



**US Army Corps
of Engineers** ®
New York District

**Available Site Identification and Validation (ASIV) Report
(SHOREHAM, NEW YORK)**

Prepared by:

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**US Army Corps of Engineers
Real Estate Division
New York District
26 Federal Plaza, New York, NY 10278**

Available Site Identification and Validation Report

SHOREHAM, NEW YORK

19 March 2008

Requirements: Identify at least three (3) sites that each have approximately 29,689 sf of leasable space and meet the antiterrorism setback requirements of 500 feet, within 50 miles of current site.

Location: Current Site – CW2 Kerry P. Hein, 200 Route 25A, Shoreham, NY 11786

Delineated Area: As indicated in the attached vicinity map

Purpose: To identify sufficient available and suitable land to support construction of the following Army Reserve facilities.

Army Reserve Center (ARC)	YES	
Armed Forces Reserve Center (AFRC)		NO
Organizational Maintenance Shop (OMS)	YES	
Area Maintenance Support Activity (AMSA)		NO
Ground		NO
Or Marine		NO
Equipment Concentration Site (ECS)		NO
Local Training Area (LTA)	YES	
Weekend Training Site	YES	
Aviation Support Facility (ASF)		NO
Regional Training Site (RTS)		NO

Proposed Use: This project will provide a 400-member training facility with administrative, educational, assembly, library, learning center, vault, weapons simulator, and physical fitness areas for seven Army Reserve units. The maintenance shop will provide work bays and maintenance administrative support. The project will also provide adequate parking space for all vehicles.

Land Requirements: Minimum of **29,689sf** (+or-)

Site Plan and/or Floor Plan to Scale: Attached to each Site Data Sheet

Topographic Requirements: Flat to gently rolling, no features such as landfills, cliffs, extensive drainage ditches, wetlands, or ravines. Topographic map attached to each Site Data Sheet.

Environmental Requirements: Clean, uncontaminated, no underground storage tanks (UST).

Ideal Site Configuration: Rectangular to Square

Special Requirements: The minimum length of each side of the site is 152.4 meters (500 feet). For site-specific size requirements to comply with DOD Directive 2000.12, Antiterrorism Standards, and AR 525-13, Antiterrorism, refer to the United Facilities Criteria (UFC) 4-010-01

Site Requirements: Outside the 100-year flood plain. Attached flood plain map annotated to reflect site location to each Site Data Sheet.

Field Work – Site inspections performed on 13 March, 14 March & 17 March 2008.

Number of Sites investigated: 6

Sites were investigated within a 30 mile radius of the target search area

Number of Contending Sites: 5

Comparable Market Value (MV) Range: \$6.50 to \$15.00 per sf

Market Survey / Appraised FMR: TBD

Possible Environmental Alert: None

Summary

Each contending site met the following evaluation criteria:

Net useable square footage

Meets antiterrorism set back requirements

Site will support intended construction and is environmentally clean

Ready access to public utilities

Reasonable cut or fill requirements

Proximity to major roadway corridor

Expectation is that the fair market appraisal will support the purchase price and is within budget.

Appropriate zoning/antiterrorism considerations

All properties must be within 50 mile radius of target search area.

List of Non-Contending Sites and reasons for rejection:

NC Site # 1 – 130 Knickerbocker Avenue, Bohemia, NY 11716; Price \$8.75/sf. Site was rejected because total available space is 28,000 sf which fell a bit short from the requirement.

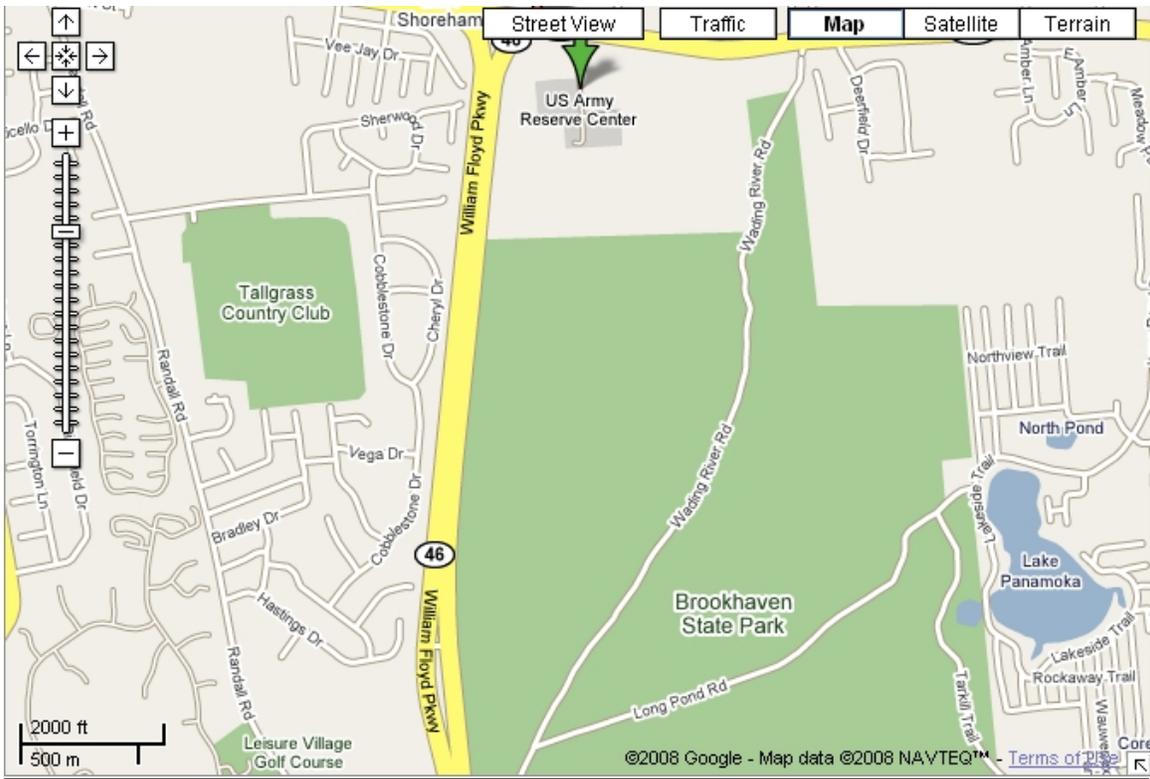
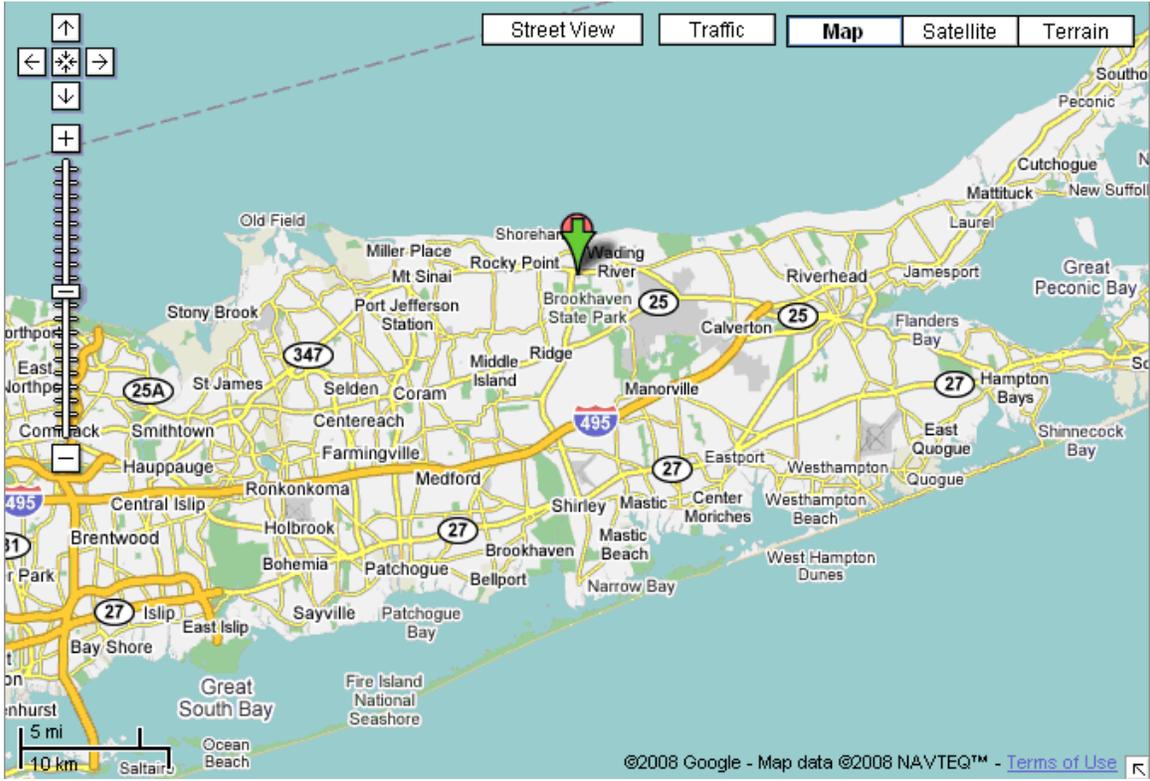
Listing:

NC Site # 1 too small

INDUSTRIAL		FOR LEASE				
130 Knickerbocker Ave Bohemia, NY 11716						
Lease						
Total Available:	28,000 SF					
Warehouse Avail:	28,000 SF					
Office Avail:	0 SF					
CAM:	-					
Smallest Space:	28,000 SF					
Max Contig:	28,000 SF					
Space Use:	Warehse					
Rent/SF/yr:	\$8.75					
						
Structure						
Building Type:	Class A Industrial	Ceiling Height:	16'			
SubType:	Warehouse	Column Spacing:	-			
RBA:	28,000 SF	Drive ins:	16			
Typical Floor:	28,000 SF	Crane:	-			
Building Status:	Existing	Rail Line:	-			
Year Built:	2004	Rail Spots:	-			
% Leased:	0%	Cross Docks:	-			
Owner Occupied:	-	Loading Docks:	1 ext			
Owner Type:	-	Utilities:	-			
Zoning:	-	Tenancy:	Multiple Tenant			
		Parking:	30 free Surface Spaces are available			
		Stories:	1			
		Power:	-			
		Const Mat:	Masonry			
		Sprinkler:	-			
		Lot Dimensions:	-			
		Land Area:	2 AC			
		Building FAR:	0.32			
		Levelators:	None			
For Sale Info						
Not For Sale						
Floor	SF Avail	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	Use/Type
E 1st Floor / Suite 9	28,000	28,000	\$8.75/mg	Vacant	Negotiable	New



Vicinity Map of Current Shoreham Site



ASIV Site # 1 Data:

Address: **2950 Veterans Memorial Highway, Bohemia, NY 11716, Suffolk County**
(Map attached)

Congressional District: 2nd

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Steve Israel (D)

Site Access: Via frontage on Veterans Memorial Highway

Owner/Authorized Representative Contact Information:

Name: Lee Rosner

Address: 3124 Expressway Drive South, Islandia, NY 11749

Phone Number: 631-232-4400 ext. 113

Email Address: lrosner@cblci.com

Site Description: 28 miles from current site. Two (2) options available at this site; both have the same layout but one has a higher ceiling than the other. Currently has 27,000sf of open warehouse space that can be used for drills and/or maintenance shop and/or storage as well as 3,000sf of finished office space that can be used for offices and/or classroom space. The warehouse area has two (2) drive-in doors and one (1) loading dock. There is also five (5) acres of outdoor space available for training and parking. (Photographs attached)

Size: Approximately 30,000 square feet

Linear feet of site measurements: 678 x 700

Configuration (Shape): L-Shaped

Environmental Concerns Present: NO

(If yes, provide explanation)

Flood Plain Data: Within Zone X – outside 500-year floodplain.

