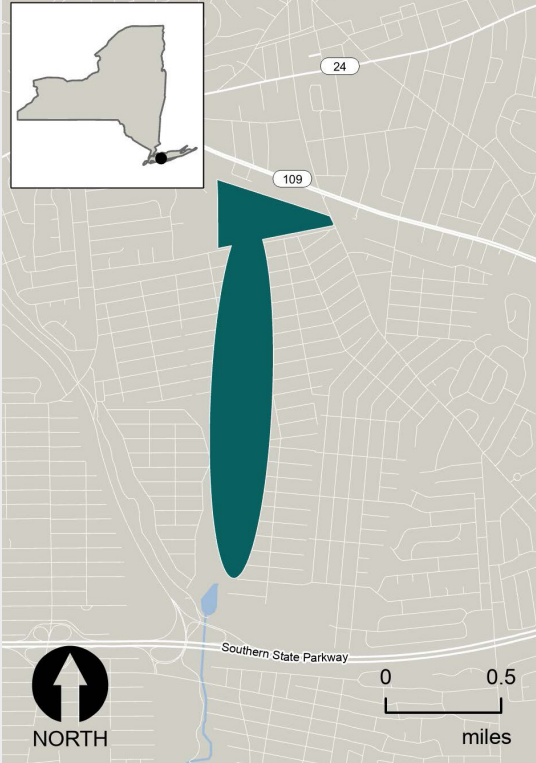
- Institutional controls restrict site uses to commercial, industrial and recreational uses.

#### Surrounding Population

**22,802**  
1 MILE

**129,475**  
3 MILES

**387,551**  
5 MILES



A map of the site in New York.

### Site History and Redevelopment Timeline

#### 1930s-2009

Various industries operated on site.

#### 1980s

The New York State Department of Environmental Conservation led early investigations and limited removals.

#### 1986

EPA placed the site on the NPL.

#### 1991-1997

EPA and potentially responsible parties (PRPs) conducted a remedial investigation.

#### 1998

EPA selected an interim action response to prevent contaminated groundwater migration.

#### 2001

PRPs installed and began operating a groundwater treatment system.

#### 2002

EPA selected the final site remedy and entered into a PPA with the town of Oyster Bay for the site property.

#### 2005

Stop & Shop entered Prospective Lessee Agreement with EPA, to be effective in 2009.

#### 2007-2011

PRPs cleaned up the site.

#### 2010

Stop & Shop Supermarket opened on site.

#### 2012

Record of Decision cleanup elements completed.

#### 2018

Groundwater cleanup is ongoing.

## History and Cleanup

The Liberty Industrial Finishing Superfund site in Oyster Bay, New York, was once a contaminated property with a history of aircraft part manufacturing and metal plating. Today, it is a community asset. Thanks to proactive EPA, local government, stakeholder and community collaboration, the site is now home to several businesses. Efforts to extend a community park onto the site are also underway.

Starting in the late 1930s, a variety of industrial operations were active on site. Due to soil and groundwater contamination resulting from these activities, EPA placed the site on the National Priorities List (NPL) in 1986. Site cleanup included soil excavation and removal and groundwater treatment.

EPA selected industrial cleanup standards for the site because of its industrial zoning and industrial history. However, a reuse study found significant local interest in recreational reuse opportunities at the site. With the western part of the site located next to Ellsworth Allen Park, the area provided a convenient location for park expansion. Additional soil cleanup was required to meet recreational use standards. EPA documented the cleanup steps required to support recreational uses at the site in the site's Record of Decision.

*"I am so pleased to join with my colleagues in local government to help make this long-overdue project a reality for our residents. This facility will become a haven for residents of all ages to enjoy."*

**James Kennedy**  
Nassau County Legislator

*"Projects like the Allen Park expansion are proof of the good that can come of local government representatives working together for the betterment of our communities. I am proud to partner with Supervisor Saladino and the town of Oyster Bay in making this facility a state-of-the-art destination for our residents."*

**Rose Marie Walker**  
Nassau County Legislator



The Stop and Shop supermarket on site.

## Redevelopment

In 2002, EPA entered into a Prospective Purchaser Agreement (PPA) with the town of Oyster Bay to ensure the protectiveness of the site's remedy and enable reuse to move forward. In return for EPA waiving the local government's potential Superfund liability and releasing Superfund liens on the site property, the town made a substantial payment to EPA to help fund cleanup activities and compensate for the cost difference in cleanup standards. In 2003, the town acquired the site's western parcel using its eminent domain authority. In 2010, the town took ownership of the 7.5-acre central parcel as well. Construction of the site's remedy finished in 2012.

Following the site's cleanup, the town held community planning meetings for the Ellsworth Allen Park expansion. Plans for the park include a community center, ballfields, a multi-use sports field and green space. The town of Oyster Bay then passed a resolution to rezone the site area from industrial uses to recreational uses. Park construction began in 2017. Nassau County has committed \$150,000 in community revitalization funding for the project. The town continues to work with EPA to put institutional controls and access agreements for the site in place.

Businesses also continue to operate successfully on site. The Stop & Shop Supermarket Company built a supermarket on the eastern part of the site. To make the project possible, property owners applied for a special use permit and worked with EPA on a Prospective Lessee Agreement to address Superfund liability concerns. The agreement helped make possible the 80,000-square-foot supermarket and parking areas on 9 acres of site property. The store opened to the public in May 2010. Other businesses, including a bank, also operate on site.

Today, EPA continues to work with site owners and businesses, local governments and the community to maintain site protectiveness and support the site's continued use and reuse.

## Contacts

For more information, please contact:

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For more information see: [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment)



The town is currently expanding Ellsworth W. Allen Park onto the site.

