

# **APPENDIX A**

## **APPENDIX A.1**

Facilities Assessment and Existing Conditions Report

## **APPENDIX A.2**

Bay Area Economics (BAE) Market Feasibility Analysis  
October 2008

# **APPENDIX A.1**

## Facilities Assessment and Existing Conditions Report

## **Appendix A.1: Facilities Assessment and Existing Conditions Report**

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### **A. INTRODUCTION AND BACKGROUND**

This report documents existing conditions and assesses existing facilities at the Amityville Armed Forces Reserve Center (AFRC) in North Amityville, Town of Babylon, Suffolk County, New York, herein referred to as “the project site.” The project site is designated on the 2007 Suffolk County Tax Map as Section 123, Block 2, Lot 20, and is located on the west side of Albany Avenue, approximately 600 feet north of Schleigel Boulevard, 400 feet south of Cedar Road, and 600 feet east of Miller Avenue (see Figures 1 and 2). Land uses and zoning on the project site and in the surrounding area are presented and assessed, as is applicable public policy. In addition, the project site’s environmental conditions and physical and visual characteristics are evaluated.

The overriding purpose of the report is to assist the Town of Babylon Town Board, acting as Local Redevelopment Authority (LRA), in identifying opportunities and constraints associated with the potential redevelopment of the 15.6-acre parcel through the Base Realignment and Closure (BRAC) process. This base was declared as surplus federal property; was approved for closure in 2005; and is scheduled for closure in 2010. It is expected that this base will be consolidated with the Farmingdale Reserve Center, which is located approximately 1 mile to the west of the Amityville AFRC. The personnel at the Amityville AFRC will relocate to Farmingdale, which will be expanded to accommodate the consolidation. Ultimately, a reuse plan will be prepared for consideration of its acceptance by the U.S. Departments of Defense (DoD) and Housing and Urban Development (HUD), but that will also aim to serve the needs of the Town of Babylon and the hamlet of North Amityville.

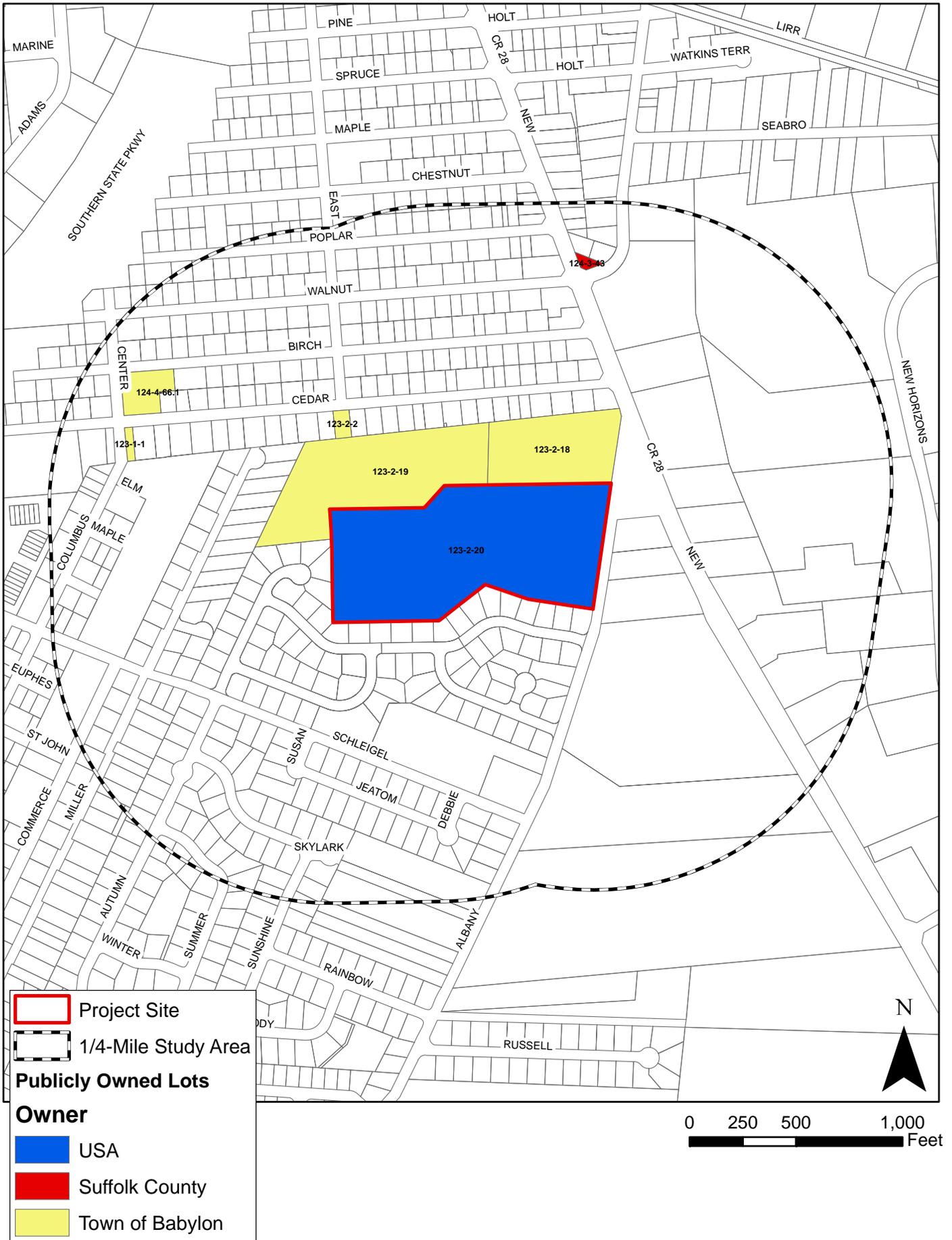
Because the site is relatively large, located near existing community facilities, and relatively integrated into the surrounding community, it presents a unique opportunity to provide for community needs. This opportunity becomes even more apparent when one considers the scarcity of available vacant large parcels in the area. However, the site also exhibits certain constraints for redevelopment, including the remnants of the former Nike missile launch facility use of the site that will be left behind after the AFRC is relocated—in particular, the missile silos—as well as potential soil and groundwater contamination.

This report was developed alongside market and fiscal impact studies associated with the potential development of housing on the site to further identify redevelopment opportunities and constraints. The Town of Babylon has identified one of the community’s most urgent needs as the provision of a range of housing types for its residents. Single-family homes, which are predominant in the town, are unaffordable for many families and the availability of rental properties is scarce. It is the Town’s aim to reuse this site so that it becomes an active, productive part of the community, and at the same time is sensitive to the impact that any future use of the site will have on the local community.



North Amityville Armed Forces Reserve Center

Figure 1  
Project Site Aerial



North Amityville Armed Forces Reserve Center

Figure 2  
Public Ownership and Tax Lots

## **B. HISTORY OF THE SITE**

Based on a review of aerial photographs and U.S. Geological Survey topographic maps dating back to 1903, structures first appear on the 1969 topographic map.<sup>1</sup>

In 1957, the U.S. Army purchased the 15.6-acre site from the Nuns of the Order of St. Dominick and Our Lady of Consolation Home for the Aged, Inc. for construction of a Nike missile launch facility. When active, the launch facility was equipped with Ajax and, later, retrofitted for firing Hercules missiles. The site operated as the Amityville Nike Missile Battery until 1970. Historically, there were reports of as many as 14 buildings on-site, constructed between 1957 and 1959, and three missile silos.<sup>2</sup>

In 1980, the facility became the responsibility of the U.S. Army Reserve 77th Regional Readiness Command (RRC) (see Figure 2). Since then, it has been used for administration and training, vehicle maintenance, and military equipment storage. The site is currently occupied by three units: the U.S. Army Reserve (USAR) 306th Engineers, the U.S. Navy Reserve, and the U.S. Marine Corps (USMC) Reserve.

More recently, the site was declared federal surplus property, approved for closure in 2005, and is scheduled for closure in 2010, pending approval of a reuse plan for the site by HUD and DoD.

## **C. LAND USE, ZONING, AND PUBLIC POLICY**

### **LAND USE**

Land uses on the project site and in the surrounding area are depicted in Figure 3.

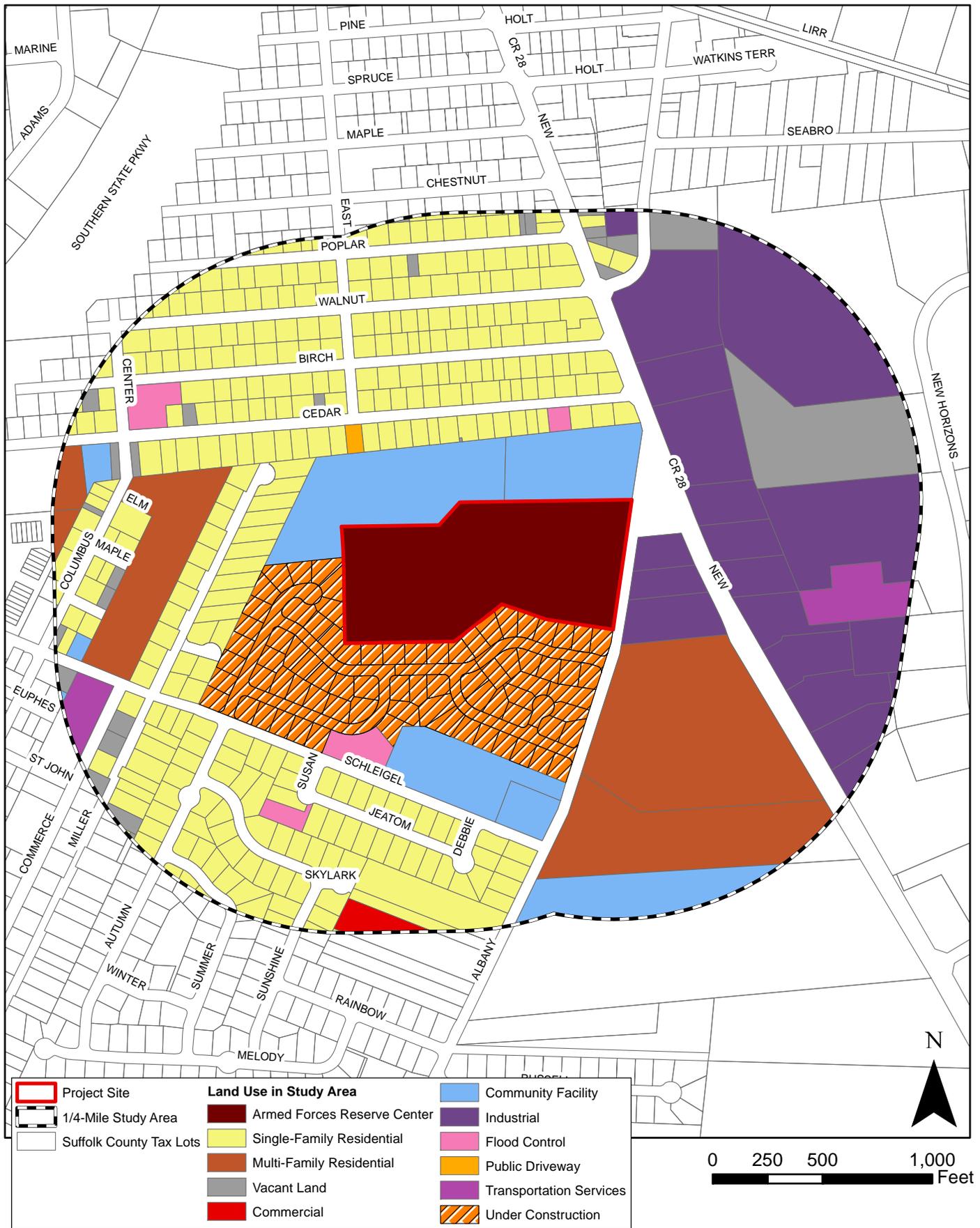
#### *PROJECT SITE*

The 15.6-acre project site is largely developed. Approximately 66 percent of the site is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. Permeable surfaces on-site generally include lawns. On-site parking uses include a parking lot for use by the military personnel arriving in their personal vehicles and a military equipment parking lot. The project site includes five permanent buildings or structures and a small training site. The largest (main) building is approximately 27,000 square feet and the smallest is about 700 square feet. The main building is currently occupied with mostly administrative office uses. The out buildings, which are constructed from masonry and steel, are primarily used for light vehicle maintenance and/or cold storage. The entire site is enclosed by chain link security fencing. Three former missile silos are also located on-site, which have been capped with concrete and, over time, infiltrated with groundwater. (Buildings and infrastructure on the site are discussed in more detail in the following sections of this report). The project site is situated near existing community facilities and is relatively integrated into the surrounding community, as discussed below.

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*



**North Amityville Armed Forces Reserve Center**

**Figure 3  
Land Use**

*¼-MILE STUDY AREA*

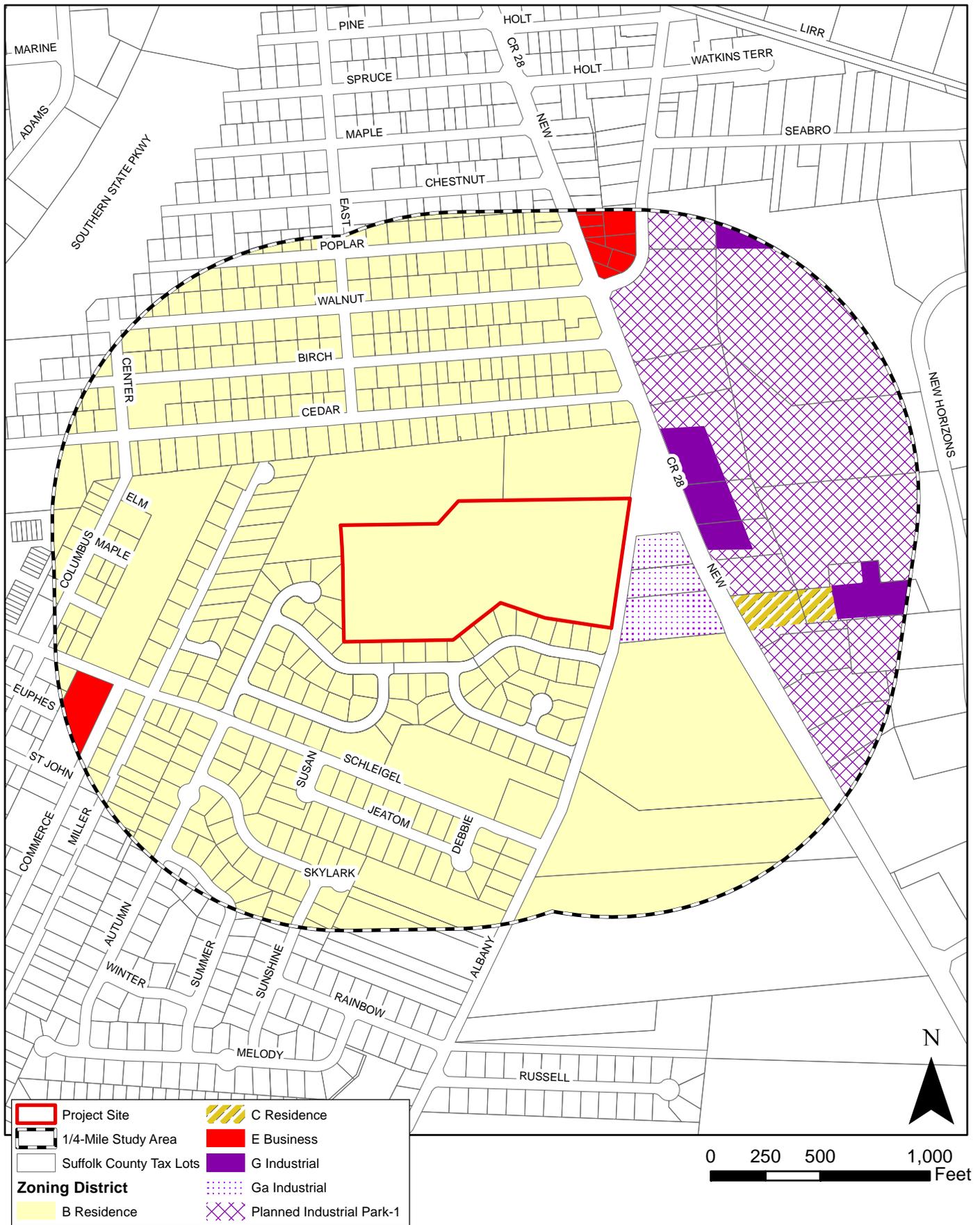
The ¼-mile study area surrounding the project site comprises mainly residential uses, with industrial uses, vacant land, and community facilities also prominent. Immediately to the north of the project site is the Town-owned North Amityville Community Services Complex, which encompasses the ACE Community Center, Amityville Head Start, Youth Center, and Senior Center. The entire facility is located on approximately 12.4 acres and includes basketball courts, softball fields, and a playground. Also immediately north of the site, and just east of the community services complex, is the North Amityville Pool, which includes a comfort station, food service, tennis courts, and a playground. Immediately to the south and west of the site is an approved single-family residential subdivision project currently in the construction phase. Subject to specific rules and regulations, the application was approved on October 2, 2000 and amended on November 8, 2004 by Town resolution to subdivide a 25.5-acre single lot into 76 separate single-family residential lots, consistent with the requirements set forth in the B Residence District (see “Zoning,” below). A field survey on March 28, 2008 carried out by AKRF staff found that approximately two-thirds of the planned homes are either built or under construction. Based on information received from the Town of Babylon Planning Division in March 2008, a Certificate of Occupancy was issued for one house, which is the only house to be sold to date. This two-story, 1,900-square-foot, four bedroom house at 6 Davis Court is fairly typical of the designs being built.