(Flood Plain map attached)

Topography Aspects: Flat industrial area. (TOPO map attached)

Utilities: Net Lease

Current Use: Vacant warehouse

(Provide description)

Buildings on Site:	YES	
Relocation of Current Occupants Required:		NO
Demolition Required:		NO
Cut and fill Requirements:		NO
Zoning:		
Residential		NO
Retail		NO
Commercial		NO
Industrial	YES	
Light Industrial		NO
Agricultural		NO
Mixed Use		NO
Fenced:		NO
Parking sufficient net useable land available:	YES	

Distance to nearest Fire Station: 2.3 miles (Bohemia Fire Dept; 950 Pearl St., Bohemia, NY)

Distance to nearest Fire Hydrant: In vicinity

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 5.6 miles (Suffolk County Police Dept., 345 Old Willets Path, Smithtown, NY)

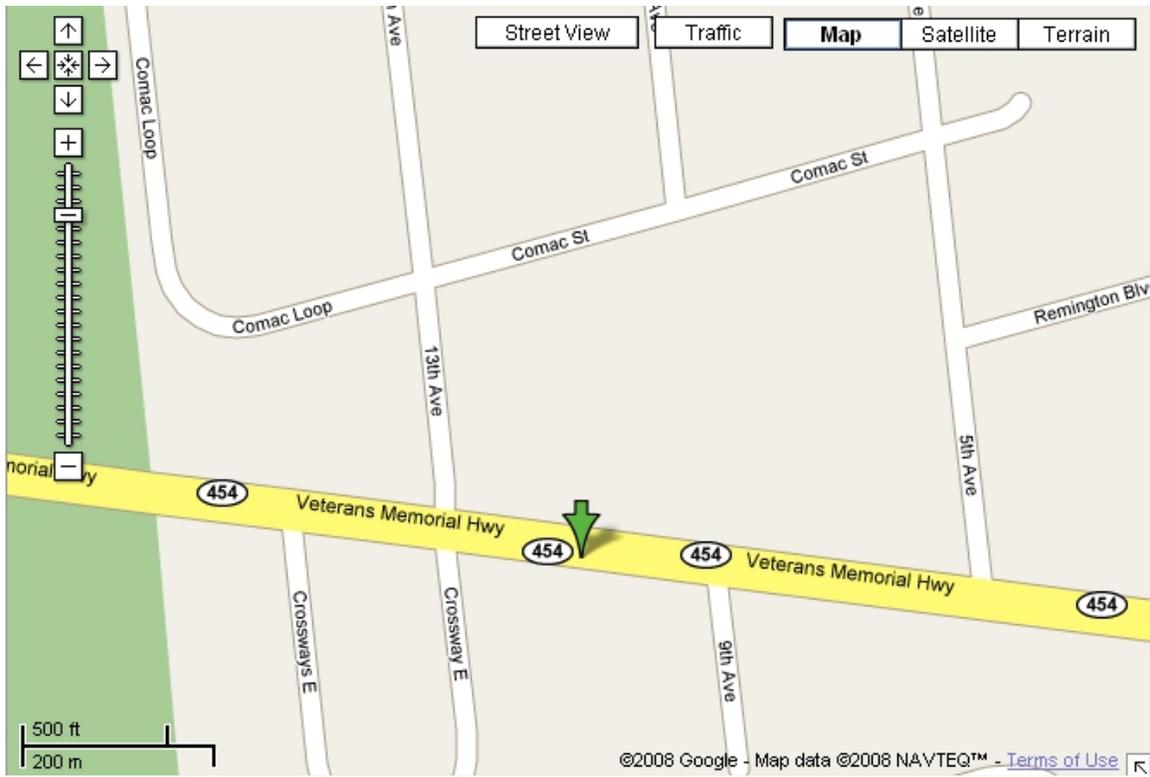
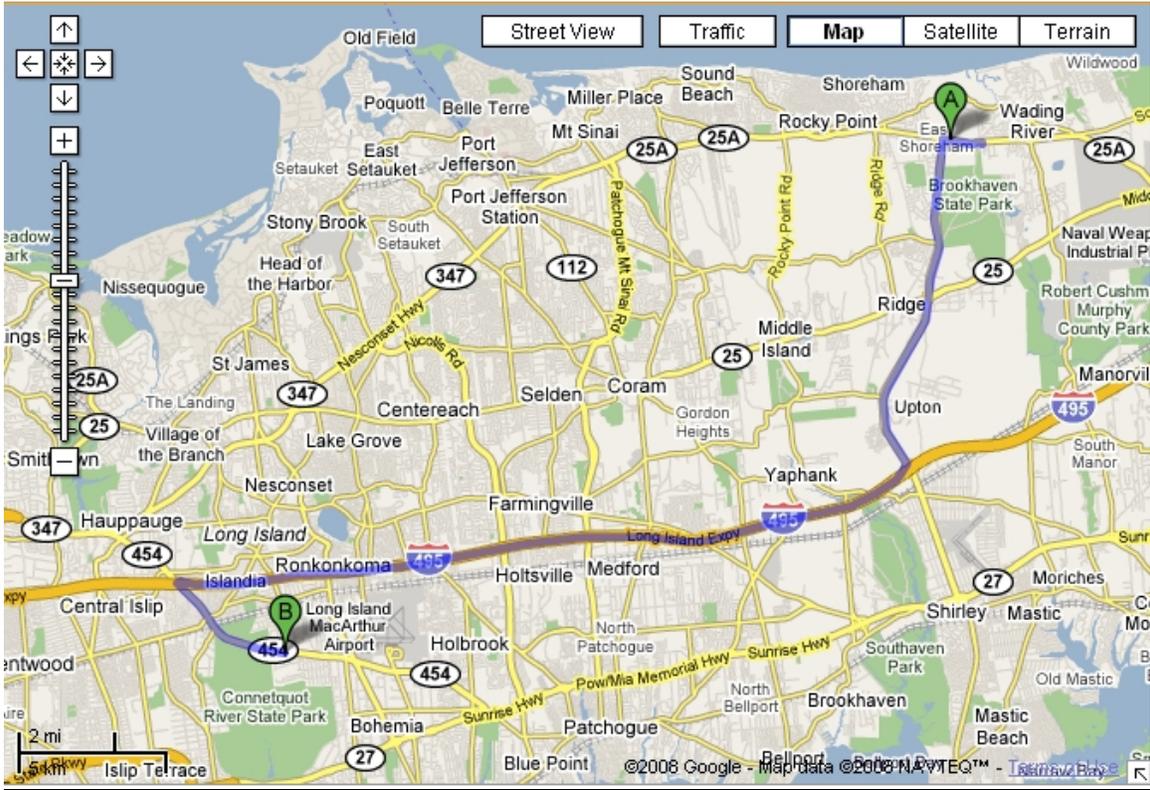
Subject to Easements: NO
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

Mineral Rights Reserved: N/A
(If YES, can they be subordinated?)

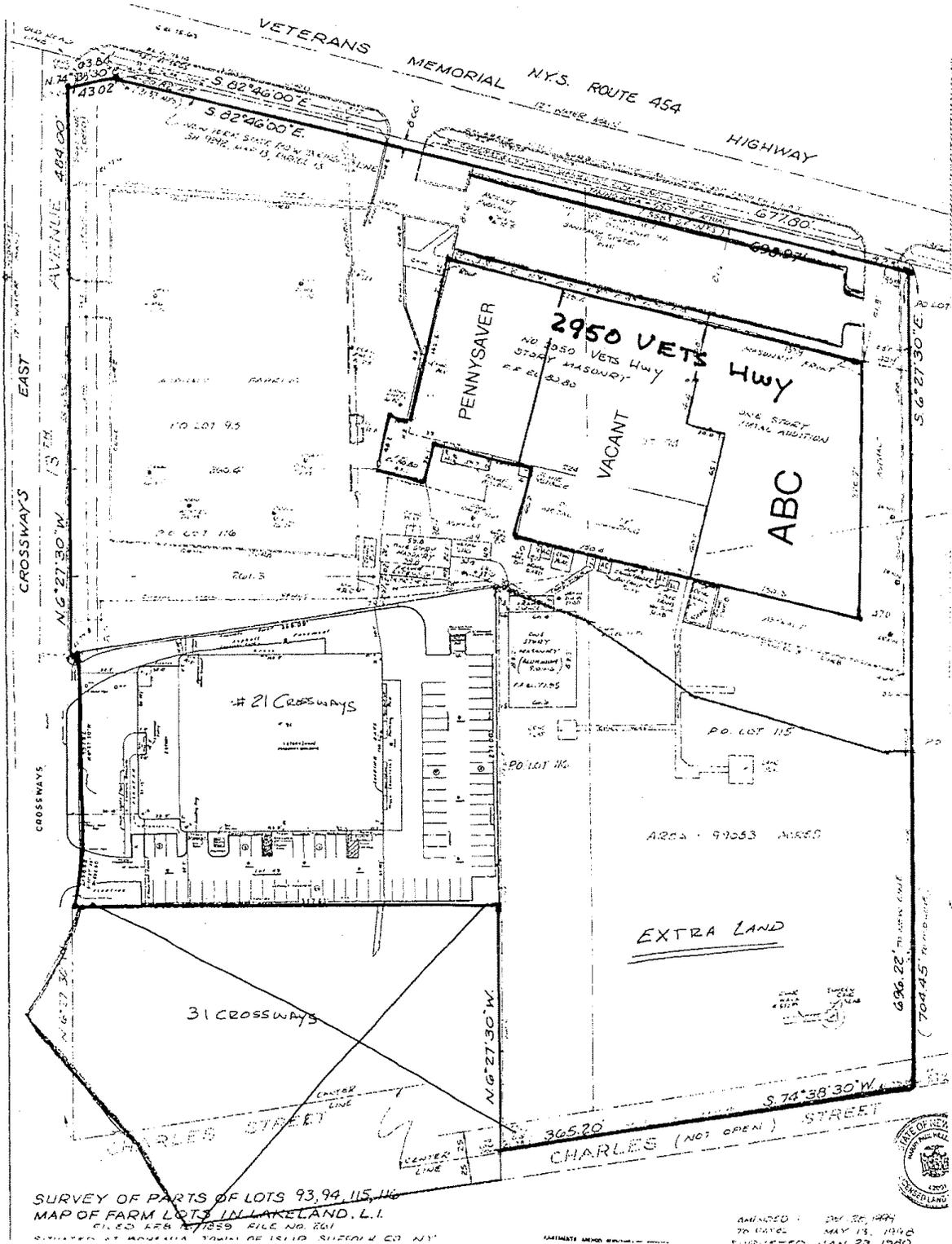
Lease Data:

Available Date: Immediately Asking Price: \$ 6.50 (per sf)

