

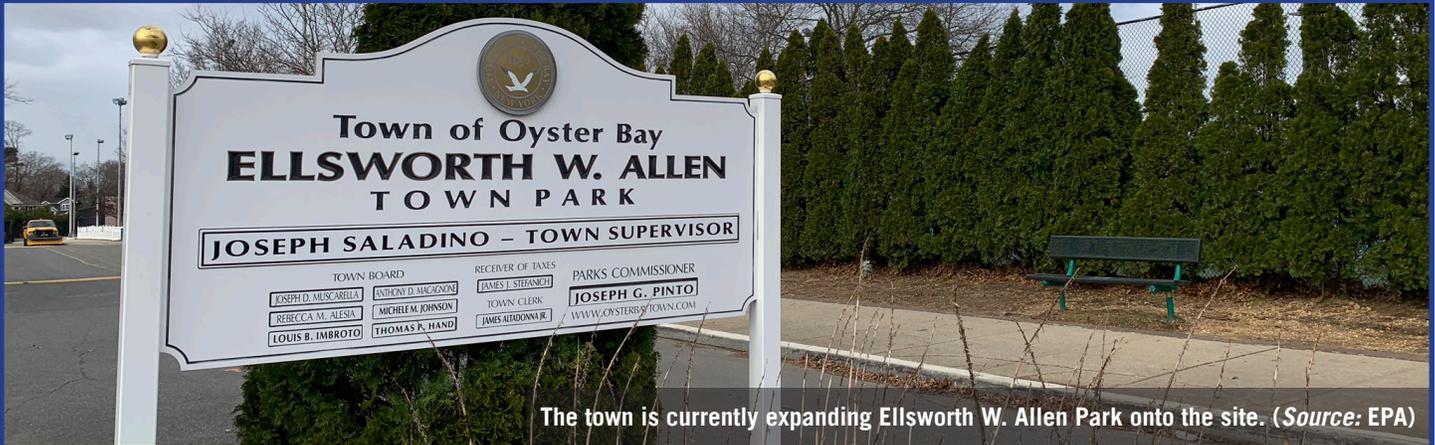


Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

Liberty Industrial Finishing Superfund Site

Oyster Bay, New York



The town is currently expanding Ellsworth W. Allen Park onto the site. (Source: EPA)

**Site Location:** 55 Motor Parkway, Oyster Bay, New York 11735

**Size:** 30 acres

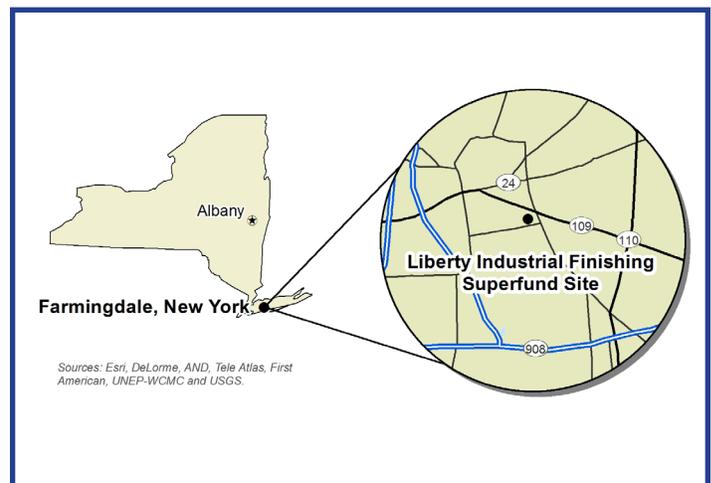
**Current Site Uses:** Several businesses, including a Stop & Shop Supermarket, currently operate on site. Remaining site acreage is owned by the town, which plans to expand an existing park and build a community center on site.

**Use Restrictions:** Institutional controls restrict site uses to commercial, industrial and recreational uses.

**Surrounding Population:** within 0.5 mile, 6,625 people; within 2.5 miles, 90,361 people; within 4 miles, 238,171 people.

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.



Location of the site in Oyster Bay, New York.

## SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1930s - 2009** - Various industries operated on site.
  - 1980s** - The New York State Department of Environmental Conservation led early investigations and limited removals.
  - June 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.

*“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

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.

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; the town anticipates that the park will open in the summer of 2019. 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.



The Stop and Shop supermarket on site. (Source: EPA)

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.

*“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

## FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)