West of Albany Avenue/New Highway, predominantly single-family homes on approximate ¼-acre lots line the outskirts of the study area. This area also includes a number of recharge basins and community facilities, including the First Church of God at 96 Cedar Road, Glorius Tabernacle Church at 137 Schleigel Boulevard, and Catholic Charities (social services) at 143 Schleigel Boulevard. In addition, there are several multi-family housing developments in the study area, including a senior housing center at 110 Cedar Road (Amity Senior), Amity Villas at 27 Schleigel Boulevard (affordable townhouses), North Manor Estates Condominiums on the north side of Schleigel Boulevard in the western portion of the study area, and the Dominican Village Retirement Community between New Highway and Albany Avenue in the southeastern portion of the study area.

On the east side of New Highway, and directly across from the project site, is a prominent industrial area including a fudge manufacturer, an aerospace industry facility, a screen printing business, a video/electronics manufacturer, and a pharmaceuticals company. The Metropolitan Transportation Authority also owns property in this area. Commercial uses in the study area are limited to the J.F. Goode Funeral Home at 545 Albany Avenue along the study area’s southern boundary.

**ZONING**

Present and future land uses within the study area are regulated by Chapter 213, “Zoning,” of the *Code of the Town of Babylon* adopted on December 9, 1969 and last updated on February 1, 2008. As shown in Figure 4, “Zoning,” the project site and most of the study area is located within the Town’s B Residence District. Overall there are six separate zoning districts located within the study area, namely, B Residence, C Residence, E Business, G Industrial, Ga Industrial, and Planned Industrial Park (PIP)-1 (see Table 1).



North Amityville Armed Forces Reserve Center

Figure 4  
Zoning

**North Amityville Armed Forces Reserve Center**

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*PROJECT SITE*

As shown in Figure 4, the entire project site is zoned B Residence. Table 1 provides the permitted uses and lot and bulk limitations for the B Residence District as well as other districts located within the larger study area.

B Residence zoning permits such uses as single-family dwellings, community facilities, agricultural uses, and golf courses. In the B Residence Zoning District, building heights are restricted to 30 feet or 2½ stories; the minimum lot area permitted is 10,000 square feet; and the maximum building area is 20 percent.<sup>1</sup>

**Table 1**  
**Zoning Districts in Study Area**

<b>Zoning District</b>	<b>Permitted Uses</b>	<b>Lot and Bulk Limitations<sup>1</sup></b>
B Residence	One-family dwellings; religious institutions; public parks, libraries, or museums; colleges and universities; schools; hospitals; agricultural uses; professional offices associated with a residence; golf courses and country clubs; and customary accessory uses and buildings.	Maximum Height: 30 feet or 2 ½ stories Minimum Lot Area: 10,000 sf Maximum Building Area: 20 percent
C Residence	One-family dwellings; religious institutions; public parks, libraries, or museums; colleges and universities; schools; hospitals; agricultural uses; professional offices associated with a residence; golf courses and country clubs; and customary accessory uses and buildings.	Maximum Height: 30 feet or 2 ½ stories Minimum Lot Area: 7,500 sf Maximum Building Area: 30 percent
E Business	Retail shops; personal service shops; banks, theaters, and offices; undertaking establishments; other uses when permitted by the Board of Appeals and/or the Planning Board.	Maximum Height: 35 feet or 3 stories Minimum Lot Area: 10,000 sf Maximum Building Area: 60 percent
G Industrial	Any use permitted in the E Business District; other uses when permitted by the Board of Appeals and/or the Planning Board.	Maximum Height: 35 feet Minimum Lot Area: 15,000 sf Maximum Building Area: 40 percent
Ga Industrial	Any use permitted in the G Industrial District and E Business District, except for dwellings of all types.	Maximum Building Height: 35 feet Minimum Lot Area: 40,000 sf Maximum Building Area: 45 percent
PIP-1	Light industrial use; research and development design laboratories; warehousing and distribution plants, but not including coal, petroleum, or petroleum products; office building use; banks; and a broadcasting station.	Maximum Building Height: 35 feet Minimum Lot Area: 65,350 sf Maximum Building Area: 42 percent
<b>Note:</b>	<sup>1</sup> Additional zoning restrictions may apply as set forth in Chapter 213, "Zoning," of the <i>Code of the Town of Babylon</i> .	
<b>Source:</b>	Chapter 213, "Zoning," of the <i>Code of the Town of Babylon</i> at <a href="http://www.generalcode.com/webcode2.html">http://www.generalcode.com/webcode2.html</a> , accessed on April 25, 2008.	

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<sup>1</sup> *Code of the Town of Babylon*, 2008.

*STUDY AREA*

The study area includes all parcels that are within ¼ mile of the project site as shown in Figure 4. Within the study area there are two residential districts, namely, B Residence (as described above) and C Residence. The C Residence District permits the same uses as permitted in the B Residence District, with less stringent building requirements.<sup>1</sup> Almost all parcels located west of County Road (CR) 28 (New Highway) are located within the B Residence District, except for a small area zoned C Residence. Within the study area, land uses in the C Residence District are occupied by industrial and transportation related uses.

The study area includes one commercial district, specifically the E Business District. The E Business District permits typical commercial uses, such as retail shops, personal service shops, banks, theaters, and offices.<sup>2</sup> Parcels located within this district are located between CR 28 and Albany Avenue, north of Walnut Avenue. In addition, a large parcel on the south side of Schlegel Boulevard at the western edge of the study area is zoned commercial. Land uses in the study area's E Business District are primarily vacant.

There are three industrial districts located within the study area, including G Industry, Ga Industry, and PIP District. The G Industrial District is located along a few parcels on the east side of CR 28 south of Cedar Road, immediately east of the C Residence District on the east side of CR 28, and in the northeast corner of the study area west of Albany Avenue, and generally permits the same uses as in the E Business District, and other uses when permitted by the Board of Appeals and/or the Planning Board.<sup>3</sup> The Ga Industrial District covers the triangular-shaped area south of the Albany Avenue and CR 28 split. In any Ga Industrial District, buildings and premises may be used for any use permitted in the G Industrial District and the E Business District, except for dwellings of all types.<sup>4</sup> The second largest zoning district in the study area is the PIP-1 District, which encompasses the majority of the industrial area on the east side of CR 28. For new site plan applications in the PIP-1 District, each applicant is required to prepare an environmental assessment (similar to that required by the New York State Environmental Quality Review Act) and to file this assessment with the Planning Board, and which must accompany the site plan application.<sup>5</sup>

*OTHER POTENTIALLY APPLICABLE ZONING DISTRICTS*

The project site is proposed for reuse and may require a change of zone. In addition to the E Business District, the following existing zoning districts, as set forth in Chapter 213, "Zoning," of the *Code of the Town of Babylon*, may be appropriate for the project site:

*M.R. Multiple Residence District*

The M.R. Multiple Residence District permits multi-family residences and those uses permitted in an A Residence District, such as single-family dwellings, places of worship, public parks, colleges or universities, elementary or high schools, agricultural uses, office of a professional

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<sup>1</sup> *Code of the Town of Babylon*, 2008.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

## **North Amityville Armed Forces Reserve Center**

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residing on the premises when such use is incidental to such residence, golf courses and country clubs, and accessory buildings and structures.<sup>1</sup>

In an M.R. Residence District, the maximum building height is 2½ stories, and the minimum lot area is 2 acres. Front and rear yards must be a minimum of 40 and 50 feet, respectively. At least 4,000 square feet of land area shall be provided for each one-bedroom dwelling unit; 5,000 square feet for each two-bedroom dwelling unit; and 6,666 2/3 square feet of land area for each three-bedroom dwelling unit. The number of separate dwelling units shall not exceed the rate of ten units per acre for one-bedroom dwelling units; eight units per acre for two-bedroom dwelling units, and six units per acre for three-bedroom dwelling units or any combination thereof. In addition, the minimum habitable floor area for each dwelling unit, considering the first and second stories only, is 500 feet.<sup>2</sup>

There are additional requirements such as for off-street parking areas, building exteriors, landscaping, and public lighting.<sup>3</sup>

### *Residence-Office Mixed-Use District*

The Residence-Office Mixed-Use District is intended to encourage office development of a high character compatibly mixed with residential uses, principally for areas within the Town in which a similar pattern of use has occurred or for areas in which an office-residence pattern is an appropriate transition between higher-density business districts and residential neighborhoods.<sup>4</sup>

Uses permitted in a Residence-Office Mixed-Use District include single-family residences, office uses, residence-office mixed-use dwellings containing one office use limited to the first story thereof and one dwelling unit limited to the second story or stories thereof, houses of worship, office of a professional residing on the premises when such use is incidental to such residence and within the main dwelling and occupying not more than 1/3 of the first-floor area, and accessory buildings and structures (in conformance with the requirements of the C Residence District), and other uses when authorized by the Board of Appeals.<sup>5</sup>

In a Residence-Office Mixed-Use District, the maximum height is 30 feet or 2 1/2 stories, the minimum lot area is 10,000 square feet, the minimum lot frontage is 75 feet, and the maximum building area is 25 percent. In addition, the front and rear yards may be no less than 25 feet and 50 feet, respectively.<sup>6</sup>

The ground floor area standards are based on the height or number of stories of the primary structure. In the case of a one-and-one-half-story (expansion attic area) dwelling, the minimum ground floor area required is 950 square feet. For one-story dwellings, the ground floor area must contain a minimum of 900 square feet. In the case of a split-level dwelling, the minimum ground floor area required is 950 square feet. For two-story dwellings, the minimum ground floor area is 660 square feet. The Code also sets forth architectural design and style requirements

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<sup>1</sup> *Code of the Town of Babylon*, 2008.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

<sup>6</sup> *ibid*

for buildings in a Residence-Office Mixed-Use District intended to promote conformity with the surrounding community.<sup>1</sup>

*Senior Citizens Multiple Residence District*

The Senior Citizens Multiple Residence District permits multiple residences for persons over the age of 55. The maximum building height is 2 1/2 stories, the minimum lot area is 2 acres, and the minimum front setback is 30 feet. Two side yards, one on each side of the main building, each having a minimum width of at least 20 feet, is also required. When there are two or more main buildings on the plot, a minimum distance between buildings of 20 feet, in addition to the 20-foot side yard requirement along the side property lines of the entire plot, is required. The rear yard must have a minimum depth of 25 feet.<sup>2</sup>

In a Senior Citizens Multiple Residence District, the maximum density is 25 one-bedroom dwelling units per acre or the proportionate number of dwelling units on any fractional part of an acre and the minimum habitable floor area for each dwelling unit is 500 square feet.<sup>3</sup>

The Code also sets forth other rules and regulations for development in a Senior Citizens Multiple Residence District, including but not limited to landscaping, off-street parking, common recreation areas, accessory buildings, and sewage disposal facilities.<sup>4</sup>

**PUBLIC POLICY**

*TOWN OF BABYLON DRAFT COMPREHENSIVE PLAN SUMMARY (MARCH 1998)*

The Town of Babylon's *Draft Comprehensive Plan Summary* (March 1998) (the Plan) includes five major themes for strengthening the town as follows:

- Maintain and strengthen the town's suburban character;
- Respond to the changing population;
- Improve the quality of life in economically-distressed areas;
- Promote jobs and economic development; and
- Foster stewardship of sensitive natural resources.<sup>5</sup>

In addition, there are a wide range of actions recommended in the Plan to implement these themes.

*HOUSING*

With respect to housing, the Plan recognizes that many families have problems affording decent housing due to the high cost of living on Long Island, and that the choices of housing types often do not meet the needs of today's population. For example, seniors have few housing types to choose from within the town. In addition, while the Town has a strong supply of multiple-family

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<sup>1</sup> *Code of the Town of Babylon*, 2008.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

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residences for senior citizens (two examples of multi-family senior housing facilities exist within the study area), many seniors are on fixed incomes and cannot afford market rents. Similarly, the Plan states that the existing housing stock is ill suited for the needs of single-person households or single parents with children.<sup>1</sup>

Given this problem, the Plan seeks to increase the affordability of housing in the town, ensure an adequate supply of senior housing, and assist in meeting the needs of special groups (i.e. persons with disabilities). The Plan gives special attention to the use of zoning in achieving these objectives.<sup>2</sup>

Housing and zoning in the Town of Babylon is currently designed to primarily meet the demands of residents who desire a single-family environment. However, accessory apartments are allowed by special use permit in A, B, and C Residence Districts. These three districts cover almost 75 percent (approximately 14,770 acres) of the town's land area.<sup>3</sup>

Further, the Plan states that the demand for affordable housing has resulted in the creation of illegal two-family residences in single-family structures, encouraged by the fact that prospective tenants need the affordable places to reside, and since the purchase price for homes on Long Island are relatively high compared with other parts of the nation. Therefore, homeowners often need the additional income generated by accessory apartments to pay their mortgages. As a result, legal accessory apartments are a necessary type of housing within the community.<sup>4</sup>

The Plan identifies existing affordable housing programs and reclamation of existing structures as means to providing affordable housing in the town.<sup>5</sup>

In order to increase the range of affordable housing types for senior citizens, the Plan encourages the use of property tax relief and physical adaption programs to allow seniors to remain in their homes as they age. Where aging in place is not feasible, the provision of congregate care, elder cottages, and shared housing, in addition to multi-family housing for seniors and accessory apartments, is another option.<sup>6</sup>

Specifically, the Plan provides that Senior Citizens Multiple Residence Districts should be conveniently located near community centers, shopping malls, and smaller, neighborhood convenience shops, thereby ensuring that seniors will be located close to transportation and community services.<sup>7</sup>

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<sup>1</sup> Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

<sup>6</sup> As defined in the Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998, congregate care is "housing with services;" elder cottages are "small housing units designed for one for two occupants and generally contain a bedroom, kitchen, bathroom, and living/dining area;" and shared living facilities provide that "two or more people live in a single-family house or apartment with varying degrees of privacy and shared living space."