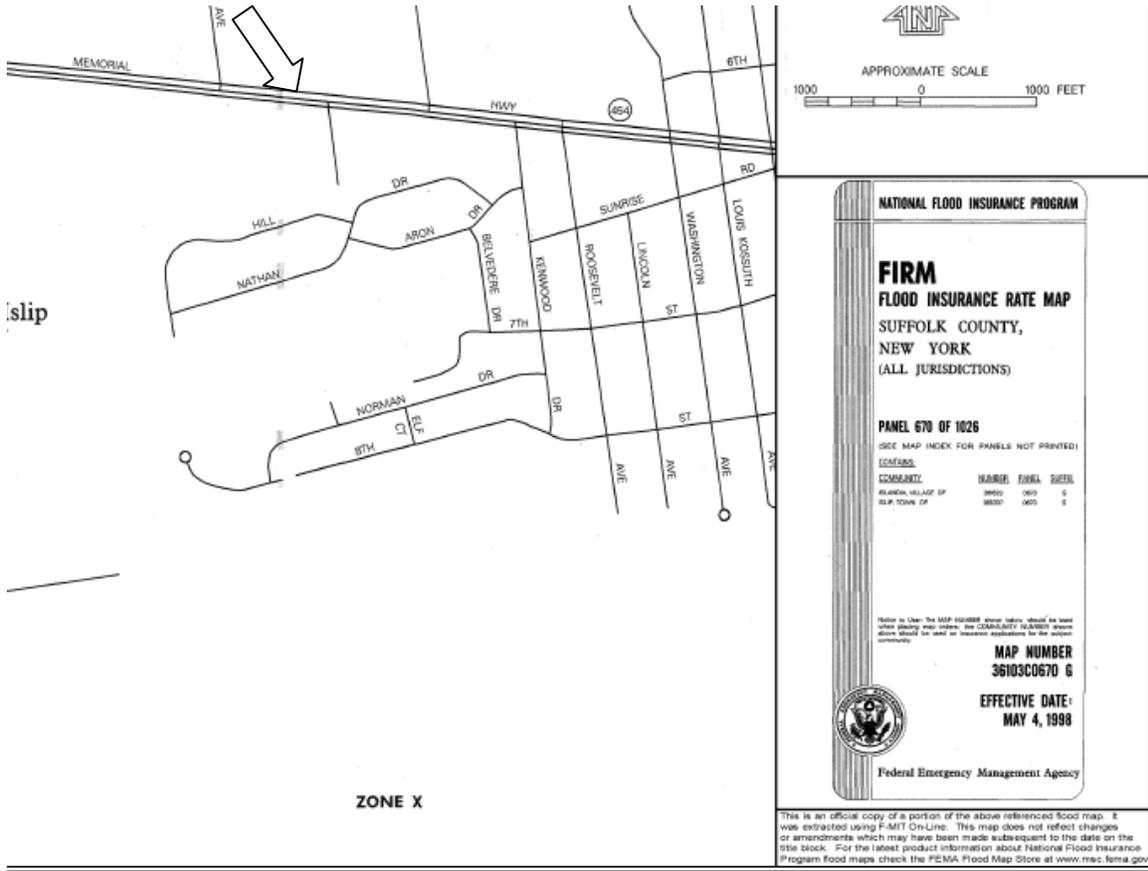
SITE # 1 MAP



SITE # 1 SITE PLAN



Site # 1 Flood Plain Map

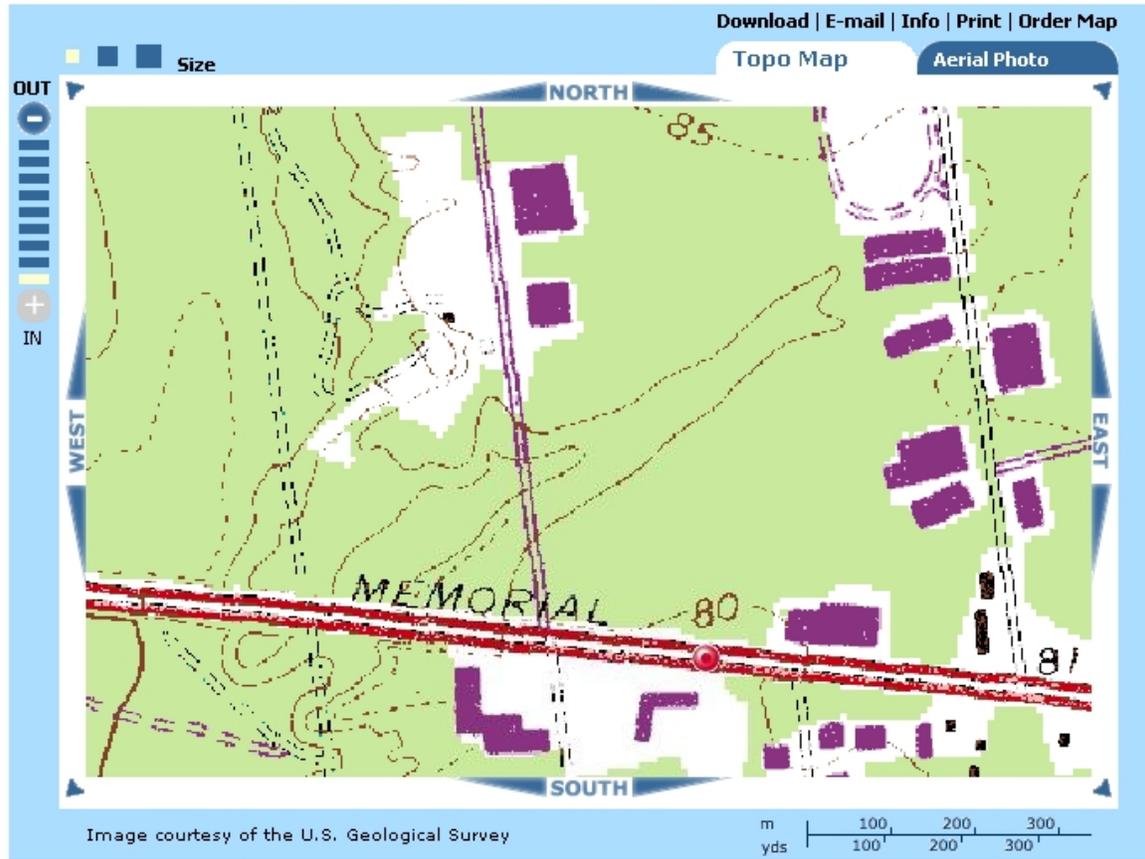


SITE # 1 TOPOGRAPHY MAP



2950 Veterans Memorial Hwy, Bohemia, NY 11716-1037
Islip, New York, United States 7/1/1992

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SITE # 1 PHOTOS

Access off of Veterans Memorial Highway



View of Space from outside



Parking Area



Indoor Finished Space



Indoor warehouse space will conform to all uses



View II of Warehouse Space



View III of Indoor Warehouse Space



ASIV Site # 2 Data:

Address: **1 Flowerfield, Saint James, NY 11780, Suffolk County**
(Map attached)

Congressional District: 1st

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Timothy H. Bishop (D)

Site Access: Via frontage on Route 25A

Owner/Authorized Representative Contact Information:

Name: Lee Rosner

Address: 3124 Expressway Drive South, Islandia, NY 11749

Phone Number: 631-232-4400 ext. 113

Email Address: lrosner@cblcli.com

Site Description: 18 miles from current site. Space is scattered throughout several buildings: Building 1 has 8,300sf of finished office space; Building 7 has two suites available totaling 18,600sf of finished space. There is ample parking space and landlord is willing to section off outdoor space for our usage, including use of outdoor field space. (Photographs attached)

Size: Approximately 26,900 square feet of finished space plus up to 45 acres of outdoor space for our usage.

Linear feet of site measurements: 2995 x 1095

Configuration (Shape): Rectangular

Environmental Concerns Present: NO

(If yes, provide explanation)

Flood Plain Data: Within Zone X – outside 500-year floodplain.

(Flood Plain map attached)

Topography Aspects: Flat industrial area. (TOPO map attached)

Utilities: Net Lease

Current Use: Multi-use (Day Care Center, Boys and Girls Club)
(Provide description)

Buildings on Site:	YES	
Relocation of Current Occupants Required:		NO
Demolition Required:		NO
Cut and fill Requirements:		NO
Zoning:		
Residential		NO
Retail		NO
Commercial		NO
Industrial	YES	
Light Industrial		NO
Agricultural		NO
Mixed Use		NO
Fenced:	YES	
Parking sufficient net useable land available:	YES	

Distance to nearest Fire Station: 1 mile (St. James Fire Department, 533 Route 25A)

Distance to nearest Fire Hydrant: In vicinity

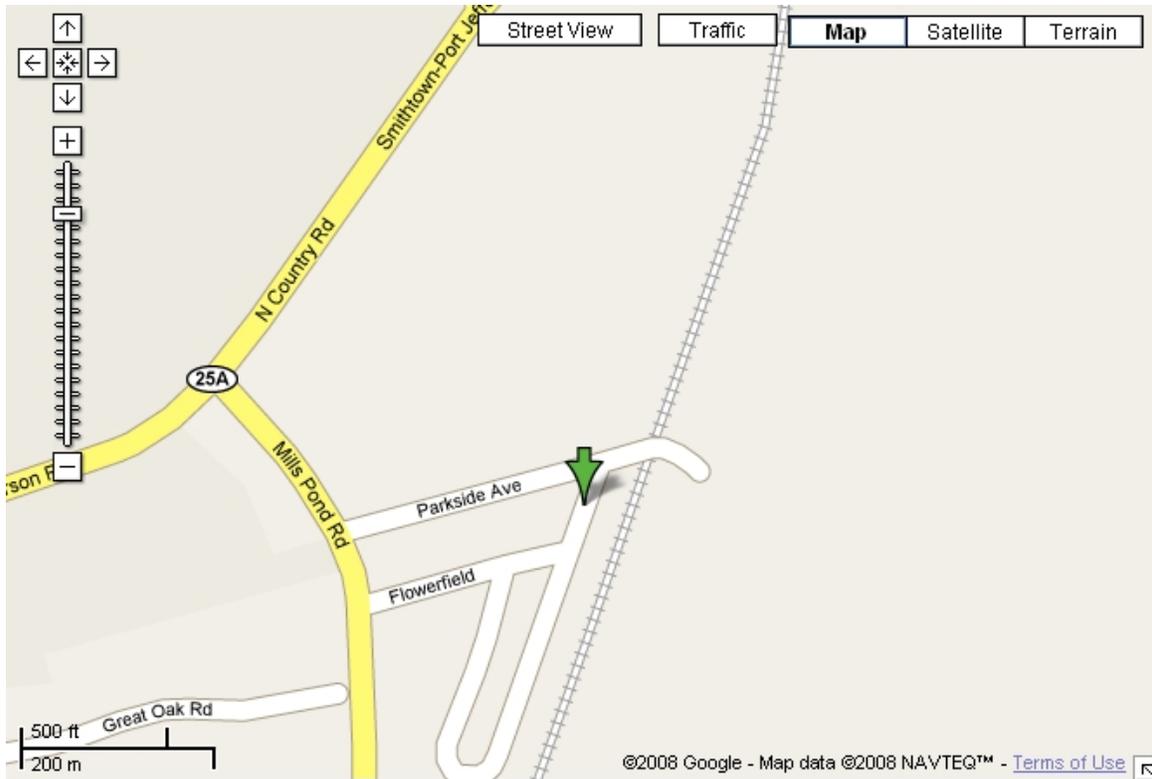
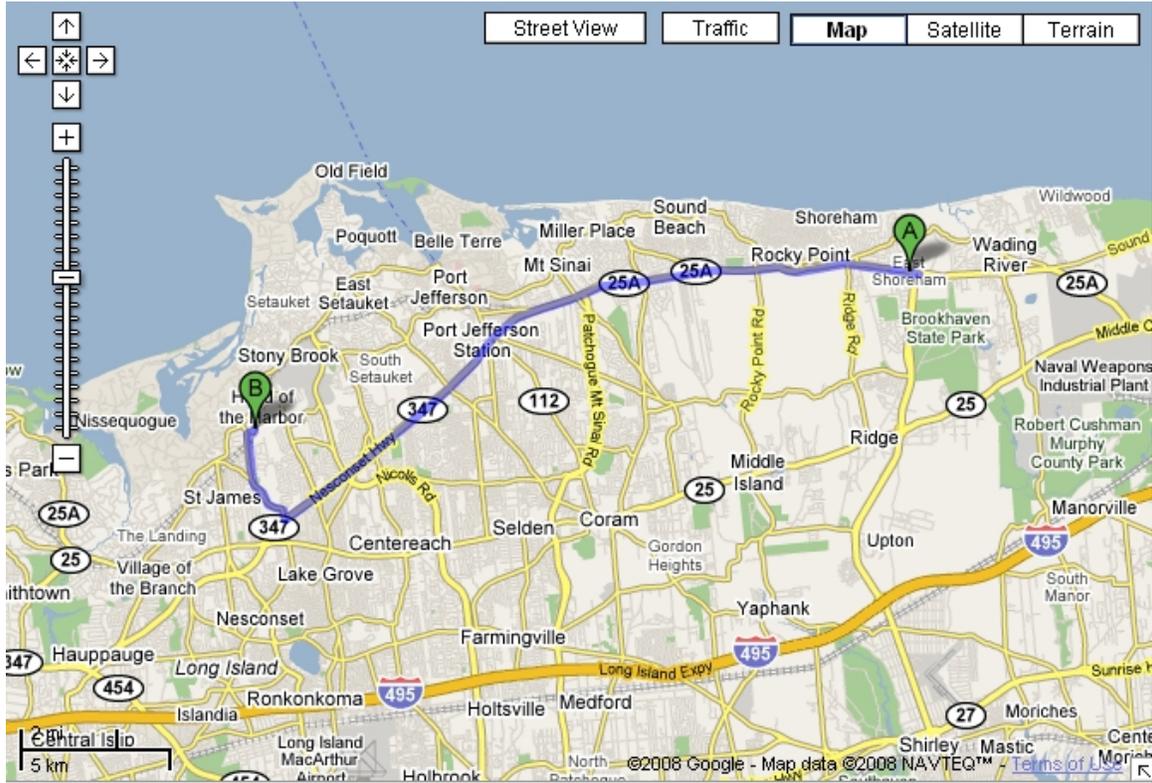
Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 1 mile
(Harbor Village Police Dept., 500 N. Country Road, St. James, NY)