<sup>7</sup> Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

*APPLICABLE BUILDING CODE REQUIREMENTS*

Chapter 89, “Building Construction,” of the *Code of the Town of Babylon* sets forth rules and regulations pertaining to construction of all buildings in the Town. These regulations may be applicable to the project site if reuse or modification activities are proposed. A description of applicable building code requirements of the *Code of the Town of Babylon* is provided below to enable further evaluation of potential site redevelopment.

Article III, “Permits and Certificates,” provides for application procedures and rules and regulations pertaining to permits and certificates. The article requires that all newly constructed or modified buildings be issued building permits. However, repairs to buildings do not require a permit, provided that no structural alteration is made, as stated in Section 89-27. All newly constructed or modified buildings also require a certificate of occupancy as set forth in Section 89-28. This article also sets forth rules and regulations pertaining to change of occupancy and use, and change to prohibited use.<sup>1</sup>

Article IV, “Additional Standards and Specifications,” sets forth rules and regulations pertaining to classification of occupancy, classification of construction, height and area restrictions, fire limits, ventilation, windows, width of courts, overcrowding, egress, exits, materials, working stresses and loads, workmanship standards, excavations, foundations, fire partitions and walls, fire precautions, drop awnings, chimneys, metal smokestacks, fireplaces, gutters, leaders and dry wells, and sprinkler systems in Senior Citizen Multiple Residence Districts.<sup>2</sup>

In addition, the Code includes several other building code provisions that may be applicable to reuse of the site. Article V, “Asbestos Monitoring,” sets forth regulations pertaining to asbestos monitoring and abatement. Article VIII, “Green Building Certification,” sets forth a green building rating system, applicability, standards for green building projects, and compliance and enforcement relating to resource-efficient buildings that conserve energy.<sup>3</sup>

Proposed new development or reuse of the site could also be subject to additional sections of the Code, including Chapter 153, “Multiple Dwellings,” which sets forth rules and regulations applicable to all rental units, accessory apartments in single-family dwellings, and non-owner-occupied dwelling units; and Chapter 186, “Site Plan Review,” which regulates the review of site plan applications and the issuance of site plan approvals, denials, and conditional approvals.<sup>4</sup>

**D. MAJOR BUILDINGS, AREAS, AND STRUCTURES**

This summary of major buildings, areas, and structures on-site is based on CH2M Hill’s *Final Environmental Condition of Property (ECP) Report*, May 2007, and supplemented with visual observations from AKRF’s site visit on March 28, 2008. The project site includes five permanent buildings, two parking lots, and a training area, in addition to other structures. These major uses and structures are depicted in Figure 5.

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<sup>1</sup> *Code of the Town of Babylon*, 2008.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*



**North Amityville Armed Forces Reserve Center**

**Figure 5  
Project Site Layout**

**MAIN RESERVE CENTER (MRC), BUILDING 100**

Building 100, the Main Reserve Center (MRC) is an irregularly-shaped, one- and two-story building. The main part is a two-level structure with a small basement for the boiler and heating system. Building 100 has a concrete foundation, concrete block walls, and a brick exterior. The building is approximately 26,954 square feet and was constructed in 1987. The building's interior consists of administrative office space, classrooms, a decommissioned kitchen, restrooms, a mechanical room, storage closets, a drill room, and an arms vault.<sup>1</sup>

A firing range was formerly located in Building 100 on the ground floor. The range was a manual target retrieval system that had no sand, and had fiberboard for sound, a steel deflector system, and no floor drains. This room had an air intake louver and a roofmounted air exhaust fan. It formerly had heaters that used propane. It was reported that lead shot was used. The range was decommissioned and clean up was conducted in 2001, according to the *ECP Report*, although documentation of that clean up (in a report prepared by IT Corporation in 2003) was not available to AKRF. As such, a review of that report and/or additional clean up following the necessary protocols is warranted. Currently, the range includes a concrete block and caged storage rooms.<sup>2</sup>

On the exterior of Building 100, there is an electrical transformer and a condenser. In addition, communications equipment is stored in four large containers outside the rear of the building. Five portable Container Express metal containers (10 feet by 30 feet) are also stored empty outside Building 100.<sup>3</sup>

**ORGANIZATIONAL MAINTENANCE SHOP (OMS), BUILDING 101**

Building 101, the OMS, was constructed in 1980 of concrete block, having a concrete foundation, and is approximately 6,882 square feet. The roof is steel bar joist and deck ceiling.<sup>4</sup>

Activities inside the OMS are limited to preventive maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze. Operational vehicle maintenance is conducted inside the OMS on military equipment including High-Mobility, Multi-Purpose, Wheeled Vehicles (HMMWVs), Commercial Utility Combat Vehicles, tractor equipment, bulldozers, 621 Bravos, trucks, and trailers. The on-site repair of vehicles requires the use and storage of petroleum, oil, and lubricants (POLs), solvents, antifreeze, aerosol paint, aerosol spray, cleaning compound, batteries, and associated waste. Several fire lockers and hazardous material (HAZMAT) storage units are used to store hazardous materials and associated generated waste. Several HAZMAT storage lockers with containment structures are located inside and outside the facility.<sup>5</sup>

Building 101 has four vehicle bays, five doors, and office space at the east and west ends of the building. In addition, a parts-and-tool room, bathrooms, and a battery closet (only accessible from outside) are located in the building. A mechanical room, compressor, heating system, and

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

gas-fired hot water system are also located in the building. An indoor accumulation point and an oil filter crusher are located inside the bay areas.<sup>1</sup>

The part of Building 101 occupied by the USMC includes a “Safety Clean” parts cleaner (to be replaced with a newer model) and six “Indian blue,” 60-gallon containers that use a pump to dispense product. These are contained on a spill pallet. USMC also has a satellite accumulation point to collect waste fuel, antifreeze, oil, and rags. USMC has four HAZMAT sheds that house chemicals, POLs, and waste. These sheds have sprinklers and fire alarms. In addition, one aboveground storage tank (AST) containing diesel fuel is under the responsibility of USMC in this area. There are numerous pavement patches indicating areas of excavation and replacement of utility lines including electrical, stormwater, water, and sanitary sewer lines. The majority of the excavations can be traced to historical underground storage tanks (USTs), utility lines, and replacement of lines associated with new installations.<sup>2</sup>

#### **STORAGE (FORMERLY MISSILE ASSEMBLY) BUILDING 105 AND NIKE MISSILE OPERATIONS GENERATOR BUILDING 106**

Two cold storage buildings (Buildings 105 and 106) are located on the project site and consist of concrete foundation and one-story concrete block wall construction. These buildings currently store dry goods. Building 105 is approximately 1,600 square feet and Building 106 is approximately 697 square feet. The construction of these buildings was completed in 1957. A used-oil, 300-gallon AST, reported to have been installed in 1998, is located on the south side of Building 105. Building 106 stores USMC communications material. Building 105 has an old boiler room having a “Corrosives” sign on the door. The old boiler room was noted to be empty and clean at the time of the 2006 site reconnaissance. Building 106 had a UST that contained diesel fuel, which was removed in 1998.<sup>3</sup>

#### **GARVEY BUILDING**

The Garvey Building is a 42-foot-by-100-foot structural steel frame (approximately 4,000 square feet) and concrete floor cold storage warehouse completed in 2000. Lithium batteries are located outside in a locked HAZMAT shed that appears to have containment, and a noncontained horizontal storage locker.<sup>4</sup>

#### **VEHICLE WASH RACK AND OIL/WATER SEPARATOR (OWS)**

A new wash rack was installed in 2005 and is currently in use. This system employs a recirculating water system and a power washer. The wash rack discharges to an OWS, where oil is collected in a subsurface collection tank (100-gallon capacity) and allows separated wastewater to be directed to the sanitary sewer system. When the wash rack and power washer system is activated, it automatically discharges wastewater through the OWS to the sanitary sewer system. The wash rack also includes a valve system that can be opened to the storm sewer system and closed to the sanitary sewer system. This allows operators to direct stormwater

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

runoff (collected in the wash rack) to the storm sewer system avoiding added flows to the sanitary sewer system.<sup>1</sup>

### **MILITARY EQUIPMENT PARKING (MEP) LOT/UNDERGROUND MISSILE SILOS**

The MEP Lot in the northwest corner of the project site is a paved, fenced storage area for vehicles and equipment, including HMMWVs, trucks, and trailers. Vehicles have been stored in this parking area since the installation became an AFRC in 1980. The lot is not bermed; however, drip pans are used to prevent the discharge of leaks onto the pavement.<sup>2</sup>

Located underground in the MEP area are three concrete former Nike missile silos and an associated concrete structure. These silos have been inactive for many years and have been sealed with no access available for visual inspection. Site personnel stated on March 28, 2008 that the silos are full of groundwater that infiltrated its way into the structures. The future land use of the project site in this area will determine whether these structures can remain or be removed. If the structures are to remain, they shall have holes drilled through the bottom concrete slab to allow groundwater to infiltrate to the surrounding soils, and may be backfilled depending on the future redevelopment at the site.

### **PRIVATELY OWNED VEHICLE (POV) PARKING**

POV parking occurs in two parking areas in the front of Building 100 having access from one gate at Albany Avenue. Two other on-site gates are kept closed and locked. The entire facility is surrounded with a chain link fence topped with barbed wire.<sup>3</sup>

### **TRAINING AREA**

The small Training Area of less than 3 acres is located at the southwest corner of the site. This area currently comprises grasses and shrubs. It is reported that the area has been bulldozed in the past and has been used as a training area for earth-moving equipment. There were no activities at the time of the August 2006 and March 2008 field reconnaissance. Demolition debris was reported to be on-site in 1997, but was not noted during the field reconnaissance in August 2006 or March 2008.<sup>4</sup>

## **E. INFRASTRUCTURE, ENERGY, AND UTILITIES**

### **STORMWATER**

According to the Storm Water Pollution Prevention Plan prepared by Bowne AE&T Group in 2006, information maps, and visual observations from the March 28, 2008 project site visit, stormwater runoff is retained within site boundaries and recharged to groundwater.<sup>5</sup> There are no existing connections that convey site stormwater runoff to the Town of Babylon stormwater

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

## **Appendix A.1: Facilities Assessment and Existing Conditions Report**

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system. Off-site stormwater runoff along the property frontage on Albany Avenue is collected in catch basins via overland flow from the public Right-of-Way (ROW) and is conveyed to a detention basin by means of an interconnected piping network, which then connects to the above mentioned surface water bodies. This off-site system is owned and operated by the Town of Babylon.

The easternmost portion of the property consists of a privately owned vehicle parking lot, as discussed above. Most of the area is paved asphalt surface with some landscaped lawn areas. Stormwater runoff from this area drains via overland flow towards several concrete block dry wells. These dry wells are located at various low points and have an open grate lid to allow runoff to enter the dry well and recharge to groundwater, and have no pipe interconnections. Building 100 has gutters and roof drains that collect stormwater runoff and convey flow to two independent dry wells by means of roof leaders.

The next area, further west on the site, consists of paved asphalt surface, landscaped lawn areas, and several building structures (Building 101, 105, and 106). Stormwater from this area also flows via overland flow towards open grate dry wells. The building structure roofs are pitched and/or have gutters collecting stormwater runoff which is then drained to the dry wells via overland flow. There are no direct pipe connections from these structures to any of the dry wells. On March 28, 2008, AKRF observed some recent drainage improvements to the stormwater system. Due to drainage concerns, some of the dry wells in this area were interconnected to allow for more underground storage capacity and alleviate the surface flooding that was occurring. This improvement appeared to be successful, as site personnel stated that flooding in the area was no longer an issue. In 2005, the existing wash rack was replaced with a new wash rack facility. The new wash rack not only has a connection to an OWS that discharges to the sanitary sewer system when the wash rack is being used, but also includes a valve system that allows stormwater runoff collected by the wash rack during inactivity to be conveyed directly to the stormwater system. New pipe connections are linked to the interconnected dry well system for inactive wash rack use and connected to the sanitary system for active wash rack use.

The western portion of the site is divided into two areas, one of which is an impervious parking area (MEP) and a pervious open space area (Training Area). Stormwater runoff in the open space area simply infiltrates through the soil and recharges to groundwater. The impervious parking area has a system of catch basins that collect surface stormwater runoff via overland flow and then directs the runoff to groundwater recharge trenches on the north and south sides of the parking area. Catch basins collect the surface runoff and convey the flow to the recharge trenches by 8-inch diameter and 10-inch diameter vitrified clay (tile) pipes. Stormwater will outfall from these pipes, infiltrate, and recharge to groundwater.<sup>1</sup>

As discussed above, also located in the MEP area are three concrete missile silos that have been inactive for many years. These silos have been sealed and access is not available. Information maps indicate that there are storm drainage pipes connecting to catch basins from each of these silos. Site personnel stated on March 28, 2008 that the silos were full of groundwater that infiltrated its way into these structures. This is an indication that the storm drainage pipe connections are not working properly due to being blocked or broken.

The existing stormwater system at the project site visually appears to be in good working order. A previous issue concerning flooding in certain areas has been addressed by the recent

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

improvements to expand the storage capacity of the system by interconnecting some of the dry wells receiving a large amount of stormwater with those that are not receiving much stormwater. Based on site personnel observations, this stormwater system, as with all systems, is only efficient and works as per its design when routine maintenance is performed to ensure that no blockages or clogs prevent the free flow of stormwater runoff. The existing stormwater system can be integrated and modified accordingly to meet the needs of a site redevelopment. Some components, such as the vitrified clay (tile) pipes, may be replaced with upgraded materials (i.e. reinforced concrete pipe, ductile iron pipe, or plastic pipe) that are more common in today's stormwater designs. Reuse of the existing stormwater system is dependent on the type of redevelopment, and an analysis of all future site characteristics must be conducted to properly determine what existing stormwater components can be integrated into a future redevelopment.

### **WATER SUPPLY**

Suffolk County Water Authority (SCWA) provides potable water service to the site.<sup>1</sup> The site does not contain any water supply wells. An 8-inch water service main runs beneath Albany Avenue and provides a 4-inch and an 8-inch connection to the project site. The 4-inch connection is located approximately 310 feet from the southern property line and has a water meter pit just to the east of the chain link fence fronting the property on Albany Avenue. The 4-inch main splits at a tee junction to service Building 100 and Buildings 101 and 105. The existing wash rack also receives its water service from this 4-inch main. The 8-inch connection to the project site is located approximately 85 feet from the northern property line and has a back flow preventer at a utility building just to the west of the chain link fence fronting the property on Albany Avenue. This 8-inch main extends roughly 450 feet west into the project site and services two fire hydrants that are located just north of Building 100. Reuse of the existing water supply is dependent on the type of future redevelopment. The existing water supply visually appears to be sufficient for the site's current needs; however, future land use may require upgrades, modifications, and/or replacements of certain components of the system.

### **SANITARY SEWER SYSTEM**

The site does not include an on-site septic system. The project site has one 8-inch pipe connection to the 12-inch sanitary sewer beneath Albany Avenue, which is provided by the Suffolk County Southwest Sewer District. The on-site 8-inch sanitary sewer extends west into the middle of the project site. Building 101 has a 4-inch connection that connects to the 8-inch sanitary sewer, and the wash rack also has a connection to the sanitary system, which is used when the wash rack is active. Building 100 has two connections to the 8-inch sanitary sewer; both connections are 6-inch pipes that leave the building at the northern façade. Connections to this sanitary sewer are both core drilled and manhole connections. Reuse of the existing sanitary system is dependent on the type of redevelopment at the project site. The future site conditions may require modifications to the existing system, replacement of the existing system, or an integration of the existing components with a future system.

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

## **GAS AND ELECTRIC**

Long Island Power Authority (LIPA) provides electrical service to the site, and KeySpan provides natural gas service to the site. The facility formerly was heated using Number 2 heating oil.<sup>1</sup>

The gas main beneath Albany Avenue services the project site. A 1½-inch gas line, located approximately 450 feet from the southern property line, extends west into the project site just to the north of Building 100 and wraps around to the western façade of Building 100 and connects to a meter and services the building. Buildings 101, 105, and 106 and the Garvey Building do not contain any gas services.

Electrical service is provided throughout the project site from the connection to the LIPA aerial electrical feeder located within the public ROW at the southeast corner of the project site. From this service, the eastern privately owned vehicle parking lot has pole mounted parking lot lighting provided via various underground conduits. Building 100 receives its electrical service from a 4-inch steel conduit that runs to a transformer located along the southern façade prior to service into the building. Building 100 runs a conduit to provide pole mounted lighting to the northern portion of the project site, and also feeds service to Buildings 101 and 106. Building 101 then feeds service that provides pole mounted lighting to the MEP and Garvey Building areas, as well as Building 105 and the newly constructed wash rack.

## **SITE ACCESS**

Albany Avenue is a two-way road (one lane in each direction) that is crowned at the centerline and drains towards the curb line on both the east and west sides of the ROW. A vegetative strip immediately adjacent to the western curb line on Albany Avenue provides a buffer from the roadway to the concrete sidewalk along the entire frontage of the project site property. The project site has approximately 590 feet of frontage along Albany Avenue, and is surrounded by a chain link security fence with barbed wire. The site contains three curb cuts on Albany Avenue that provide vehicular access to the property. The curb cuts located from south to north are approximately 215 feet, 280 feet, and 550 feet from the southern property line, respectively. The two southern most curb cuts are both 18-feet wide with 1'-6" splays and are the main entrances to the project site. One entrance has a chain link cantilever gate mechanism and the other has two hinged swing gates; both are equipped with barbed wire to prevent unauthorized access to the site. The third curb cut, located at the north end of the frontage on Albany Avenue is 22 feet wide and has 18-foot turning radii as opposed to curb splays. This entrance, similar to the one just south of it, also has two hinged swing gates with barbed wire. Currently, the southern most curb cut is the only open entrance to the project site, the other entrances have the gates closed and locked for security.

Vehicular access throughout the project site is available by asphalt paved roadways which lead to all parking, service and maintenance areas. Parking stalls are 9-foot-wide by 20-foot-long and are marked with pavement striping. Several handicap spaces are located in front of Building 100 along with Americans with Disabilities Act (ADA) compliant handicap ramps and slopes. Pedestrian access throughout the site is provided by concrete sidewalks and asphalt pavement that lead from the public ROW on Albany Avenue to the buildings and parking areas located throughout the project site. Unauthorized pedestrian access to the project site is limited due to

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

the chain link security fence equipped with barbed wire, which surrounds the entire property. The perimeter security fence is set back from the property line by roughly 15 to 25 feet. The site also has a chain link fence on-site at the MEP area and the USMC parking facility located between the Garvey Building and Building 101.

The project site is generally flat; there is only a 3-foot to 4-foot elevation change from the eastern property line to the western property line. Authorized pedestrian and vehicular access on site is relatively unrestricted and freely flows to all areas of the project site.

## **F. ENVIRONMENTAL CONDITIONS**

This summary of environmental conditions on the project site is based on the CH2M Hill's *ECP Report* (May 2007) and supplemented with visual observations from AKRF's site visit in March 2008. CH2M Hill conducted a visual nonintrusive reconnaissance of the site on August 30, 2006, in support of the *ECP Report*. The purpose of the reconnaissance was to visually obtain information indicating the likelihood of recognized environmental conditions associated with the project site or adjacent properties. In preparing the *ECP Report*, CH2M Hill also gathered information from available records, previous work conducted by others, and interviews with individuals familiar with the site.

Major findings of the *ECP Report* were as follows:

- Trichlorofluoromethane is present in groundwater, however, at concentrations that do not require remedial action.<sup>1</sup>
- Xylene is present in soils at concentrations slightly above regulatory limit at a location adjacent to an underground electrical bank, however, the contamination does not pose a threat to human health or the environment.<sup>2</sup>

The *ECP Report* concluded that the release, disposal, and/or migration of hazardous substances has occurred at the project site, at concentrations that do not require a removal or remedial action, given the current land use, and that do not pose a threat to human health or the environment.<sup>3</sup>

## **REVIEW OF FINDINGS**

### *HAZARDOUS SUBSTANCES*

Hazardous substances pursuant to the Compensation Environmental Response, Compensation, and Liability Act 101(14) (42 USC 9601(14)) were used and stored at the project site in amounts necessary to support unit-level vehicle and building maintenance activities. It is unknown whether hazardous substances were stored for one year or more in excess of reportable quantities when the project site operated as the Amityville Nike Missile Battery launch facility between 1957 and 1970. Hazardous substances were released to the environment, as evidenced by the detections of trichlorofluoromethane in groundwater. However, the *ECP Report* indicates that

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

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during the USAR use of the project site after 1980, hazardous substances in excess of reportable quantities were not stored for more than one year and were not released to the environment.<sup>1</sup>

### *USTS/ASTS*

Available records as of the date of the *ECP Report* and site reconnaissance on August 30, 2006, and by AKRF on March 28, 2008, indicated that two ASTs were currently, and several ASTs were formerly, located on the property. Several USTs containing POLs were located at the project site and removed in 1998. According to the *ECP Report*, closure reports have documented No Further Action (NFA) recommendations for all property ASTs and USTs<sup>2</sup>; however, these closure reports were not available for review by AKRF. One UST associated with an OWS is currently on-site. As these tanks do not exceed 1,100 gallons in total volume and the used oil is recycled, the site does not require a petroleum bulk storage certificate. According to the *ECP Report*, all tanks were installed and are constructed in compliance with applicable New York State and Suffolk County requirements.<sup>3</sup>

### *NON-UST/AST PETROLEUM STORAGE*

Petroleum storage was observed in 55-gallon drums on the project site. Some hydraulic fluids were spilled during the addition of hydraulic fluids to the Nike missiles, however, a site-wide subsurface investigation was performed, leading to the conclusion that “No contamination that would be harmful to human health or the environment was found at the AFRC—Amityville.”<sup>4</sup>

### *POLYCHLORINATED BIPHENYLS (PCBS)*

One pad-mounted transformer unit is located on the project site at the rear of the Building 100 (MRC). No labels were located on the unit to indicate whether it contained PCB fluid. The transformer exterior was in good condition at the time of the site reconnaissance, and no evidence of releases (for example, no stains on pad or adjacent soil) was observed.<sup>5</sup>

Florescent light fixtures or ballasts were observed in Buildings 100 (MRC) and 101 (OMS) and did not contain labeling indicating the absence or presence of PCBs. The ballasts were noted to be in good condition and no leaking was observed. CH2M Hill’s *ECP Report* concluded that they are in compliance with applicable federal and State regulations and have not negatively affected environmental conditions at the site.<sup>6</sup>

### *PITS, SUMPS, DRYWELLS, AND CATCH BASINS*

During the 2006 site reconnaissance, a sump was noted in the basement of Building 100, which collects and pumps water out of the boiler room and is connected to the sanitary sewer system.

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> U.S. Army Reserve 77th Regional Readiness Command, April 14, 2008.

<sup>4</sup> U.S. Army Center for Health Promotion and Preventive Medicine, 1997, as cited in the *ECP Report*, May 2007.

<sup>5</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>6</sup> *ibid*

## **North Amityville Armed Forces Reserve Center**

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Two on-site OWSs were properly closed, according to the *ECP Report*.<sup>1</sup> One was a 90-gallon subsurface metal OWS within a concrete vault at Building 101 and the other was a 55-gallon subsurface concrete OWS at Building 105. These separators were excavated and disposed of off-site. Sampling was performed and there was no indication of a release of volatile organic vapor to the environment.<sup>2</sup> The vehicle wash rack at Building 105 was also excavated and closed. The soil was sampled for volatile organic compounds and concentrations were below regulatory limits.<sup>3</sup> A new wash rack and OWS were installed in 2005 near Building 101. The wash rack employs a recirculating water system and a power washer. Wastewater is directed through an OWS, where oil is collected and discharged to a subsurface collection tank, and allows separated wastewater to be directed to the sanitary sewer system.

### *ASBESTOS-CONTAINING MATERIAL (ACM)*

Environmental Enterprise Group, Inc. of South Carolina prepared an Asbestos Inspection Report in December 2004 for the AFRC. Potential types, quantities, locations, and conditions of asbestos were examined for five buildings on the project site. Confirmed ACM was found to be present in three of the five buildings on the project site. These included Building 100 (MRC) in the floor tile and tile mastic, Building 101 (OMS) in floor tile, and Building 105 (Storage Building) in sheet rock joint compound or mud. None of the ACM was determined to be friable (i.e. easily crumbled). No additional ACM abatement actions were undertaken since the last survey. The Garvey Building was built in 2000 and because of the recent date of construction, asbestos was not determined to be a part of the construction materials used for this building.<sup>4</sup>

### *LEAD-BASED PAINT (LBP)*

No LBP surveys are known to have been conducted at the project site. Facilities constructed before 1978 are likely to have been treated with lead-containing paint. Buildings on the property constructed before 1978, including Buildings 105 and 106, have the potential to contain LBP.<sup>5</sup> With the exception of Building 105, at the time of the site surveys, painted surfaces were in good condition, having no observed chipped or peeling paint.

### *RADIOLOGICAL MATERIALS*

There is no evidence of any radiological materials storage or releases at the project site.

### *RADON*

The 77th RRC conducted a Radon Survey on September 15-18, 1998 at the MRC building. The results were 0.3 and 1.0 picoCuries per liter of air (pCi/L), below the U.S. Environmental Protection Agency recommended action level of 4.0 pCi/L.<sup>6</sup>

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

<sup>6</sup> *ibid*

*MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)*

MEC was formerly located at the project site in the missile systems. Storage of MEC was noted during the 2006 site reconnaissance in two storage rooms (16 feet by 20 feet) in Building 100, however, these areas were not authorized for site inspection.<sup>1</sup> Between 1957 and 1970, the site was a Nike Missile Launch Area, armed with Ajax (the world's first operational, guided, surface-to-air missile system) and, later, retrofitted for firing Hercules missiles (solid fuel propelled surface-to-air or surface-to-surface missiles). The site has three firing magazines, also referred to as missile silos, which were controlled by the Battery Control Area in East Farmingdale, New York. The missile silos have been decommissioned, capped with concrete, and over time, infiltrated with groundwater, according to site personnel during the March 28, 2008 site visit. Structures associated with the Cold War activity—such as berms, barracks, and mess hall—have been removed.

*SURROUNDING PROPERTIES*

CH2M Hill evaluated, through database review and site reconnaissance, potential environmental sites of concern located within the American Society for Testing and Materials search radius from the project site. None of the adjacent properties evaluated exhibited environmental conditions that had or have the potential to adversely affect environmental conditions at the project site at the time of the 2006 survey.<sup>2</sup>

*IMPLICATIONS FOR POTENTIAL REUSE OF THE SITE*

Most of the environmental testing referenced in the *ECP Report* dates back to 1997. Only groundwater was tested, and not for the usual suite of parameters required by the New York State Department of Environmental Conservation (NYSDEC).<sup>3</sup> Therefore, additional testing in accordance with NYSDEC protocols is recommended to contemplate the potential for residential uses on-site and to properly assess the areas of concern, including the conditions of the ASTs/USTs that are still in use, and regarding closure of the old tanks, since no closure reports were available for review by AKRF. There is also a concern regarding possible vapor intrusion from the trichlorofluoromethane in the groundwater located at a depth of approximately 15 to 19 feet below the site surface. Asbestos and lead-based paint are also of concern, especially with demolition being contemplated. Additionally, lead shot was used in the firing range of Building 100 and according to the *ECP Report*, the range was decommissioned and cleaned up in 2001. However, the report prepared by IT Corporation in 2003 was not available to AKRF for review. A review of that report and/or additional testing is warranted.

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> NYSDEC usually requires testing for volatile organic compounds, semi-volatile organic compounds, Target Analyte List metals, pesticides/herbicides; and PCBs.

## **G. NATURAL AND HISTORIC RESOURCES**

### **GEOLOGY, SOILS, AND TOPOGRAPHY**

Most of Long Island’s geology is defined by two terminal moraines—low, hill-like formations that are remnants of the advances of glaciers during the last ice age (the Pleistocene epoch). The two morainal ridges, the Harbor Hill Moraine and the Ronkonkoma Moraine, run the length of Long Island and diverge to the east to form the North Fork and the South Fork, respectively. The moraines are made of poorly sorted glacial till deposited at the glacial terminus. The project site lies south of the Ronkonkoma moraine in an area made up of outwash sand and gravel.

Long Island, including the project site, receives its drinking water from groundwater contained in three major formations that lie atop bedrock: the Glacial Aquifer (closest to the surface), the Magothy Aquifer (the largest of the aquifers), and the Lloyd Aquifer, which lies in contact with bedrock, is overlain by the Raritan clay, and provides minimal potable water.

The soil at the site comprises coarse-to-fine sand with moderate infiltration rates and that is well drained. Surface level elevation ranges from 60 feet mean sea level (msl) to 20 feet msl in the North Amityville area.<sup>1</sup>

The nearest surface waters to the site—Amityville Creek and Samapouge Creek—are located approximately 1 mile and 3 miles to the south and east of the site, respectively. These creeks flow south into Great South Bay located approximately 3.4 miles south of the site.<sup>2</sup>

### **WETLANDS AND FLOODPLAIN**

The National Wetlands Inventory (NWI) prepared by the U.S. Department of the Interior (USDOI) has identified two wetlands, both within 1,000 feet (or within 0.25 mile) of the property to the northeast and northwest. The project site is not located within a 100-year floodplain or within a coastal zone.<sup>3</sup>

### **THREATENED AND ENDANGERED SPECIES**

A Planning Level Survey (flora, fauna, threatened and endangered species, vegetative communities, invasive species, and all available mapping) for the project site concluded that, “the installation and adjacent area was determined to not encompass jurisdictional wetlands, sensitive or critical plant or animal habitat, and does not contain state or Federally listed threatened or endangered species.”<sup>4</sup>

### **ARCHAEOLOGICAL AND HISTORICAL RESOURCES**

An archival search was conducted in 1998 to ascertain the historic significance of the structures at the AFRC. The results of this State Historic Preservation Office (SHPO) study showed that either there have been no surveys undertaken at the AFRC or there are no properties that are

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

eligible for listing on the National Register of Historic Places (NRHP) on-site or in the immediate vicinity. A Section 110 survey of the site was conducted in December 2006 and indicated that there were no structures eligible for listing on the NRHP based on Criteria A, B, and C. The structures were not evaluated under Criteria D.<sup>1</sup> The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In order for a property to be eligible for listing on the NRHP, it must be shown to be significant for one or more of the four Criteria for Evaluation: A, B, C, or D.