Subject to Easements: NO
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

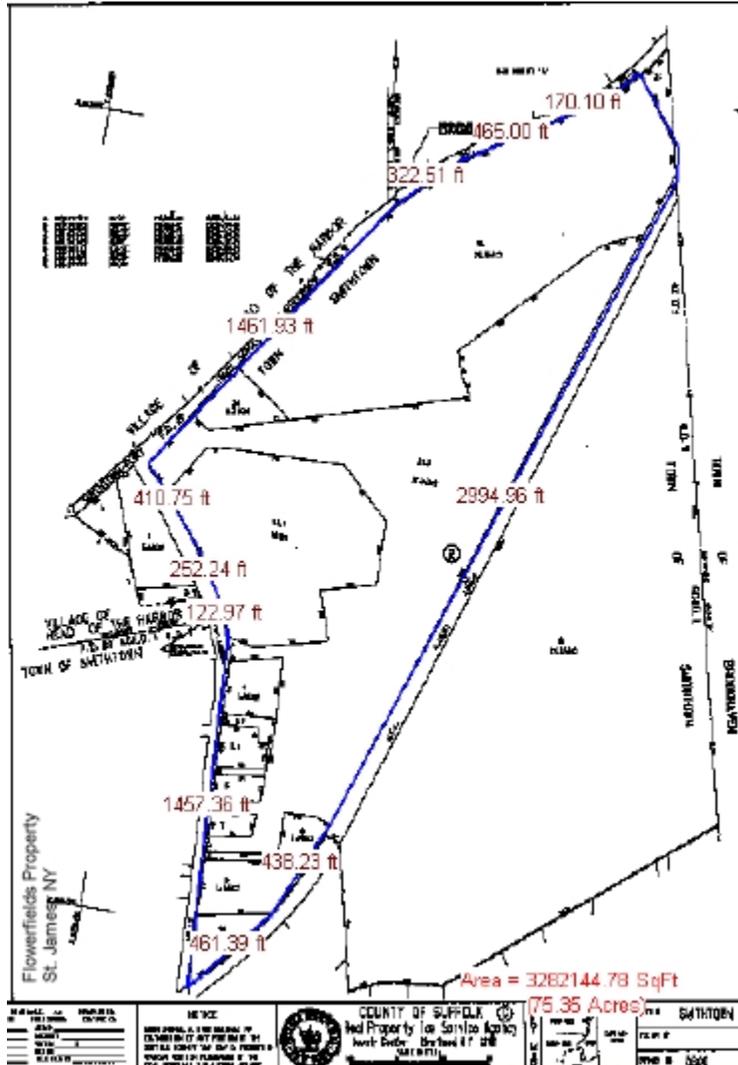
Mineral Rights Reserved: NO
(If YES, can they be subordinated?)

Lease Data:
Available Date: Immediately Asking Price: \$ 15.00 (per sf)

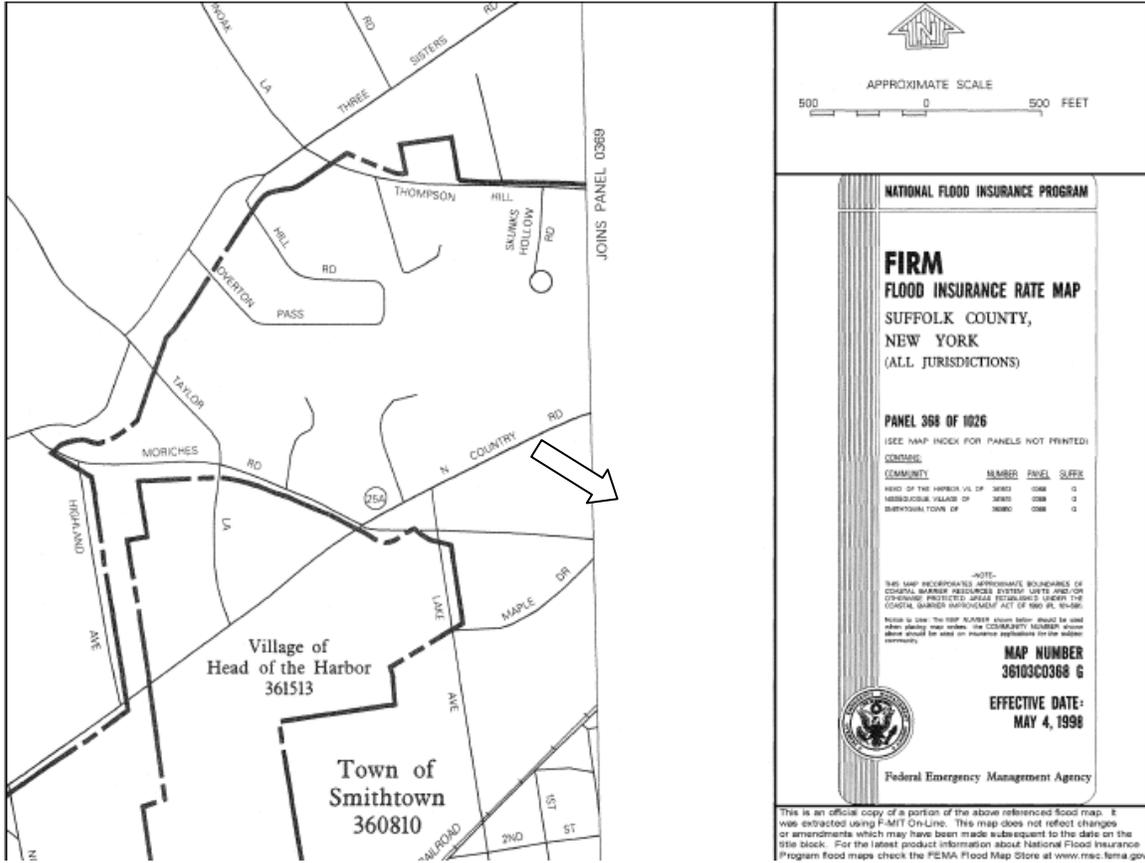
SITE # 2 MAP



SITE # 2 SITE PLAN



Site # 2 Flood Plain Map

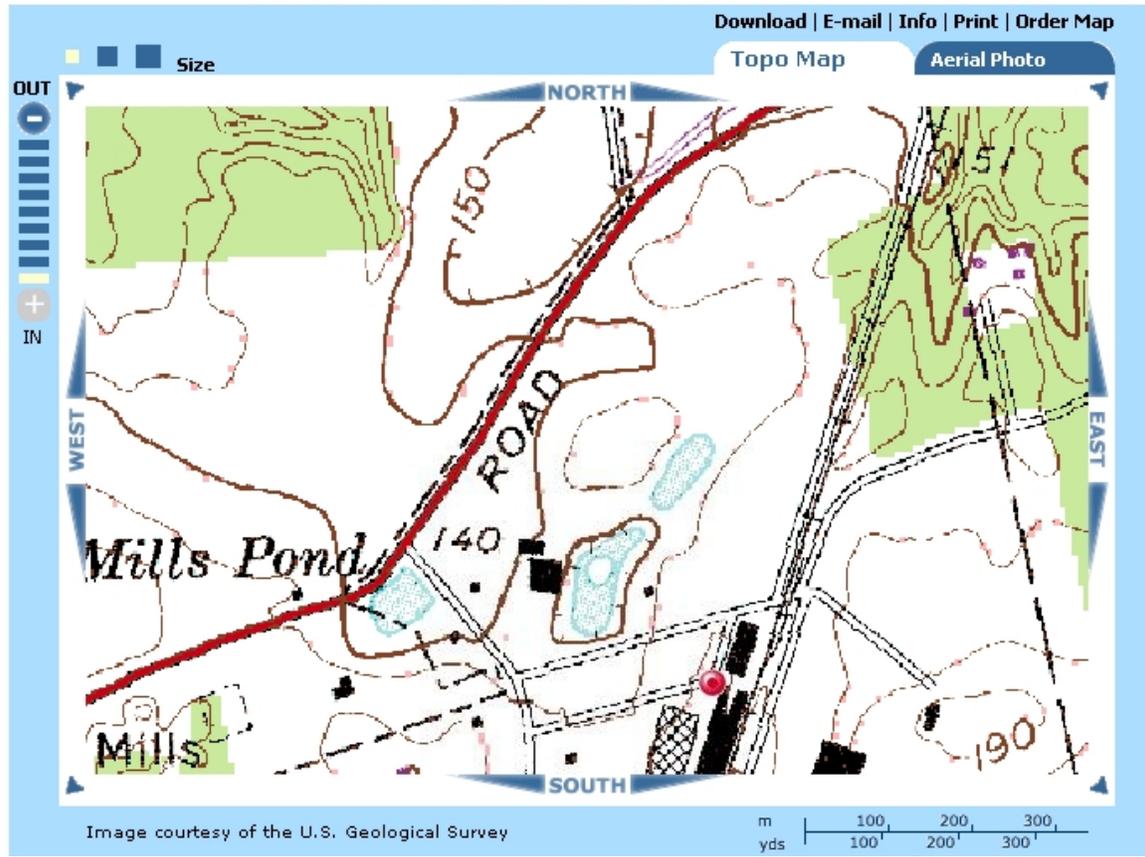


SITE # 2 TOPOGRAPHY MAP



1 Flowerfield, Saint James, NY 11780-1505
St. James, New York, United States 7/1/1979

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SITE # 2 PHOTOS

View from outside



Parking Area



Indoor Finished Space



Indoor Finished Space II



Indoor Finished Space III



Indoor Finished Space IV



Outdoor Space Adjacent to Proposed Suite



Outdoor field space



ASIV Site # 3 Data:

Address: **100 Sheep Pasture Road, Port Jefferson, NY 11777, Suffolk County**
(Map attached)

Congressional District: 1st

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Timothy H. Bishop (D)

Site Access: Via Route 25A to Sheep Pasture Road

Owner/Authorized Representative Contact Information:

Name: Lee Rosner

Address: 3124 Expressway Drive South, Islandia, NY 11749

Phone Number: 631-232-4400 ext. 113

Email Address: lrosner@cblci.com

Site Description: 10 miles from current site. This site was formerly the Lawrence Aviation Facility. Site is secluded and gated with security booth at entrance. Cement warehouse building; landlord says he is in the process of putting a new roof and will clean up building for our use. There is ample parking and outdoor training space. (Photographs attached)

Size: Approximately 40,000 square feet.