## **H. MARKET CONDITIONS**

Bay Area Economics' Market Feasibility Analysis (July 2008), included in Appendix A, presents a brief analysis of existing conditions and trends pertaining to the real estate market feasibility of various uses that could be developed on the project site. The real estate market feasibility analysis evaluates uses that currently exist within close proximity of the site, such as housing and industrial activity, as well as uses that do not currently predominate near the project site, in order to provide a broad base of information. The suitability of any use proposed for the project site will depend not only on market conditions, but also the physical opportunities and constraints of the site and its surrounding area.

The first part of the analysis describes local demographic and economic trends that help illuminate development needs, opportunities, and constraints. Demographic trends relate to growth in population and changes to household characteristics, including age and income, which can provide information about the current and future housing needs of the local population. Economic data provides context to the consideration of any potential commercial or industrial use of the site, describing the major industry sectors in which area businesses operate, as well as characteristics of the area's labor force. Where available, data pertaining to the hamlet of North Amityville and the Town of Babylon is presented, representing the geographic areas most relevant to market considerations of the project site. Suffolk County statistics are provided where more detailed local information is not available, and to provide comparison and context for trends surrounding the site.

The second segment of the analysis focuses on real estate market conditions impacting the project site, to provide background on the level of activity and potential market demand for residential, commercial/industrial, and retail uses on site. The analysis covers available data on building activity, rental and sale prices, and vacancy rates. Data are provided for an area within ½ mile of the site, or for the 11701 zip code (which includes Amityville Village, North Amityville, and Amity Harbor), when available, in addition to statistics available at the Town or County level.

The report also includes a summary of findings and provides preliminary conclusions pertaining to the development of the project site, as follows:

The purpose of the market feasibility analysis is not to determine the most appropriate use of the site, only to evaluate which privately developed uses might be viable on the site, if those uses are desired by the Town and the community. The preliminary conclusions for each type of use, described below, are meant to provide information that guides the subsequent planning process for the project site. All of the uses analyzed could potentially be viable, although some would

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<sup>1</sup> CH2M Hill, *ECP Report*, May 2007.

only be viable in limited quantities or in conjunction with other uses. Compatibility with adjacent uses and the availability of appropriate infrastructure should also be considered in deciding what types of private development should be encouraged or permitted on the project site. More specific determination of the appropriate amount, mix, and absorption of uses, as well as development phasing, would be carried out by developers with an interest in the site. Estimating the demand for specific types of development, or the time required to build out development on the site would require more in-depth analysis not covered by this report.

### **RESIDENTIAL**

There is strong market support for residential use of the site. The desirability of the area for new housing is evidenced by modest population growth trends, the high cost of housing relative to the income levels of area residents, and the number of building permits issued in the Town. A variety of housing types could be marketed in the North Amityville community, based on the diversity of households currently residing in the community, the diversity of the current housing stock, and the split of recent building permits between single-family and multifamily developments. The affordability gap found in North Amityville, the Town, and throughout Long Island also suggests that newer residents will tend to be more affluent than current area residents, while households with lower incomes are at risk of being “priced out” of the community unless provisions are made to ensure that housing is affordable to them.

### **INDUSTRIAL**

There is also market support for industrial development of the site. The Town of Babylon is home to a third of the County’s industrial space, and there is industrial space within close proximity of the project site. Despite trends of declining employment in the manufacturing and the transportation and warehousing sectors within the County, the low vacancy rate for industrial space in the Town shows evidence that it is still considered an attractive location for users of general industrial space, such as manufacturing firms, wholesale trade businesses, research and development facilities, and warehouses. Furthermore, there is evidence that the 11701 zip code has recently gained small manufacturing businesses at a faster pace than the average for all types of businesses.

### **OFFICE**

Although some commercial development may be possible on the project site, the concentration of such development in other locations in the Town makes the site’s viability for office space questionable. The Town of Babylon holds about 1 million square feet of Suffolk County’s 15 million square feet of commercial space. The County’s economy continues to shift away from employment of blue-collar workers, while the share of workers in service and professional industries increases. Establishments typically seeking office space—finance and insurance, real estate, professional services, and management companies—are as a whole increasing modestly in the 11701 zip code but still account for a much smaller share of businesses than industrial firms. Much of the Town’s office space is concentrated in East Farmingdale. Although the current economic downturn may decrease the demand for office space in the short term, the lack of new office space in construction and planning should help to prevent a glut of excess space on the market.

## **RETAIL**

Retail that serves the local neighborhood is not currently found in the area and could potentially be a desirable use mixed with residential or other uses. However, there is evidence of an over-supply of retail space throughout Suffolk County, and no need for additional destination shopping centers. Any retail serving more than the local area would be competing with shopping centers located along major commercial corridors that are visible to a much larger number of people traveling by car.

## **I. OPPORTUNITIES AND CONSTRAINTS (INCLUDING COSTS AND PRELIMINARY REUSE CONCEPTS)**

Because the site is relatively large, located near existing community facilities, and relatively integrated into the surrounding community, it presents a unique opportunity to provide for identified community needs and to promote redevelopment and revitalization. This opportunity becomes even more apparent when one considers the scarcity of available vacant large parcels in the area. However, the site also exhibits certain constraints for redevelopment, including the remnants of the former military use of the site that will be left behind after the AFRC is relocated—in particular, the missile silos—as well as potential soil and groundwater contamination from both on- and off-site sources. It is also located in an area that is not well served by public transit and is over two miles from the nearest Long Island Rail Road station.

The out buildings on the project site, which are constructed from masonry steel and are much older than the main building, would be expected to be demolished as part of the redevelopment of the site. The main building, however, is structurally sound and could be reused.

As discussed previously, additional hazardous materials testing is recommended to contemplate the potential for residential uses on-site and to properly assess the areas of concern, including the conditions of the ASTs/USTs that are still in use, and regarding closure of the old tanks, since no closure reports were available for review by AKRF. There is also a concern regarding possible vapor intrusion from groundwater beneath the site. Additionally, asbestos, lead-based paint, and lead in the former firing range are areas of concern. A list of parameters and testing protocol should be prepared and implemented to fully understand the range of issues related to contamination on-site.

The future land use of the project site in the area of the missile silos will determine whether these structures can remain or be removed. If the structures are to remain, they shall have holes drilled through the bottom concrete slab to allow groundwater to infiltrate to the surrounding soils, and may be backfilled depending on the future redevelopment at the site. The construction of new buildings over the former missile silos would likely require their complete removal.

Reuse of the existing infrastructure and utility systems on-site is dependent on the type of redevelopment at the project site. The future site conditions may require modifications to the existing systems, replacement of the existing systems, or an integration of the existing components with future systems.

Considering the adjacent uses in the potential reuse of the site, the Town park facilities directly north of the site present an opportunity for incorporating adjacent uses into the overall reuse and redevelopment of the site. One preliminary potential reuse scenario for the site would transform the western half of the site, which includes the former missile silos, into a ground-covered park area that could be incorporated into the existing Town park area to the north of the site.

## **North Amityville Armed Forces Reserve Center**

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Alternatively, the area of the missile silos could be paved over to provide for on-site parking. The eastern half of the site would be reserved for a potential affordable, senior, and/or multi-family housing component or some other mixed-use development, including potential redevelopment of the main building on-site. \*

## **APPENDIX A.2**

Bay Area Economics (BAE) Market Feasibility Analysis  
October 2008

**A. OVERVIEW**

This section presents a brief analysis of existing conditions and trends pertaining to the real estate market feasibility of various uses that could be developed on the project site. The real estate market feasibility analysis evaluates uses that currently exist within close proximity of the site, such as housing and industrial activity, as well as uses that do not currently predominate near the project site, in order to provide a broad base of information. The suitability of any use proposed for the project site will depend not only on market conditions, but also the physical opportunities and constraints of the site and its surrounding area.

The first part of the analysis describes local demographic and economic trends that help illuminate development needs, opportunities, and constraints. Demographic trends relate to growth in population and changes to household characteristics, including age and income, which can provide information about the current and future housing needs of the local population. Economic data provides context to the consideration of any potential commercial or industrial use of the site, describing the major industry sectors in which area businesses operate, as well as characteristics of the area's labor force. Where available, data pertaining to the hamlet of North Amityville and the Town of Babylon is presented, representing the geographic areas most relevant to market considerations of the project site. Suffolk County statistics are provided where more detailed local information is not available, and to provide comparison and context for trends surrounding the site.

The second segment of the analysis focuses on real estate market conditions impacting the project site, to provide background on the level of activity and potential market demand for residential, commercial/industrial, and retail uses on site. The analysis covers available data on building activity, rental and sale prices, and vacancy rates. Data are provided for an area within ½ mile of the site, or for the 11701 zip code (which includes Amityville Village, North Amityville, and Amity Harbor), when available, in addition to statistics available at the Town or County level.

The end of this section summarizes the findings and provides preliminary conclusions pertaining to the development of the project site.

**B. DEMOGRAPHIC AND ECONOMIC PROFILE**

Data sources used include U.S. Census data from 2000, as well as estimated 2007 and projected 2012 data provided by Claritas, Inc. Additional economic information derives from the New York State Department of Labor. All data tables appear in Attachment 1 and include footnotes to ensure clarity.

## **POPULATION TRENDS**

As shown in Table 1, the population and number of households in North Amityville are growing modestly. The population increased from 16,572 in 2000 to 17,200 in 2007 (a 0.5 percent annual increase), and the 2012 population is projected to reach 17,525 (a 0.4 annual percent increase from 2007). The number of households closely mirrors the population growth, and this number is expected to show an annual increase of 0.3 percent, reaching 5,335, between 2007 and 2012. The Town of Babylon's Consolidated Plan, prepared to evaluate community development needs in support of the Town's funding requests to the U.S. Department of Housing and Urban Development, notes that the hamlet is one of the fastest growing areas of the Town of Babylon, and comprises about eight percent of the Town's total population (estimated to be 215,901 in 2007) and seven percent of the Town's total number of households (estimated to be 70,995 in 2007).

North Amityville residents are on average younger than residents of the Town or County. As shown in Table 2, the median age for North Amityville residents increased from 32.8 in 2000 to 34.3 in 2007, and it is projected to increase to 35.4 by 2012. The Town's population has also aged substantially over time, but the median age is notably higher than in the hamlet of North Amityville, recorded as 36.1 in 2000, 38.2 in 2007, and 39.8 in 2012.

## **HOUSEHOLD TRENDS**

North Amityville demonstrates a wide diversity of household types in comparison to the Town and County. This range is visible in the difference between households composed of families versus non-families, as well as in the spectrum of household size. North Amityville residents are on average in larger households than in the Town or County. The average household size for North Amityville residents was recorded as 3.28 in the 2000 Census, and the estimated and projected 2007 and 2012 data shows it will remain at that size. The average household size in the Town of Babylon was recorded as 3.07 in 2000 and estimated at 3.04 in 2007. The County household size was also projected to remain fairly constant and was recorded as 3.02 in 2000 and estimated at 2.99 in 2007. The disproportionate difference in household size between North Amityville and the Town and County may stem from different reasons, including the possibility of larger families residing in the hamlet or the lack of availability of larger housing units than typically found in the other larger geographic areas.

North Amityville households are approximately 70 percent families (defined by the U.S. Census Bureau as a married couple and any children of either or both spouses) whereas the Town and County are both around 76 percent families. Although North Amityville households are larger than their Town and County counterparts, close to half of all North Amityville households (approximately 47 percent) contain one or two persons, and there are fewer three- and four-person households in the hamlet compared with the Town and County. On the other side of this spectrum, nearly 17 percent of owner-occupied households in the hamlet contain six or more persons, compared to about nine percent of Town owner-occupied households and almost seven percent in the County. In rental households, about nine percent of North Amityville households contain six or more persons, compared to about six percent in the Town and County.

In North Amityville and the Town, owner-occupied households predominate. As shown in Table 3, households in North Amityville were composed of 61.5 percent owners in 2000. This percentage decreased to 60.7 percent in 2007 and is anticipated to stay relatively constant at 60.4 percent in 2012. Although the Town's percentage of owner-occupied households is also projected to remain constant, it is significantly higher than in North Amityville, and hovering

around 75 percent from 2000 to 2012, which is comparatively lower than the County's percentage of owner-occupied households, which was recorded at 79.8 percent in 2000.

### **INCOME CHARACTERISTICS**

Household incomes are substantially lower in the hamlet of North Amityville when compared with the surrounding Town and County. Table 4 shows 2007 household income distributions for North Amityville, the Town of Babylon, and Suffolk County. Median household incomes are notably lower in North Amityville (\$49,294) than in the Town (\$69,041) and County (\$77,073). Over a third (34.6 percent ) of North Amityville households earn under \$35,000 per year, compared with Town and County households, of which 22 and 20 percent earn under \$35,000, respectively. Conversely, approximately 35 percent of County households earn \$100,000 or more annually, compared with 29 percent of households in the Town of Babylon and about 15 percent of North Amityville households.

There is a gap in median income between owners and renters in all three geographic areas, but this disproportion is most pronounced at the County level. As shown in Table 5, owner-occupied households in Suffolk County earned a median income of \$72,320, compared with renter-occupied households with a median income of \$39,139. The Town of Babylon's owner-occupied households have a median income of \$59,968, and the median income for renter-occupied households is \$39,896. North Amityville has significantly lower median incomes for renter- and owner-occupied households compared with the Town and County. In the hamlet, owner-occupied households earn a median income of \$44,865, and renter-occupied households earn a median income of \$31,708.

### **WORKFORCE TRENDS**

The Suffolk County workforce grew by more than 50,000 between 2000 and 2007, from about 735,900 to 789,200 residents. However, the number of unemployed persons, as part of the labor force, also increased from 25,200 residents in 2000 to 30,200 residents in 2007. County unemployment reflects cyclical economic trends. It is currently at 3.8 percent, was at its highest in 1992 (8.2 percent), and reached its lowest in 2000 (3.4 percent). Current labor force data is not available in finer detail than the County level, and is presented in Table 6.

## **C. PROFILE OF AREA BUSINESS ESTABLISHMENTS AND INDUSTRIES**

Within the 11701 zip code, shown in Table 7, business establishments have shown modest but steady growth since 2001, with a net increase of 2.3 percent (17 businesses) between 2000 and 2005. Healthcare and social assistance firms, as well as establishments in accommodation and food services, demonstrated the greatest growth in the number of establishments, reflecting industry trends seen in County employment. Manufacturing fared well in the local area between 2000 and 2005, with a net increase of approximately 10 percent (six firms) between 2000 and 2006.