Linear feet of site measurements: 1404 x 1466

Configuration (Shape): Square

Environmental Concerns Present: YES

Site is currently a Superfund Site; there was a former titanium manufacturer on the property that contaminated the ground. EPA is involved with cleaning up the site; current owner claims they are towards the end of the clean-up process. Being that our interest in this property will only be for a short term lease, with no permanent interest to acquire, and after receiving positive feedback about its location, it will be feasible to include this site for possible selection

Flood Plain Data: Within Zone X – outside 500-year floodplain.
(Flood Plain map attached)

Topography Aspects: Industrial area. (TOPO map attached)

Utilities: Gross Lease

Current Use: Vacant
(Provide description)

Buildings on Site:	YES	
Relocation of Current Occupants Required:		NO
Demolition Required:		NO
Cut and fill Requirements:		NO
Zoning:		
Residential		NO
Retail		NO
Commercial		NO
Industrial	YES	
Light Industrial		NO
Agricultural		NO
Mixed Use		NO
Fenced:	YES	
Parking sufficient net useable land available:	YES	

Distance to nearest Fire Station: 1 mile (Port Jefferson Fire Dept, 115 Maple Pl, Port Jefferson, NY)

Distance to nearest Fire Hydrant: In Vicinity

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 5 miles
(Suffolk County Police Dept, 400 Middle Country Rd, Selden, NY)

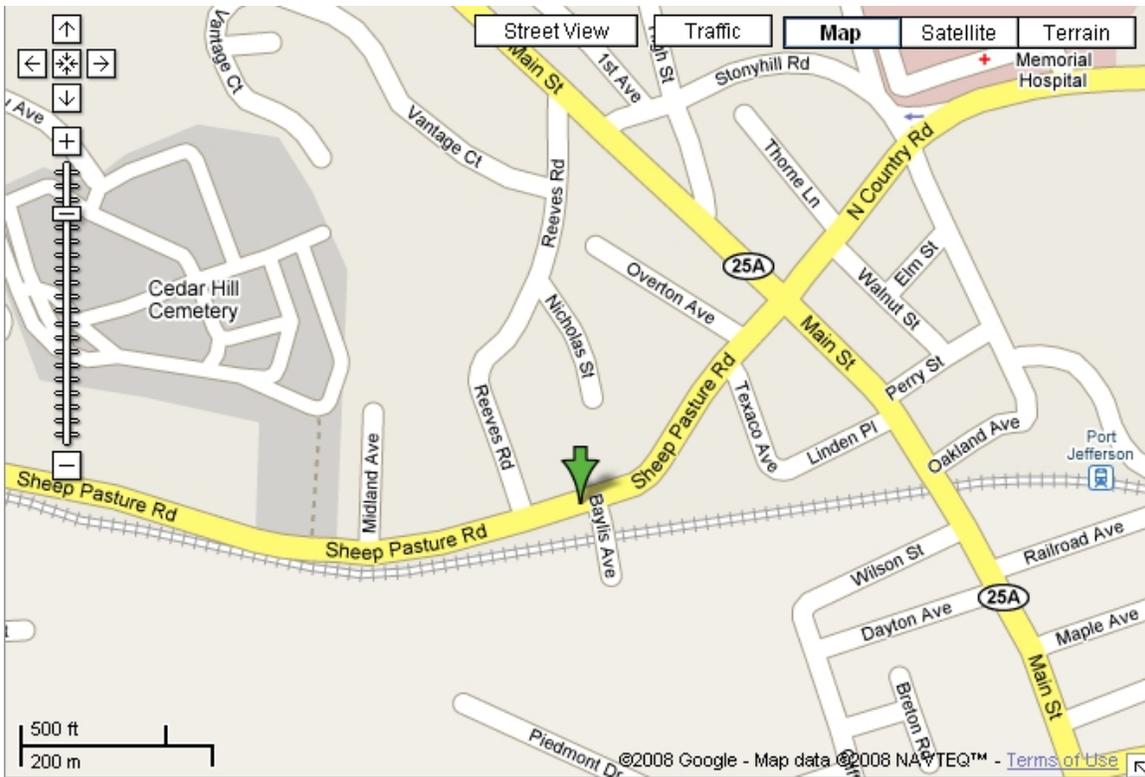
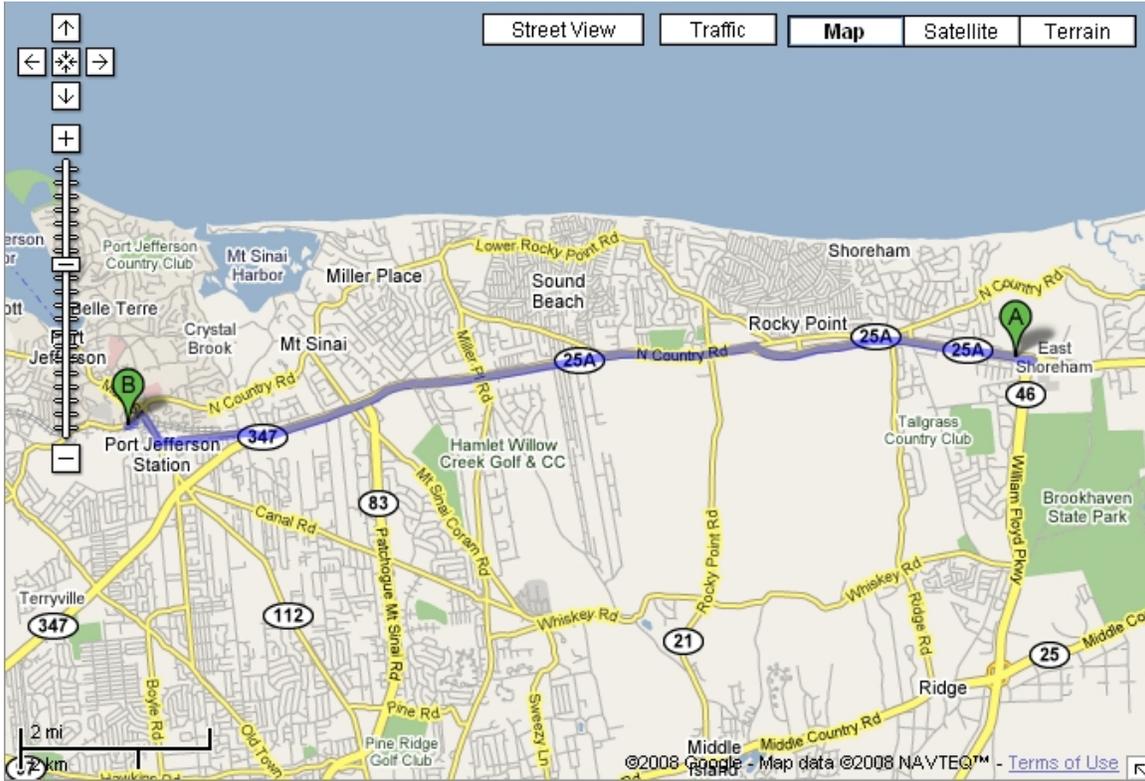
Subject to Easements: NO
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

Mineral Rights Reserved: NO
(If YES, can they be subordinated?)

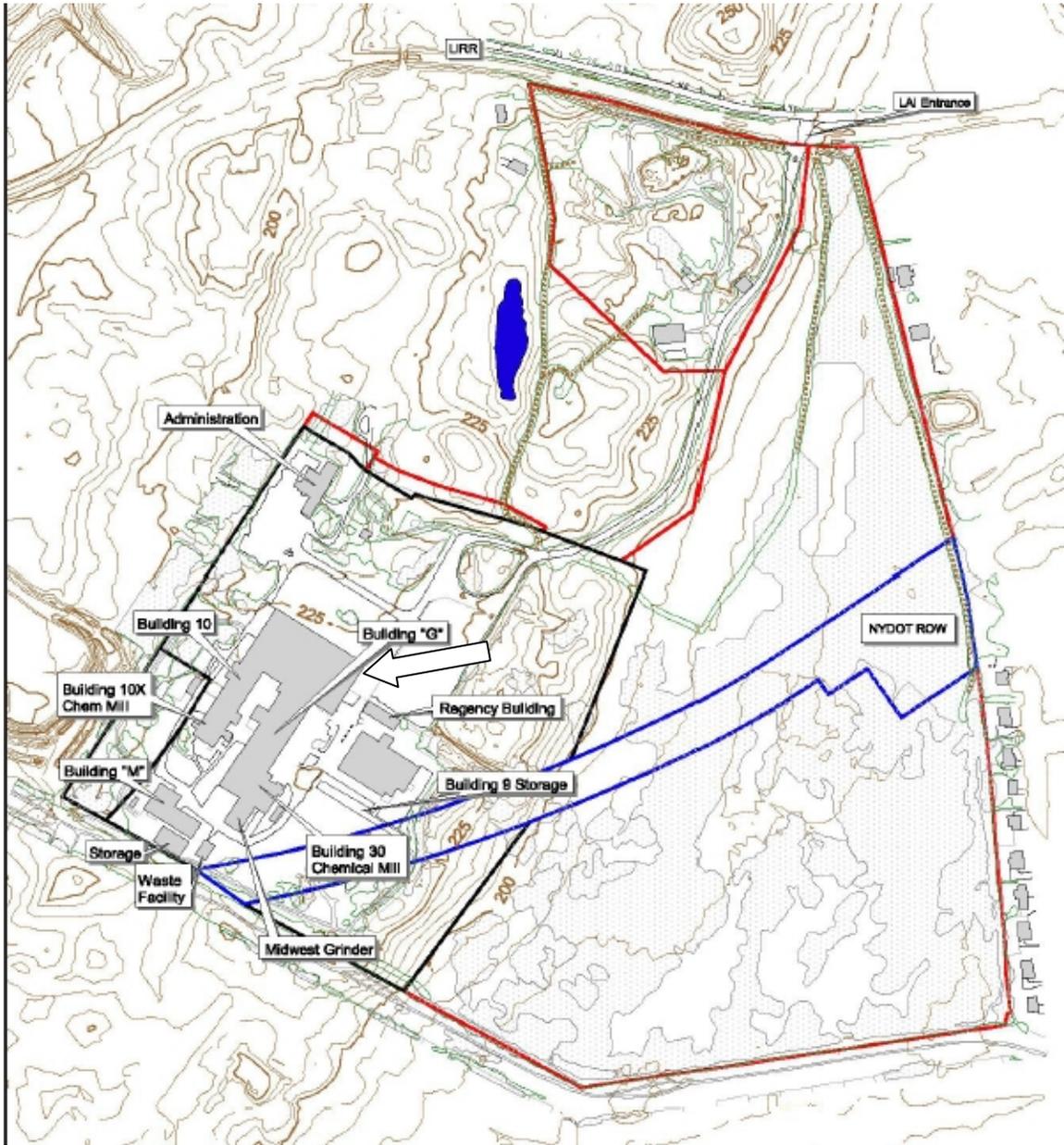
Lease Data:

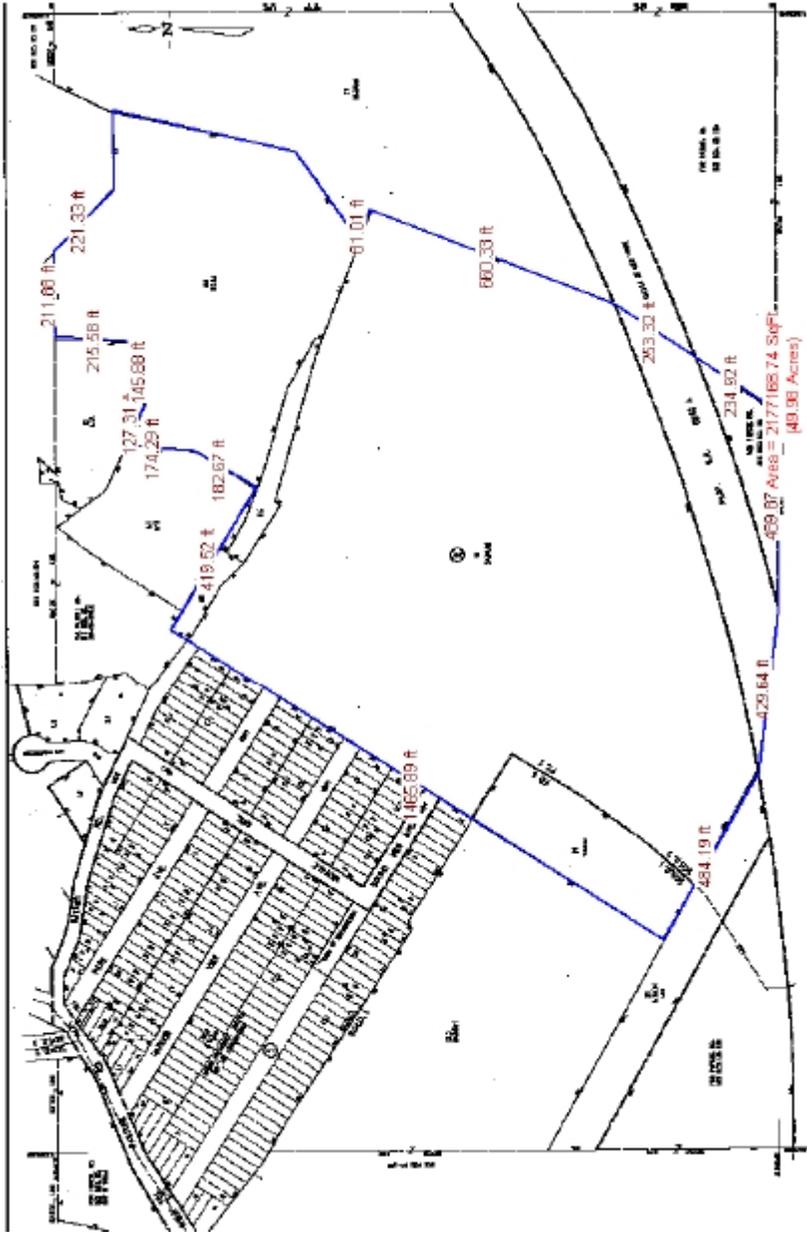
Available Date: Immediately Asking Price: \$ 8.50 (per sf)

SITE # 3 MAP

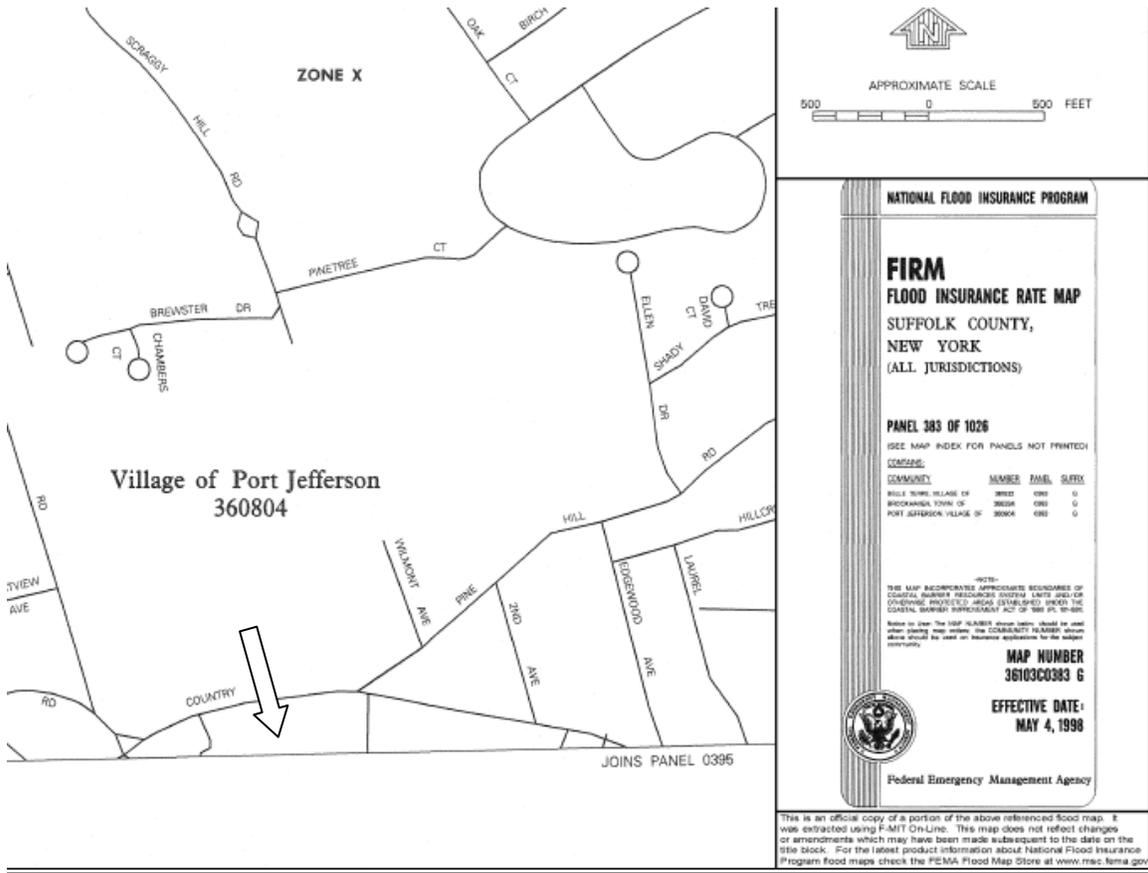


SITE # 3 SITE PLAN

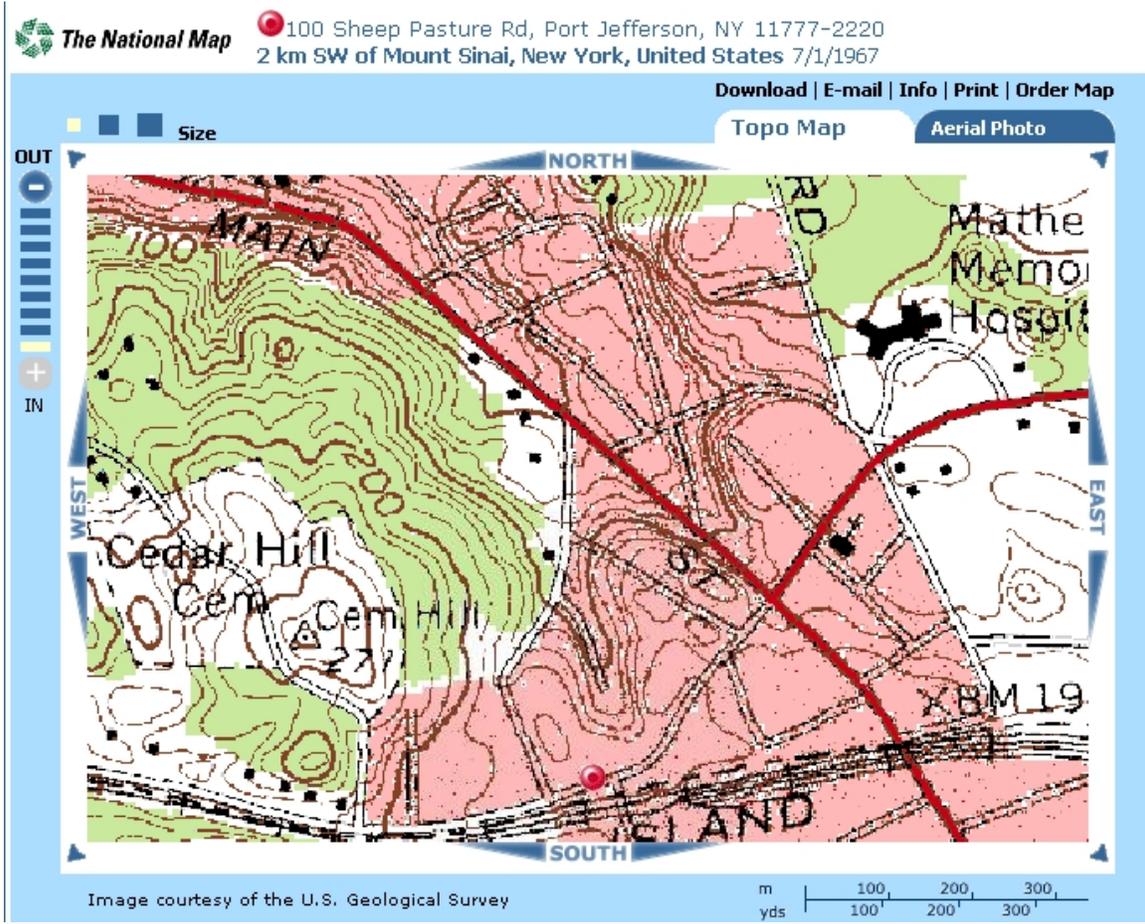




Site # 3 Flood Plain Map



SITE # 3 TOPOGRAPHY MAP



SITE # 3 PHOTOS

View from outside



Parking Area and outdoor space



Additional Parking Area and Outdoor Space



ASIV Site # 4 Data:

Address: **2711 Sound Avenue, Calverton, NY 11901, Suffolk County**
(Map attached)

Congressional District: 1st

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Timothy H. Bishop (D)

Site Access: Via Sound Avenue

Owner/Authorized Representative Contact Information:

Name: Andy Dorman

Address: 3124 Expressway Drive South, Islandia, NY 11749

Phone Number: 631-232-4400 ext. 170

Email Address: adorman@cbcli.com

Site Description: 6.5 miles from current site. Site is a warehouse with six (6) drive-in doors and one (1) loading dock. There is ample parking and outdoor space available for use. Landlord is willing to build-out cubicles for office use. (Photographs attached)

Size: Approximately 35,000 square feet.