Table 8 shows Suffolk County employment data based on industry between 2000 and 2006. Overall, after a slight decline between 2001 and 2002, County employment has grown steadily. Total employment in all industries increased by 6 percent between 2000 and 2006. Certain industries have fared better in employment growth during this time period than others. Healthcare, with a net gain of nearly 9,500 jobs, showed a 15 percent increase; accommodation

and food services gained 6,165 jobs; and the construction industry gained 5,510 jobs. Manufacturing was the industry with the largest net loss of jobs—6,781 (10.3 percent) of jobs were lost by this sector between 2000 and 2006. The data support the declining share of employment nationwide, the growth of service-oriented employment opportunities, and the importance of construction to the recent residential real estate boom. Average wages for workers in all industries was calculated at approximately \$46,000. The two industries with the greatest share of employment both had average wages per worker that were lower than the median income for the County—retail trade (\$29,850) and health care and social assistance (\$40,517).

#### **D. REAL ESTATE MARKET TRENDS**

This section reviews the trends in local residential, office, industrial, and retail markets. Understanding the local real estate market trends is necessary to analyze the potential for new development in the area. Data sources include Census data from 2000, as well as estimated 2007 data from Claritas, Inc. Information about existing and planned real estate developments was provided by the Suffolk County Planning Department, residential sales transactions data was obtained through private data vendor DataQuick, and additional sales price information derives from Long Island Profiles. Office and industrial trend data was culled from reports published by Grubb & Ellis, Cushman & Wakefield, and CBRE. All data tables appear in Attachment 1 and include footnotes to ensure clarity.

#### **RESIDENTIAL DEVELOPMENT – EXISTING HOUSING STOCK**

North Amityville’s housing market is defined by single-family residences mixed with different sized apartment buildings. North Amityville had an estimated 5,485 total housing units in 2007, which comprises about seven percent of the Town’s housing units, as shown in Table 9. While the North Amityville community, much like the Town and County, consists predominantly of single-family housing, its percentage of single-family housing (62 percent) is much lower than in the Town (77 percent) or County (81 percent). North Amityville has a relatively high concentration of dense housing—nearly 16 percent of the hamlet’s housing units are in buildings with 10 or more units. The proportion of the Town and the County’s housing stock in buildings with 10 or more units is about one-third of this percentage. Six percent of the Town’s units and only five percent of the County’s housing stock are in buildings with 10 or more units. The Town and the County have slightly higher percentages of townhome-style units (one unit attached) and two- to four-family buildings than in North Amityville. Compared with the Town and County, North Amityville has a very high concentration (10.7 percent of the total housing units) of mobile homes.

Table 10 shows the occupancy status of housing units in 2000, and although this data is eight years old, it provides a fuller picture of the breakdown of the different geographies’ occupancies and vacancies in different housing types. In 2000, approximately 95 percent of North Amityville’s housing units were occupied. The Town had a similar occupancy rate, but more than 10 percent of the County’s housing units were considered vacant. Much of the County’s vacant housing is considered seasonal or occasional use housing. Consistent with the household characteristics provided previously, the occupancy data shows that North Amityville provides a higher share of rental housing to residents (37 percent of occupied and vacant housing) compared with the Town (24 percent) and County (18 percent).

Data from the Suffolk County Planning Department provide more detail on tenure for the area’s multi-family housing stock. The Suffolk County Planning Department collected information on

development projects composed of more than 10 housing units in apartments, condominiums, and cooperative buildings of all sizes; the County data also includes townhome developments with shared land ownership. Data concerning North Amityville is shown in Tables 11 and 12. According to the County Planning Department, there are 25 condominium or homeowner association complexes with more than 10 units in the Town of Babylon, with a total of 2,091 units. Three projects are in North Amityville: Amity Villas, North Manor Estates, and the Polo Club, with a cumulative total of 197 units.

In the Town of Babylon, there are 1,099 cooperative units in 12 complexes. These units were all converted from apartment buildings in the 1980s. Two of these complexes are located in North Amityville, totaling 118 units. The County identified 94 apartment complexes in Suffolk County with more than 10 units of rental housing. These complexes contain a total of 5,682 units of rental housing, including senior, affordable, and market-rate units.

### **RENTAL HOUSING AND CURRENT RENTS**

Within the Village of North Amityville there are seven apartment complexes, which contain 882 units of market-rate housing. Included in this total is the nearby Dominican Village, a 266-unit senior project that provides congregate care. According to the County, of the 963 units in apartment complexes in North Amityville, 730 (76 percent) are restricted to senior units. There are 71 subsidized units identified in North Amityville, and 40 are reserved for families and 41 restricted for seniors.

Fair market rent is a calculation conducted by the U.S. Department of Housing and Urban Development (HUD) to determine the amount of rent that a unit would command in the current housing market. The 2008 HUD fair market rents for the metropolitan area covering Nassau and Suffolk Counties are as follows: \$1,121 for a studio apartment, \$1,295 for a one-bedroom unit, \$1,529 for a two-bedroom unit, \$2,029 for a three-bedroom unit, and \$2,211 for a four-bedroom unit. These rates align with the rents found in the North Amityville area based on calls to local apartment complexes offering market-rate apartment units.

### **RESIDENTIAL SALES**

Sales prices have risen dramatically in the past 10 years, but housing in the area around the project site, in general, costs less compared with prices for the Town of Babylon as a whole. The recorded housing sales prices, shown in Table 13, depict the swiftly increasing sales prices for properties in the area during the period of time between 1997 and 2006. Sales prices increased at an average annual rate of 14.5 percent in the 11701 zip code and nearly 13 percent in the Town of Babylon. Notably, between 2003 and 2004, prices in Amityville increased by 28 percent, and the most recent 2006 median price was recorded at \$344,750 in the Village of Amityville and the hamlet of North Amityville combined, compared with \$385,000 in the Town.

A search of sales transactions for the period between March 2007 and February 2008 found 202 sales in the 11701 zip code with selling prices listed; within ½ mile of the project site, 13 residential sale transactions were located. Prices for single-family homes, as shown in Table 14, concentrated in the \$300,000 to \$400,000 range; 46 percent of homes in the 11701 zip code and within a ½-mile radius of the site are within this range. The median sales price in the 11701 zip code during this 12 month period was \$365,325. Within the smaller ½-mile radius geography, the median was slightly lower, at \$360,200, with a narrower range of sales prices. Comparing this data with national sales prices during the same time period, we see that sales in the 11701

## **North Amityville Armed Forces Reserve Center**

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zip code are substantially higher. The 2007 national median sales price was calculated at \$219,000.

Not surprisingly, when the data on townhome and condominium units is analyzed, we find that these units typically are more affordable than single-family homes. Table 15 shows sales transactions for townhouse and condominium units between March 2007 and February 2008. Sales were recorded for units within four townhome/condominium complexes in the Amityville zip code. Of these selected 24 sales, the median price was \$325,000, compared with the \$365,000 median price for single-family homes in the same geography. Similar to single-family home sales, the national median sales price for townhome and condominium units is considerably lower than in the 11701 zip code area; the national median for 2007 was listed at \$226,300.

### **HOUSING AFFORDABILITY**

Despite the greater affordability of housing for sale in North Amityville, market-rate rents and sale prices require housing payments beyond the means of many of North Amityville and Town of Babylon's current residents. The gap between typical household incomes for the area, compared with typical housing costs, exists for both renter- and owner-occupied housing available in the market.

Fair market rents for Suffolk County are \$1,295 for a one-bedroom apartment and \$1,529 for a two-bedroom apartment. These rents are typical of apartment complexes in North Amityville. In order to spend only 30 percent of income on housing, a household would need to earn a minimum of \$51,800 to afford the fair market rent on a one-bedroom apartment. This income level is conservative as it does not take into account utility costs. Only about 27 percent of current North Amityville renter households, and 39 percent of Town renter households, earn \$50,000 or more per year.

Housing for sale also has limited affordability for current residents of North Amityville and the Town. At the median price of about \$350,000 for housing within ½ mile of the project site, a household would have a mortgage payment of about \$1,680, assuming a 20 percent down payment of \$70,000 and a 6 percent interest rate on a 30-year mortgage. A household would need to earn \$67,200 in order to spend 30 percent of its income on the mortgage payment. A median townhome in the 11701 zip code, priced at \$325,000, would have a slightly lower mortgage payment of \$1,560 assuming the same lending conditions and a \$65,000 down payment, and would require \$62,400 in household income to be affordable. Taxes and utility payments would further raise the monthly housing costs, and the corresponding amount of income required to afford these costs. When compared with the range of household incomes found in North Amityville, only about 33 percent of owner-occupied households, and 8.5 percent of renter-occupied households in North Amityville, earn \$75,000 or more annually. In the Town of Babylon, approximately 43 percent of current owner-occupied households and 17 percent of renter-occupied households earn \$75,000 per year or more.

The gap between current housing costs and current income levels for area residents has several implications. Current residents may be paying less in housing costs because their homes were purchased in the past at lower costs, or their rents have not increased over time at the same pace as market rents for new tenants. Current residents may also be paying more than 30 percent of their income in housing costs, or may be occupying smaller homes and apartments than their families need.

## **BUILDING PERMITS AND NEW HOUSING DEVELOPMENT**

New residential construction permits that have been issued in the past ten years, along with the projections of household growth in the Town since 2000, suggest modest growth that is perhaps constrained by the diminishing supply of available land in the Town. Building permit information was unavailable below the Town level, and Table 16 shows the number and type of building permits for housing units in the Town of Babylon between 1996 and 2006. Between 1996 and 2006, on average, 216 units of new residential construction permits were issued per year—125 units of single-family houses and 91 units of multifamily housing. Although building permit data only describe the number of permits issued rather than the number of buildings starting or completing construction, it is a good indication of construction activity within a geographic area.

## **OFFICE SPACE**

As employment has increased in the short- and long-terms, Long Island and Suffolk County office space has steadily grown, and development in the Amityville area has reflected this regional trend. According to CB Richard Ellis, Long Island is the 28th largest office market in the United States. As of January 2006, the County had nearly 23 million square feet of office spaces over 10,000 square feet. The largest market of office space is found in the Town of Huntington (located about 15 miles directly north of the site), which accounts for nearly 10 million square feet of office space. According to the County, more than 2.5 million square feet of office space entered the market between 2000 and 2006. The Town of Babylon accounted for 1.13 million square feet of the County's share, or about five percent of the County's office space, as shown in Table 17. The Town's office stock increased by two buildings since 2000—a 169,000 square-foot building in East Farmingdale in 2001 and a 16,000 square-foot building in North Babylon in 2005.

According to Grubb & Ellis and Cushman & Wakefield, vacancy rates in Suffolk County were about 11 percent at the end of 2007. Leasing activity remained strong in 2007, and net absorption of office space in the Town and County was 3,800 square feet and 428,663 square feet, respectively. Over 200,000 square feet of space was added to Suffolk County's office inventory in 2007 through the completion of newly constructed office space. With the slowing national economy, vacancy rates are expected to stabilize after a steady decline over the past 2 years as leasing activity slows. Because of the lack of large projects on the horizon in Suffolk County, the growth of businesses may attract more development into the local office market, despite current concerns about an economic downturn. Currently, only 26,000 square feet of space in the Town of Islip is identified as under construction in the County. Current asking rents, as reported by Grubb & Ellis, are listed as follows: \$28.72 per square feet for Class A space and \$27.12 per square feet for Class B space.

## **INDUSTRIAL SPACE**

Suffolk County is home to much of Long Island's industrial space, and there is an industrial area directly adjacent to the site. The County has over 91 million square feet of industrial space, compared with about 55 million square feet in neighboring Nassau County. At the end of 2007, Suffolk County had a 4.4 percent vacancy rate for industrial space overall. Vacancy in the Town of Babylon was 3.7 percent for its 30.5 million square feet of industrial space, which is about a third of the industrial space found in the entire County.

## **North Amityville Armed Forces Reserve Center**

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Industrial space in the Town is concentrated in East Farmingdale around the Route 110 corridor. Suffolk County recently estimated, in the 2006 document titled “Existing Conditions and Outlook for the Route 110 Office-Industrial Corridor,” that the East Farmingdale portion of the Route 110 corridor accounted for about 15.5 million square feet of industrial space. The County also noted a trend towards conversion of industrial space to office space in the corridor.

Throughout Long Island, vacancy is currently lowest for general industrial space (2 percent), and it is highest for Research and Development (R&D)/flex space (9.2 percent). North Amityville Community Economic Council (NACEC) plans to build a “trades incubator” for minority and women-owned businesses. The incubator will be built on a vacant lot on Albany Avenue and will receive Community Development Block Grant (CDBG) funding according to the Town’s 2008 Annual Action Plan submitted to HUD.

### **RETAIL**

An inventory of retail space in Suffolk County, prepared by the County Planning Department, depicts a variety of shopping centers, business districts, and retail spaces in the Town. The County’s inventory did not generally include retail centers smaller than 10,000 square feet in size. According to the inventory, the Town has approximately 4.8 million square feet of retail space in 115 shopping centers and central business districts. Almost 3 million square feet of space was found in 12 community shopping centers, but the majority of retail areas were either neighborhood centers (31 locations) with between 15,000 to 100,000 square feet or retail strips (72 locations) under 15,000 square feet.

The largest central business districts in the Town are located in Amityville (217,000 square feet), Babylon (317,000 square feet), and Lindenhurst (275,000 square feet). Other large centers in the Town include the Home Depot Center in Copiague, with 258,000 square feet, including Home Depot and Target as anchors; Airport Plaza in East Farmingdale with Home Depot, Staples, and Modell’s (433,000 square feet); Sunrise Plaza in North Lindenhurst (222,000 square feet); and the Great South Bay Shopping Center in West Babylon with Old Navy, Bed Bath & Beyond, and Marshalls (515,000 square feet). Within North Amityville’s borders are smaller retail strips that serve the surrounding community, as shown in Table 18. Its four retail centers have a total of about 60,000 square feet in about 30 stores. All were built in the late 1980s to early 1990s. Three are located on Route 110, and a fourth is located on Sunrise Highway.

In a May 2006 Suffolk County Planning Department report, “Shopping Centers and Downtowns, Suffolk County NY,” it was reported that in the past 25 years, County population has increased by 15.5 percent while the amount of shopping center space increased by 87 percent. This amount of retail space is well beyond national trends. In 2003, Suffolk County averaged 25.2 square feet of shopping center space per capita; in comparison, the national average was 19.8 square feet per capita, and Nassau County contained an average of 21.8 square feet per capita. In 2005, the County reported six proposed shopping center projects in the Town, totaling 1.47 million square feet. A proposed Tanger Factory Outlet Center in Deer Park, much like the existing Tanger Outlets in Riverhead, comprised 805,000 square feet of this total. Other projects were proposed for the Route 110 corridor, including a new WalMart and Stew Leonards store.

The Town of Babylon’s vacancy rate for shopping centers in 2005 was recorded at 7.2 percent, which is slightly less than the overall Suffolk County average vacancy of 7.8 percent. This rate was a significant decrease from the prior inventories. In 2000, the Town of Babylon’s shopping center vacancy rate was 12.1 percent, and in 1996 the vacancy rate was reported to be 18.8 percent.

## **NEW AND PLANNED DEVELOPMENT**

The area immediately surrounding the site is mostly built out and, other than the project site, a limited amount of development is being planned or constructed. As mentioned earlier, a new 76-unit housing development to the south and west of the site is planned, with a portion of the development under construction and one home occupied.

## **E. CONCLUSIONS**

The purpose of the market feasibility analysis is not to determine the most appropriate use of the site, only to evaluate which privately developed uses might be viable on the site, if those uses are desired by the Town and the community. The preliminary conclusions for each type of use, described below, are meant to provide information that guides the subsequent planning process for the project site. All of the uses analyzed could potentially be viable, although some would only be viable in limited quantities or in conjunction with other uses. Compatibility with adjacent uses and the availability of appropriate infrastructure should also be considered in deciding what types of private development should be encouraged or permitted on the project site. More specific determination of the appropriate amount, mix, and absorption of uses, as well as development phasing, would be carried out by developers with an interest in the site. Estimating the demand for specific types of development, or the time required to build out development on the site would require more in-depth analysis not covered by this report.