Linear feet of site measurements: 696 x 516

Configuration (Shape): Rectangular

Environmental Concerns Present: NO

Flood Plain Data: Within Zone X – outside 500-year floodplain.
(Flood Plain map attached)

Topography Aspects: Industrial area. (TOPO map attached)

Utilities: Gross Lease

Current Use: Plumbing Storage

(Provide description)

Buildings on Site:	YES	
Relocation of Current Occupants Required:		NO
Demolition Required:		NO
Cut and fill Requirements:		NO
Zoning:		
Residential		NO
Retail		NO
Commercial		NO
Industrial	YES	
Light Industrial		NO
Agricultural		NO
Mixed Use		NO
Fenced:		NO
Parking sufficient net useable land available:	YES	

Distance to nearest Fire Station: 4.5 miles (Riverhead Fire Dept, 24 E. 2nd St., Riverhead, NY)

Distance to nearest Fire Hydrant: In Vicinity

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 4.8 miles (Riverhead Police Dept, 210 Howell Avenue, Riverhead, NY)

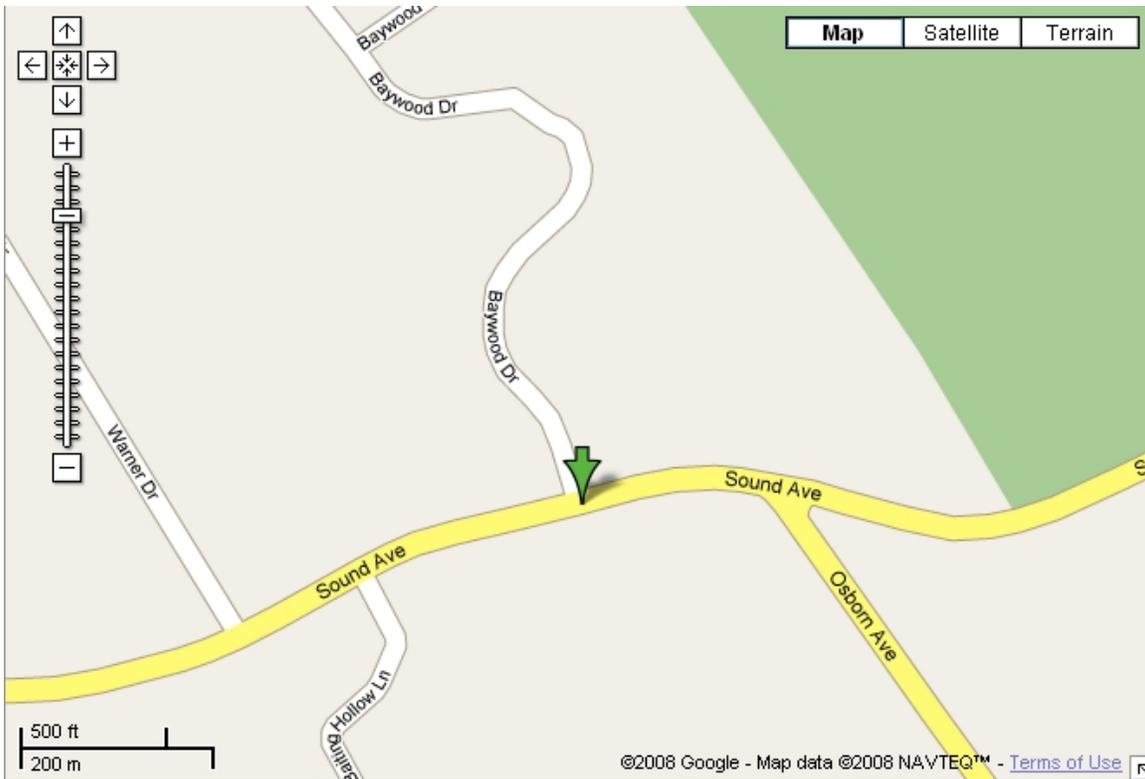
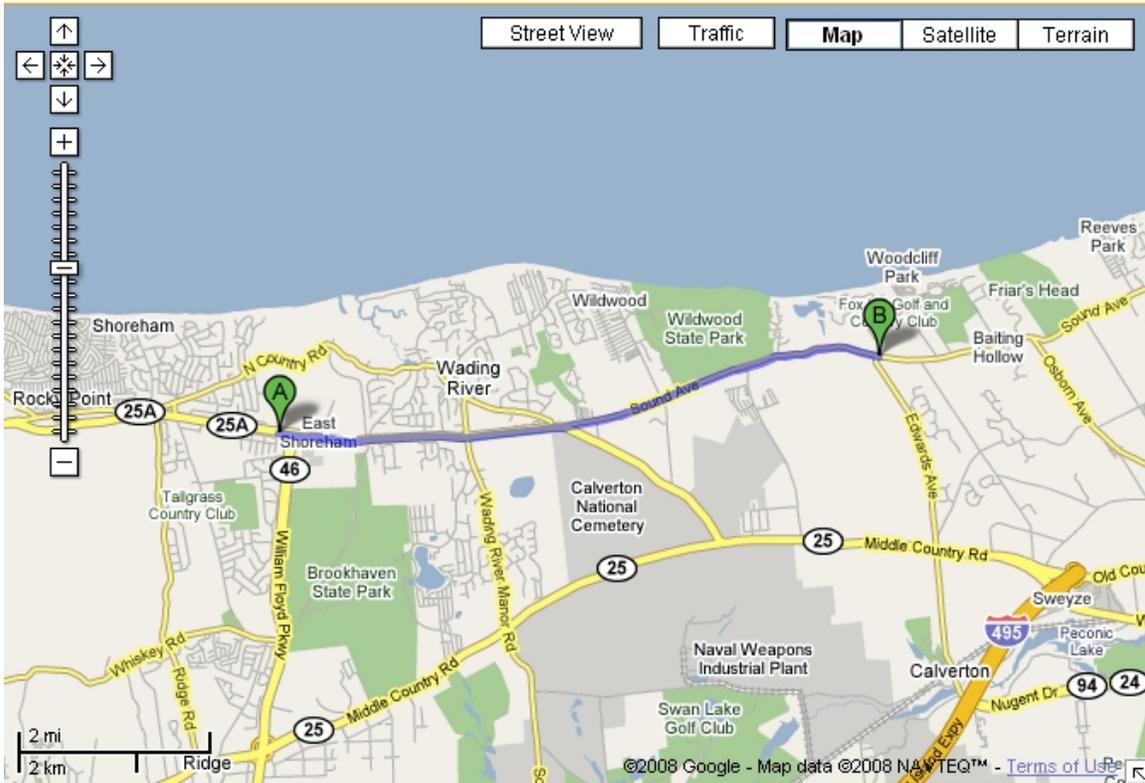
Subject to Easements: NO
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

Mineral Rights Reserved: NO
(If YES, can they be subordinated?)

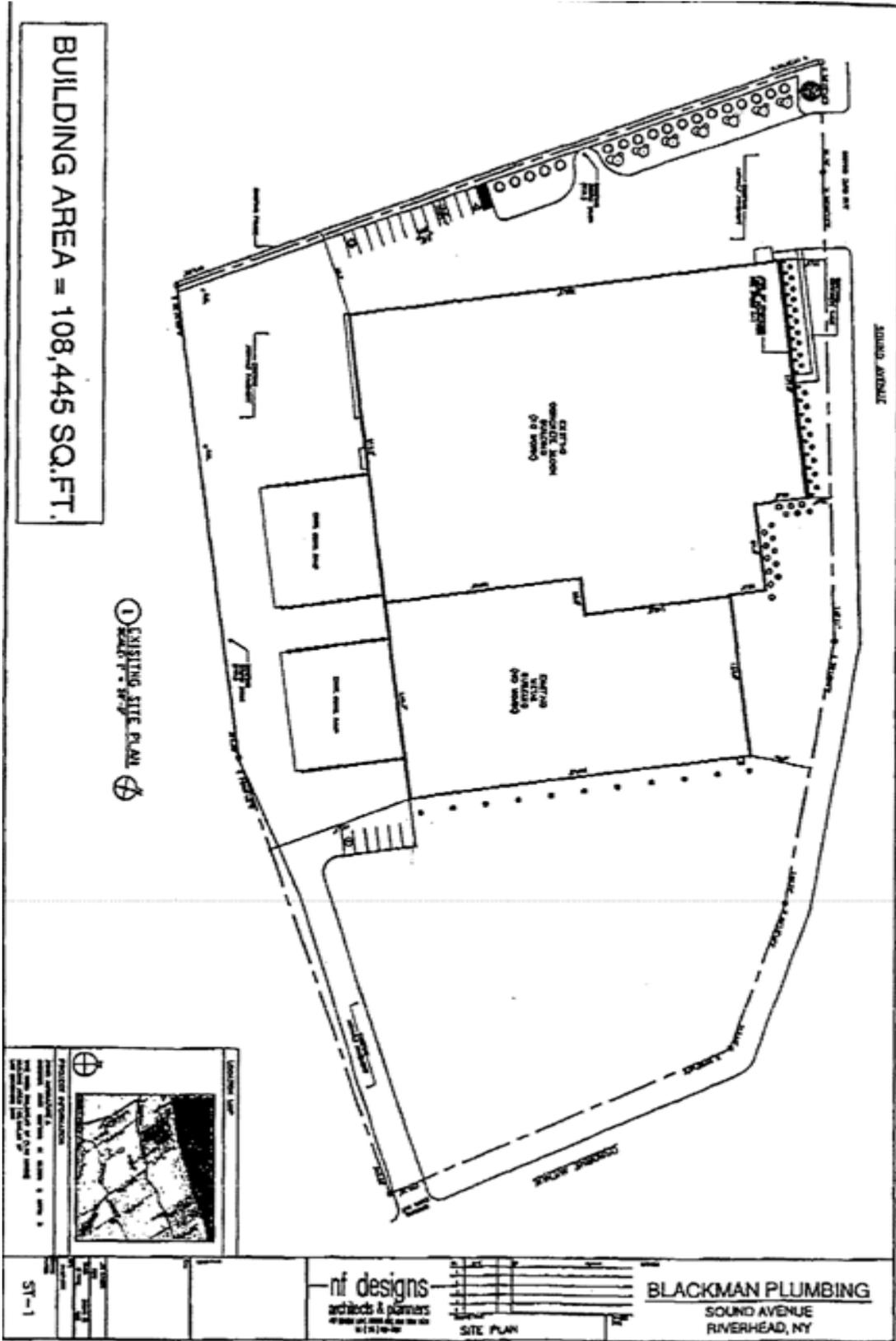
Lease Data:

Available Date: Immediately Asking Price: \$ 6.50 (per sf)