### **RESIDENTIAL**

There is strong market support for residential use of the site. The desirability of the area for new housing is evidenced by modest population growth trends, the high cost of housing relative to the income levels of area residents, and the number of building permits issued in the Town. A variety of housing types could be marketed in the North Amityville community, based on the diversity of households currently residing in the community, the diversity of the current housing stock, and the split of recent building permits between single-family and multifamily developments. The affordability gap found in North Amityville, the Town, and throughout Long Island also suggests that newer residents will tend to be more affluent than current area residents, while households with lower incomes are at risk of being “priced out” of the community unless provisions are made to ensure that housing is affordable to them.

### **INDUSTRIAL**

There is also market support for industrial development of the site. The Town of Babylon is home to a third of the County’s industrial space, and there is industrial space within close proximity of the project site. Despite trends of declining employment in the manufacturing and the transportation and warehousing sectors within the County, the low vacancy rate for industrial space in the Town shows evidence that it is still considered an attractive location for users of general industrial space, such as manufacturing firms, wholesale trade businesses, R&D facilities, and warehouses. Furthermore, there is evidence that the 11701 zip code has recently gained small manufacturing businesses at a faster pace than the average for all types of businesses.

**OFFICE**

Although some commercial development may be possible on the project site, the concentration of such development in other locations in the Town makes the site's viability for office space questionable. The Town of Babylon holds about 1 million square feet of Suffolk County's 15 million square feet of commercial space. The County's economy continues to shift away from employment of blue-collar workers, while the share of workers in service and professional industries increases. Establishments typically seeking office space—finance and insurance, real estate, professional services, and management companies—are as a whole increasing modestly in the 11701 zip code but still account for a much smaller share of businesses than industrial firms. Much of the Town's office space is concentrated in East Farmingdale. Although the current economic downturn may decrease the demand for office space in the short term, the lack of new office space in construction and planning should help to prevent a glut of excess space on the market.

**RETAIL**

Retail that serves the local neighborhood is not currently found in the area and could potentially be a desirable use mixed with residential or other uses. However, there is evidence of an over-supply of retail space throughout Suffolk County, and no need for additional destination shopping centers. Any retail serving more than the local area would be competing with shopping centers located along major commercial corridors that are visible to a much larger number of people traveling by car.



**Table 2: Household Type by Household Size, 2007 Estimate**

	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
<b>Nonfamily Households</b>						
1 person	1,358	82.9%	13,991	81.9%	94,243	81.9%
2 persons	189	11.5%	2,393	14.0%	16,102	14.0%
3 persons	49	3.0%	408	2.4%	2,677	2.3%
4 persons	22	1.3%	131	0.8%	1,042	0.9%
5 persons	13	0.8%	83	0.5%	562	0.5%
6 persons	4	0.2%	41	0.2%	245	0.2%
7 or more persons	3	0.2%	26	0.2%	251	0.2%
<b>Total</b>	<b>1,638</b>	<b>100%</b>	<b>17,073</b>	<b>100%</b>	<b>115,122</b>	<b>100%</b>
<b>Percentage of All Households</b>		31%		24%		23%
<b>Family Households</b>						
2 persons	910	25.2%	17,072	31.7%	129,381	33.9%
3 persons	758	21.0%	12,623	23.4%	88,779	23.3%
4 persons	719	19.9%	12,230	22.7%	88,471	23.2%
5 persons	502	13.9%	6,752	12.5%	44,876	11.8%
6 persons	290	8.0%	2,849	5.3%	17,495	4.6%
7 or more persons	427	11.8%	2,396	4.4%	12,094	3.2%
<b>Total</b>	<b>3,606</b>	<b>100%</b>	<b>53,922</b>	<b>100%</b>	<b>381,096</b>	<b>100%</b>
<b>Percentage of All Households</b>		69%		76%		77%
<b>All Households</b>						
1 person	1,358	25.9%	13,991	19.7%	94,243	19.0%
2 persons	1,099	21.0%	19,465	27.4%	145,483	29.3%
3 persons	807	15.4%	13,031	18.4%	91,456	18.4%
4 persons	741	14.1%	12,361	17.4%	89,513	18.0%
5 persons	515	9.8%	6,835	9.6%	45,438	9.2%
6 persons	294	5.6%	2,890	4.1%	17,740	3.6%
7 or more persons	430	8.2%	2,422	3.4%	12,345	2.5%
<b>Total</b>	<b>5,244</b>	<b>100%</b>	<b>70,995</b>	<b>100%</b>	<b>496,218</b>	<b>100%</b>

Source: Claritas; 2000 US Census; BAE, 2008.

**Table 3: Household Income Distribution, 2007 Estimate**

Income Range	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	675	12.9%	5,367	7.6%	32,206	6.5%
\$15,000 - \$24,999	543	10.4%	4,796	6.8%	30,223	6.1%
\$25,000 - \$34,999	597	11.4%	5,717	8.1%	33,246	6.7%
\$35,000 - \$49,999	847	16.2%	8,529	12.0%	53,523	10.8%
\$50,000 - \$74,999	1,110	21.2%	14,525	20.5%	92,224	18.6%
\$75,000 - \$99,999	660	12.6%	11,832	16.7%	80,659	16.3%
\$100,000 - \$149,999	600	11.4%	13,518	19.0%	103,176	20.8%
\$150,000 or more	212	4.0%	6,711	9.5%	70,961	14.3%
<b>Total</b>	<b>5,244</b>	<b>100%</b>	<b>70,995</b>	<b>100%</b>	<b>496,218</b>	<b>100%</b>
<b>Median Household Income</b>	<b>\$49,284</b>		<b>\$69,041</b>		<b>\$77,073</b>	

Source: 2000 US Census; Claritas, Inc.; BAE, 2008

**Table 4: Household Tenure by Household Size, 2000**

	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied</b>						
1 person	582	18.8%	7,601	14.6%	54,403	14.5%
2 persons	650	21.0%	14,117	27.1%	111,017	29.7%
3 persons	523	16.9%	10,013	19.2%	70,655	18.9%
4 persons	482	15.5%	10,349	19.9%	75,613	20.2%
5 persons	353	11.4%	5,783	11.1%	38,651	10.3%
6 persons	194	6.3%	2,366	4.5%	14,389	3.8%
7 or more persons	318	10.3%	1,884	3.6%	9,632	2.6%
<b>Total</b>	<b>3,102</b>	<b>100%</b>	<b>52,113</b>	<b>100%</b>	<b>374,360</b>	<b>100%</b>
<b>Renter occupied:</b>						
1 persons	715	36.8%	5,566	32.9%	31,590	33.3%
2 persons	415	21.4%	4,839	28.6%	26,382	27.8%
3 persons	255	13.1%	2,519	14.9%	14,454	15.2%
4 persons	230	11.8%	1,913	11.3%	10,995	11.6%
5 persons	145	7.5%	1,078	6.4%	5,943	6.3%
6 persons	79	4.1%	461	2.7%	2,757	2.9%
7 or more persons	104	5.4%	559	3.3%	2,818	3.0%
<b>Total</b>	<b>1,943</b>	<b>100%</b>	<b>16,935</b>	<b>100%</b>	<b>94,939</b>	<b>100%</b>

Source: 2000 US Census; Claritas, Inc.; BAE, 2008

**Table 5: Household Income by Tenure, 2000**

Income Range	Owner Households					
	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	318	10.2%	3,327	6.4%	20105	5.4%
\$15,000 - \$24,999	247	7.9%	3,434	6.6%	22123	5.9%
\$25,000 - \$34,999	301	9.7%	3,965	7.6%	25459	6.8%
\$35,000 - \$49,999	514	16.5%	6,807	13.1%	44406	11.9%
\$50,000 - \$74,999	700	22.5%	12,270	23.5%	82697	22.1%
\$75,000 - \$99,999	486	15.6%	9,761	18.7%	68139	18.2%
\$100,000 - \$149,999	403	12.9%	8,847	17.0%	69867	18.7%
\$150,000 or more	143	4.6%	3,699	7.1%	41575	11.1%
<b>Total</b>	<b>3,112</b>	<b>100%</b>	<b>52,110</b>	<b>100%</b>	<b>374,371</b>	<b>100%</b>
<b>Median Household Income</b>	<b>\$44,865</b>		<b>\$59,968</b>		<b>\$72,320</b>	
Income Range	Renter Households					
	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	426	21.8%	2,845	16.8%	17731	18.7%
\$15,000 - \$24,999	306	15.7%	2,182	12.9%	12216	12.9%
\$25,000 - \$34,999	346	17.7%	2,298	13.6%	12430	13.1%
\$35,000 - \$49,999	354	18.1%	3,099	18.3%	16393	17.3%
\$50,000 - \$74,999	357	18.3%	3,565	21.1%	18945	20.0%
\$75,000 - \$99,999	111	5.7%	1,727	10.2%	9309	9.8%
\$100,000 - \$149,999	39	2.0%	908	5.4%	5568	5.9%
\$150,000 or more	16	0.8%	306	1.8%	2336	2.5%
<b>Total</b>	<b>1,955</b>	<b>100%</b>	<b>16,930</b>	<b>100%</b>	<b>94,928</b>	<b>100%</b>
<b>Median Household Income</b>	<b>\$31,708</b>		<b>\$39,896</b>		<b>\$39,139</b>	

Source: 2000 US Census; Claritas, Inc.; BAE, 2008.

**Table 6: Suffolk County Labor Force and Unemployment, 1990 - 2007**

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<b>Year</b>	<b>Labor Force</b>	<b>Employed</b> <b>(In Thousands)</b>	<b>Unemployed</b>	<b>Unemployment</b> <b>Rate</b>
2007	789.2	758.9	30.2	3.8%
2006	786.8	755.7	31.2	4.0%
2002	753.5	717.9	35.5	4.7%
2001	743.1	714.6	28.5	3.8%
2000	735.9	710.8	25.2	3.4%
1999	731	704.8	26.3	3.6%
1998	720.4	694.5	25.9	3.6%
1997	712.4	682.1	30.3	4.3%
1996	699.6	667.1	32.5	4.6%
1995	695.2	657.8	37.4	5.4%
1994	693.8	650.8	43	6.2%
1993	693.8	643.4	50.4	7.3%
1992	694.1	637.3	56.9	8.2%
1991	700.7	651.2	49.4	7.1%
1990	708.7	677.7	30.9	4.4%

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Source: New York State Department of Labor, Local Area Unemployment Statistics; BAE, 2008.

**Table 7: Suffolk County Employment, 2000 - 2005**

	2000	2001	2002	2003	2004	2005	2006	% of Total	Average Wage	Number	Percent
<b>Total, All Industries</b>	578,299	581,911	580,961	587,076	596,342	604,221	612,261	100.0%	\$45,832	33,962	5.9%
<b>Total, All Private</b>	481,261	483,872	480,924	486,744	495,563	502,589	510,248	83.3%	\$44,259	28,987	6.0%
Agriculture, Forestry, Fishing & Hunting	2,410	2,459	2,466	2,444	2,470	2,481	2,295	0.4%	\$33,243	-115	-4.8%
Mining	169	165	164	164	176	167	183	0.0%	\$74,121	14	8.3%
Utilities	2,033	1,965	1,721	1,689	1,606	1,626	1,708	0.3%	\$83,722	-325	-16.0%
Construction	32,939	34,673	35,331	35,246	36,515	37,156	38,449	6.3%	\$50,783	5,510	16.7%
Manufacturing	65,523	62,610	58,699	57,788	58,610	58,680	58,742	9.6%	\$52,056	-6,781	-10.3%
Wholesale Trade	35,199	34,935	34,130	34,329	34,653	36,083	36,225	5.9%	\$61,988	1,026	2.9%
Retail Trade	73,800	74,333	74,522	76,946	76,702	77,996	78,201	12.8%	\$29,850	4,401	6.0%
Transportation and Warehousing	17,499	17,397	17,101	17,006	17,451	17,285	16,578	2.7%	\$38,222	-921	-5.3%
Information	15,940	15,420	14,661	13,655	13,473	13,774	13,527	2.2%	\$57,976	-2,413	-15.1%
Finance and Insurance	21,692	21,532	22,425	22,277	22,450	22,200	22,867	3.7%	\$94,765	1,175	5.4%
Real Estate and Rental and Leasing	6,963	7,026	7,081	7,278	7,437	7,181	7,237	1.2%	\$56,000	274	3.9%
Professional and Technical Services	33,905	34,070	33,266	33,631	34,498	34,105	34,919	5.7%	\$55,224	1,014	3.0%
Management of Companies and Enterprises	7,868	7,777	8,140	9,166	9,461	9,556	9,367	1.5%	\$86,078	1,499	19.1%
Administrative and Waste Services	33,450	33,760	31,869	31,170	32,425	34,257	35,929	5.9%	\$33,562	2,479	7.4%
Educational Services	8,578	8,892	9,524	9,988	9,428	9,954	9,948	1.6%	\$29,630	1,370	16.0%
Health Care and Social Assistance	63,987	65,009	66,373	68,764	71,011	71,727	73,483	12.0%	\$40,517	9,496	14.8%
Arts, Entertainment, and Recreation	7,723	7,967	7,834	7,905	8,478	8,726	8,967	1.5%	\$23,523	1,244	16.1%
Accommodation and Food Services	30,328	31,324	32,230	32,945	34,579	35,256	36,493	6.0%	\$18,051	6,165	20.3%
Other Services	20,214	20,910	20,884	21,135	21,410	21,509	21,864	3.6%	\$27,027	1,650	8.2%
<b>Total, All Government</b>	97,038	98,039	100,037	100,332	100,779	101,632	102,013	16.7%	\$53,700	4,975	5.1%
<b>Unclassified</b>	1,043	1,649	2,504	3,220	2,735	2,869	3,268	0.5%	\$29,638	2,225	213.3%

Note: Includes only employers covered by New York State's Unemployment Insurance Law.

Sources: New York State Department of Labor Quarterly Census of Employment and Wages; BAE, 2008

**Table 8: Business Establishments in 11701 Zip Code, 2000 - 2005**

Industry Sector	2000	2001	2002	2003	2004	2005	Number	Percent
Construction	86	77	73	76	78	91	5	5.8%
Manufacturing	62	61	67	63	66	68	6	9.7%
Wholesale trade	70	69	69	68	61	58	-12	-17.1%
Retail trade	89	89	93	95	89	88	-1	-1.1%
Transportation & warehousing	17	15	14	12	15	16	-1	-5.9%
Information	11	10	9	7	10	7	-4	-36.4%
Finance & insurance	22	23	24	23	23	23	1	4.5%
Real estate & rental & leasing	29	30	26	32	27	32	3	10.3%
Professional, scientific & technical servi	73	63	65	70	77	74	1	1.4%
Management of companies & enterprises	1	2	2	2	2	2	1	100.0%
Admin, support, waste mgt, remediation ser	44	46	42	45	46	45	1	2.3%
Educational services	9	9	8	9	10	10	1	11.1%
Health care and social assistance	61	66	75	78	77	76	15	24.6%
Arts, entertainment & recreation	16	14	16	15	19	20	4	25.0%
Accommodation & food services	39	42	41	44	51	51	12	30.8%
Other services (except public administration)	108	115	110	104	102	100	-8	-7.4%
Auxiliaries	1	1	1	0	0	0	-1	-100.0%
Unclassified establishments	6	3	2	2	0	0	-6	-100.0%
<b>Total All Sectors</b>	<b>744</b>	<b>735</b>	<b>737</b>	<b>745</b>	<b>753</b>	<b>761</b>	<b>17</b>	<b>2.3%</b>

**2005 Establishments by Number of Employees**

Industry Sector	Under 10		10 to 49		50 or More	
	Number	Percent	Number	Percent	Number	Percent
Construction	72	79%	19	21%	0	0%
Manufacturing	30	44%	22	32%	16	24%
Wholesale trade	37	64%	15	26%	6	10%
Retail trade	74	84%	5	6%	9	10%
Transportation & warehousing	12	75%	2	13%	2	13%
Information	5	71%	2	29%	0	0%
Finance & insurance	18	78%	5	22%	0	0%
Real estate & rental & leasing	30	94%	2	6%	0	0%
Professional, scientific & technical servi	65	88%	6	8%	3	4%
Management of companies & enterprises	0	0%	2	100%	0	0%
Admin, support, waste mgt, remediation ser	34	76%	7	16%	4	9%
Educational services	8	80%	2	20%	0	0%
Health care and social assistance	51	67%	20	26%	5	7%
Arts, entertainment & recreation	18	90%	2	10%	0	0%
Accommodation & food services	37	73%	13	25%	1	2%
Other services (except public administration)	88	88%	11	11%	1	1%
<b>Total All Sectors</b>	<b>579</b>	<b>76%</b>	<b>135</b>	<b>18%</b>	<b>47</b>	<b>6%</b>

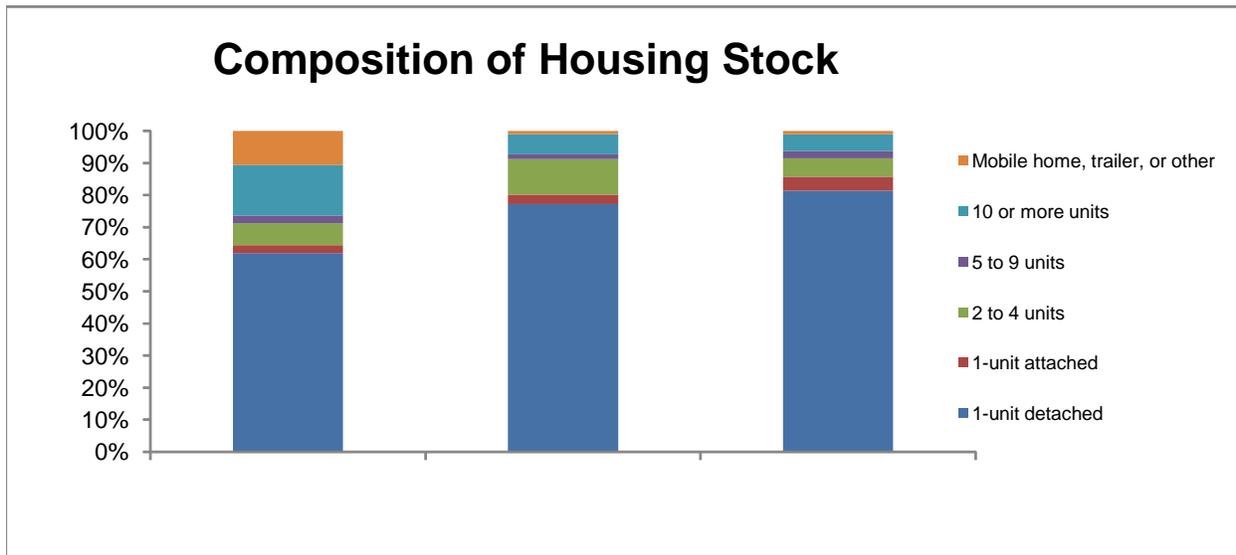
Sources: Bureau of the Census, Zip Code Business Patterns; BAE, 2008

**Table 9: Units in Structure, 2007**

Units in Structure	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
1-unit detached	3,397	61.9%	56,276	77.1%	445,594	81.4%
1-unit attached	133	2.4%	2,136	2.9%	23,555	4.3%
2 to 4 units	378	6.9%	8,109	11.1%	31,792	5.8%
5 to 9 units	132	2.4%	1,110	1.5%	11,846	2.2%
10 or more units	859	15.7%	4,621	6.3%	28,629	5.2%
Mobile home, trailer, or other	586	10.7%	692	0.9%	6,037	1.1%
<b>Total</b>	<b>5,485</b>	<b>100%</b>	<b>72,944</b>	<b>100%</b>	<b>547,453</b>	<b>100%</b>

Notes: Estimated based on 2000 Census data

Source: 2000 US Census; Claritas, Inc.; BAE, 2008.



**Table 10: Apartment Complexes in North Amityville with 10 or More Units**

Apartment Complex Name	Address	Rental Units		
		Total	Senior	Subsidized
Amity Senior Apartments	110 Cedar Road	67	67	-
Cloverdale Apartments	1-200 Great Neck Road	127	-	-
Dominican Village	565-595 Albany Avenue	266	266	-
Krystie Manor	865 County Line Road	62	62	62
Nu Horizons Manor	Cassata Dr. & New Highway	136	80	-
Southwood at Amityville	25 Brefni Street	172	172	-
Terrace Garden Apartments	777 County Line Road	50	-	-
Andress Plaza	Harrison Avenue	50	10	50
Thea Bowman Residence	Schleigal Court & Schleigal Blvd	31	31	31
	<b>Total</b>	<b>961</b>	<b>688</b>	<b>143</b>

Source: Suffolk County Planning Department; BAE, 2008.

**Table 11: Condominium, Homeowner Association and Cooperative Housing,  
in North Amityville, 10 or More Units**

Project Name	Address	Units		
		Condo	Coop	Affordable
Amity Villas	27 Schleigel Boulevard	72	-	72
North Manor Estates	Larsen Drive at Schleigel Boulevard	37	-	-
The Polo Club	615 Broadway	88	-	-
Broad Hollow	700 Broadway	-	51	-
The Pavilion	15 Harrison Avenue	-	67	-
	<b>Total</b>	<b>197</b>	<b>118</b>	<b>72</b>

Source: Suffolk County Planning Department; BAE, 2008.

**Table 12: Occupancy Status of Housing Units, 2000**

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	North Amityville		Town of Babylon		Suffolk County	
	Number	Percent	Number	Percent	Number	Percent
<b>Occupied</b>	5,045	95.0%	69,048	97.0%	469,299	89.8%
Owner Occupied	3,102	58.4%	52,113	73.2%	374,360	71.7%
Renter Occupied	1,943	36.6%	16,935	23.8%	94,939	18.2%
<b>Vacant</b>	263	5.0%	2,138	3.0%	53,024	10.2%
For Sale or Rent	0	0.0%	0	0.0%	0	0.0%
Rented or Sold, Not Occupied	26	0.5%	262	0.4%	2,606	0.5%
For seasonal, recreational, or occasional use	11	0.2%	413	0.6%	38,350	7.3%
For migrant workers	0	0.0%	0	0.0%	33	0.0%
Other vacant	113	2.1%	679	1.0%	5,468	1.0%
<b>Total</b>	5,308	100%	71,186	100%	522,323	100%

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Source: 2000 US Census; BAE, 2008.

**Table 13: Building Permits, Town of Babylon, 1996 - 2006**

Year	Single Family		Multi-Family		Total	
	Permits	Units	Permits	Units	Permits	Units
2006	117	117	5	75	122	192
2005	127	127	0	0	127	127
2004	129	129	0	0	129	129
2003	125	125	8	74	133	199
2002	120	120	6	69	126	189
2001	131	131	7	122	138	253
2000	117	117	26	208	143	325
1999	106	106	2	37	109	145
1998	142	142	0	0	142	142
1997	151	151	9	252	160	403
1996	113	113	8	159	121	272
<b>Total</b>	<b>1,378</b>	<b>1,378</b>	<b>71</b>	<b>996</b>	<b>1,450</b>	<b>2,376</b>
<b>Average Per Year</b>	<b>125</b>	<b>125</b>	<b>6</b>	<b>91</b>	<b>132</b>	<b>216</b>

Sources: US Census; BAE, 2008.

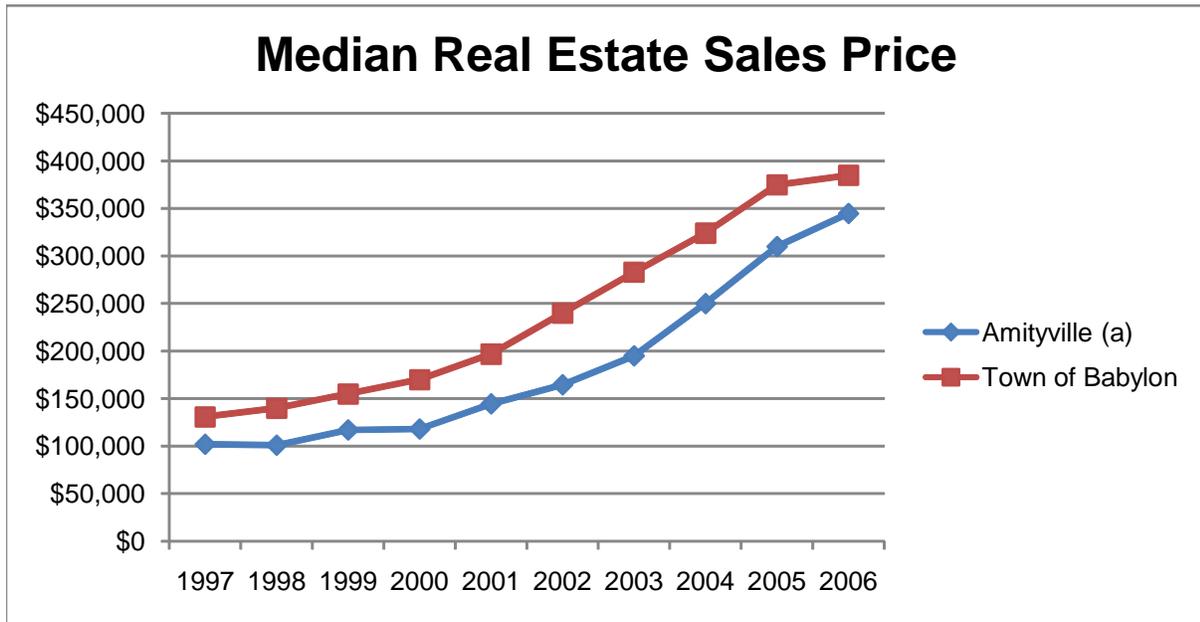
**Table 14: Ten Year Real Estate Sales Price History, Amityville and Town of Babylon**

Year	Median Price	
	Amityville (a)	Town of Babylon
1997	\$102,000	\$131,000
1998	\$101,000	\$140,000
1999	\$117,000	\$155,000
2000	\$118,000	\$170,000
2001	\$144,500	\$197,000
2002	\$164,500	\$240,000
2003	\$195,000	\$283,000
2004	\$250,000	\$324,000
2005	\$310,000	\$375,000
2006	\$344,750	\$385,000

Annual Rate of Change	Amityville (a)	Town of Babylon
	14.5%	12.7%

Note: (a) Covers the 11701 Zip Code  
 Source: Long Island Profiles; BAE, 2008.



**Table 15: Residential Sales Transactions of Single-Family Homes**

	11701 Zip Code		Within 1/2-Mile Radius of Site	
	Number	Percent	Number	Percent
Under \$200,000	10	5.0%	0	0.0%
\$200,000 to \$299,999	29	14.4%	3	23.1%
\$300,000 to \$399,999	93	46.0%	6	46.2%
\$400,000 to \$499,999	49	24.3%	4	30.8%
\$500,000 to \$599,999	11	5.4%	0	0.0%
\$600,000 to \$699,999	5	2.5%	0	0.0%
\$700,000 to \$799,999	2	1.0%	0	0.0%
\$800,000 or more	3	1.5%	0	0.0%
<b>Total</b>	<b>202</b>	<b>100%</b>	<b>13</b>	<b>100%</b>
<b>Median Value</b>	\$365,325		\$350,200	
<b>Average Value</b>	\$375,419		\$349,304	

Note: For all reported sales where a sales price was identified for the 12-month period from March 1, 2007 to February 20, 2008

Sources: DataQuick, 2008; BAE, 2008.

**Table 16: Residential Sales Transactions of Townhouse and Condominium Homes**

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	11701 Zip Code	
	<b>Number</b>	<b>Percent</b>
Under \$200,000	2	8.3%
\$200,000 to \$299,999	9	37.5%
\$300,000 to \$399,999	7	29.2%
\$400,000 to \$499,999	6	25.0%
\$500,000 or more	0	0.0%
<b>Total</b>	<b>24</b>	<b>100%</b>
<b>Median Value</b>	\$325,000	
<b>Average Value</b>	\$314,054	

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Note: includes sales identified for four condominium/homeowner association projects (The Polo Club, Park Avenue Townhouses, 182 Merrick and Snug Harbor) from March 1, 2007 to February 20, 2008.

Source: DataQuick; BAE, 2008

**Table 17: Office Space Located in the Town of Babylon**

<b>Location and Address</b>	<b>Square Feet</b>	<b>Year Completed</b>
<b>Amityville</b>		
137-157 Broadway	17,000	1985
Amity Plaza 221 Broadway	30,000	1963
<b>Babylon</b>		
400 W Main Street	50,000	1969
Arglye Square 181 W Main St	18,000	1955
Argyle Commons 200 W Main St	22,000	1989
Greenman Pederson 325 W Main St	18,000	1985
<b>Deer Park</b>		
60 East Industry Ct	17,000	1980
375 Commack Rd	23,000	1991
<b>E Farmingdale</b>		
1 Michael Dr	20,000	1984
1900 New Highway	38,000	1973
1750 New Highway	25,000	1960
Route 110 & Conklin St.	40,000	1999
50 Marcus Dr., 325 Smith St	169,000	2001
100 Broad Hollow Road	25,000	1973
500 Bi-County Blvd	149,000	1998
110 Bi-County Blvd	145,000	1984
<b>North Amityville</b>		
1111 Broad Hollw Road	32,000	1991
<b>North Babylon</b>		
1476 Deer Park Ave	16,000	2005
<b>North Lindenhurst</b>		
150 E Sunrise Hwy	36,000	1975
<b>North Babylon</b>		
500 W Main St	40,000	1972
393 Sunrise Hwy	15,000	1972
111 Route 109	15,000	1962
300 Sunrise Hwy	18,000	1972
895 Montauk Hwy	150,000	1986
<b>Total</b>	<b>1,128,000</b>	

**Table 18: Retail Centers in North Amityville**

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<b>Name</b>	<b>Address</b>	<b>Size (in square feet)</b>	<b>Number of Stores</b>	<b>Year Built</b>
Amity Commons	Route 110 and Nathalie Ave	39,000	13	1989
111 Route 110 West	Route 110 and Southern Parkway	16,000	4	1991
Copiague Plaza	Sunrise Highway and Ocean Ave	9,000	8	1989
	Route 110 and Smith Street	6,500	5	1991
	<b>Total</b>	<b>70,500</b>	<b>30</b>	

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Source: Suffolk County Planning Department, 2006; BAE, 2008.