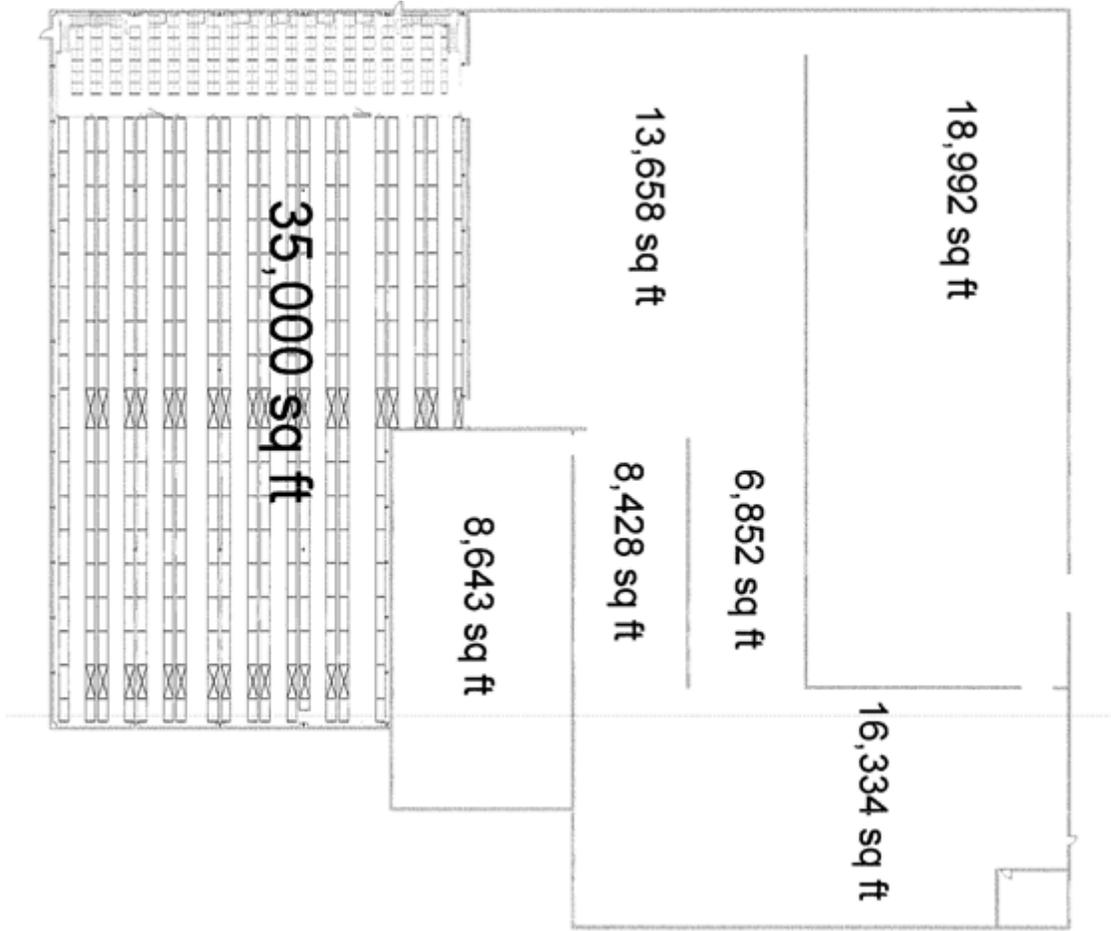
SITE # 4 MAP



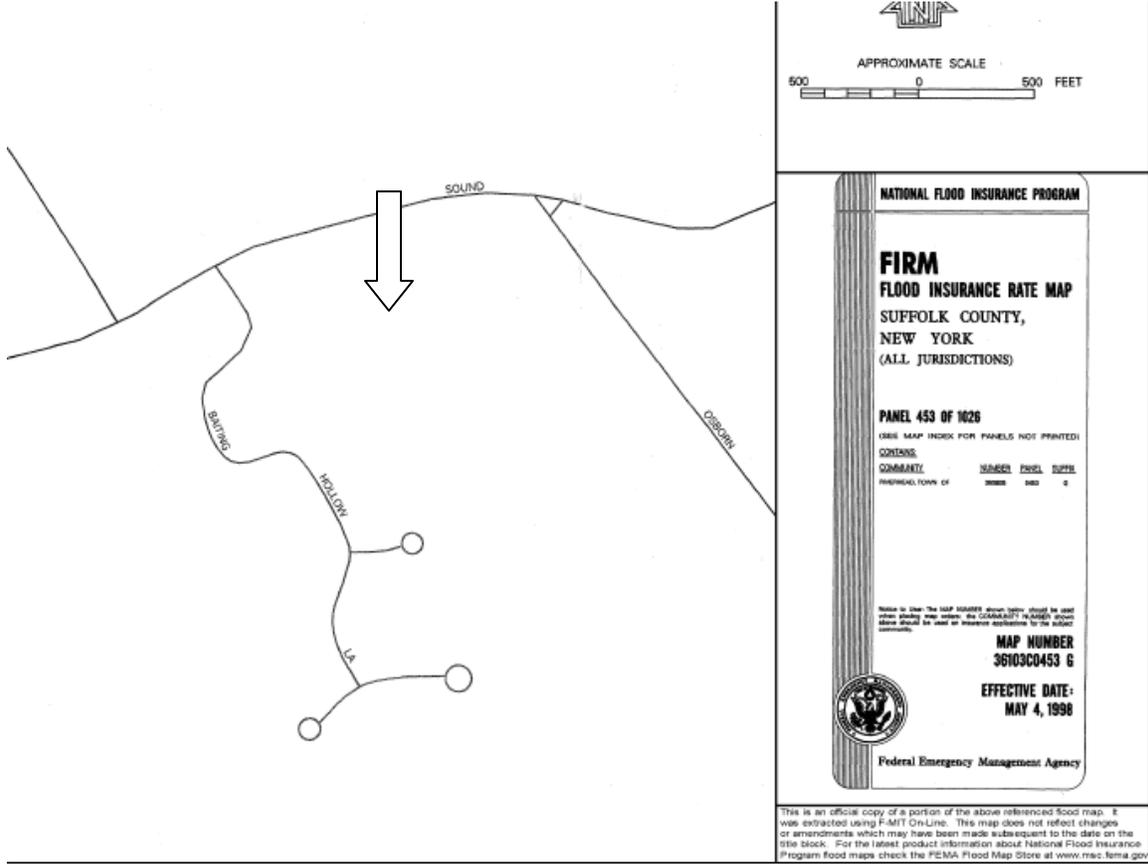
SITE # 4 SITE PLAN



Floor Plan



Site # 4 Flood Plain Map

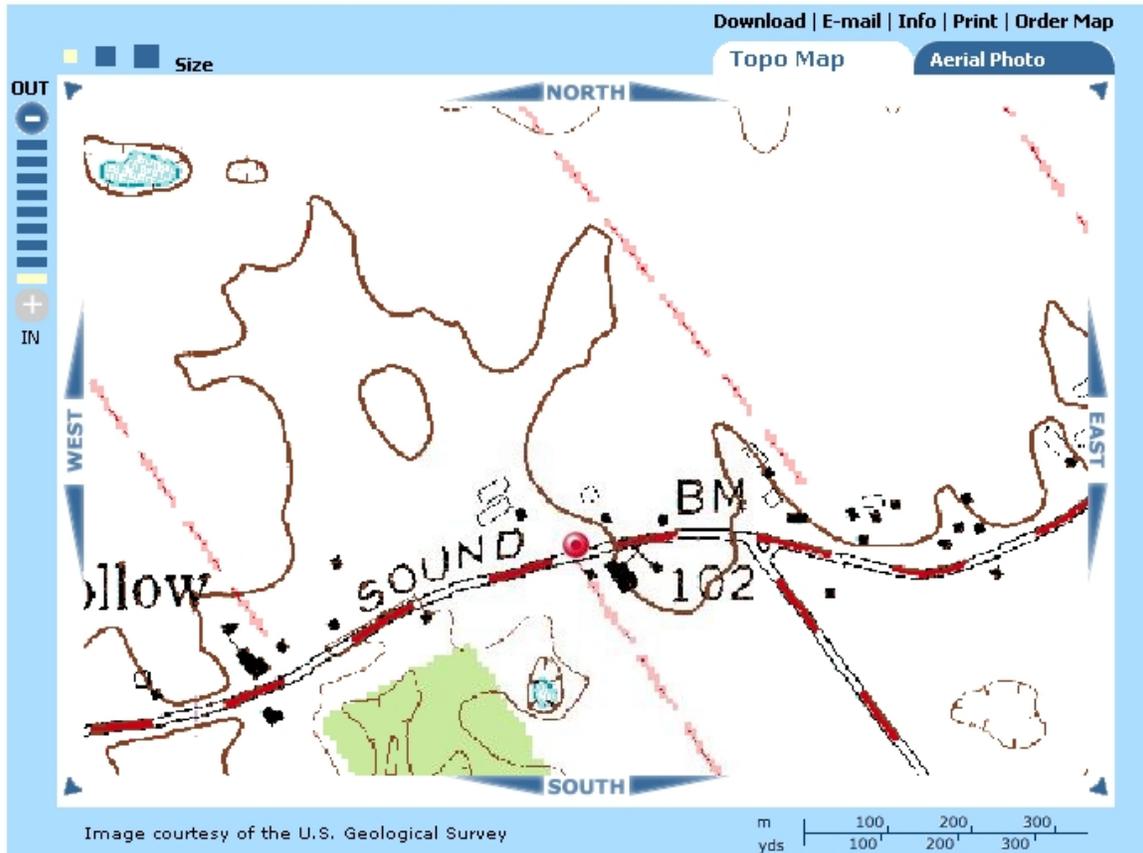


SITE # 4 TOPOGRAPHY MAP



2711 Sound Ave, Calverton, NY 11933-1220
110 km E of New York, New York, United States 7/1/1956

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SITE # 4 PHOTOS

Access Road



Side View from Access Road



Side View, Loading Dock and Partial Parking Area



Indoor View



Drive-In Door



Potential Office Space



ASIV Site # 5 Data:

Address: **4062 Grumman Boulevard, Calverton, NY 11933, Suffolk County**
(Map attached)

Congressional District: 1st

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Timothy H. Bishop (D)

Site Access: Via Wading River Manor Road to Grumman Boulevard

Owner/Authorized Representative Contact Information:

Name: Andy Dorman

Address: 3124 Expressway Drive South, Islandia, NY 11749

Phone Number: 631-232-4400 ext. 170

Email Address: adorman@cbcli.com

Site Description: 6 miles from current site. Site is the former Grumman Aerospace Facility. The proposed space is scattered throughout the Grumman property. There is a second floor space in Building 701 that is approximately 22,000sf. The space is a partially open space and partially finished office space. There is parking area on the western most part of the property that will be exclusive for our use, we can also use that area to set-up a maintenance shop/and or storage, we can also use up to four (4) acres of land abutting the parking area for use as we see fit. There is also an additional 7,000sf space that will be available in another building that sits diagonal to the parking area for our use. In addition to what I have inspected, there will be a 30,000 +/- sf space that will be available for viewing in April that may suit our needs. (Photographs attached)

Size: Approximately 30,000 square feet of indoor space, as well as up to 4 acres of tree-lined land that the landlord is willing to clear for our usage.

Linear feet of site measurements: 1237 x 581

Configuration (Shape): Rectangular

Environmental Concerns Present: NO

Flood Plain Data: Within Zone X – outside 500-year floodplain.
(Flood Plain map attached)

Topography Aspects: Industrial area. (TOPO map attached)

Utilities: Gross Lease

Current Use: Vacant
(Provide description)

Buildings on Site:	YES	
Relocation of Current Occupants Required:		NO
Demolition Required:		NO
Cut and fill Requirements:		NO
Zoning:		
Residential		NO
Retail		NO
Commercial		NO
Industrial	YES	
Light Industrial		NO
Agricultural		NO
Mixed Use		NO
Fenced:	YES	
Parking sufficient net useable land available:	YES	

Distance to nearest Fire Station: 2 miles (Ridge Fire Dept, 46 Panamoka, Ridge, NY)

Distance to nearest Fire Hydrant: In vicinity

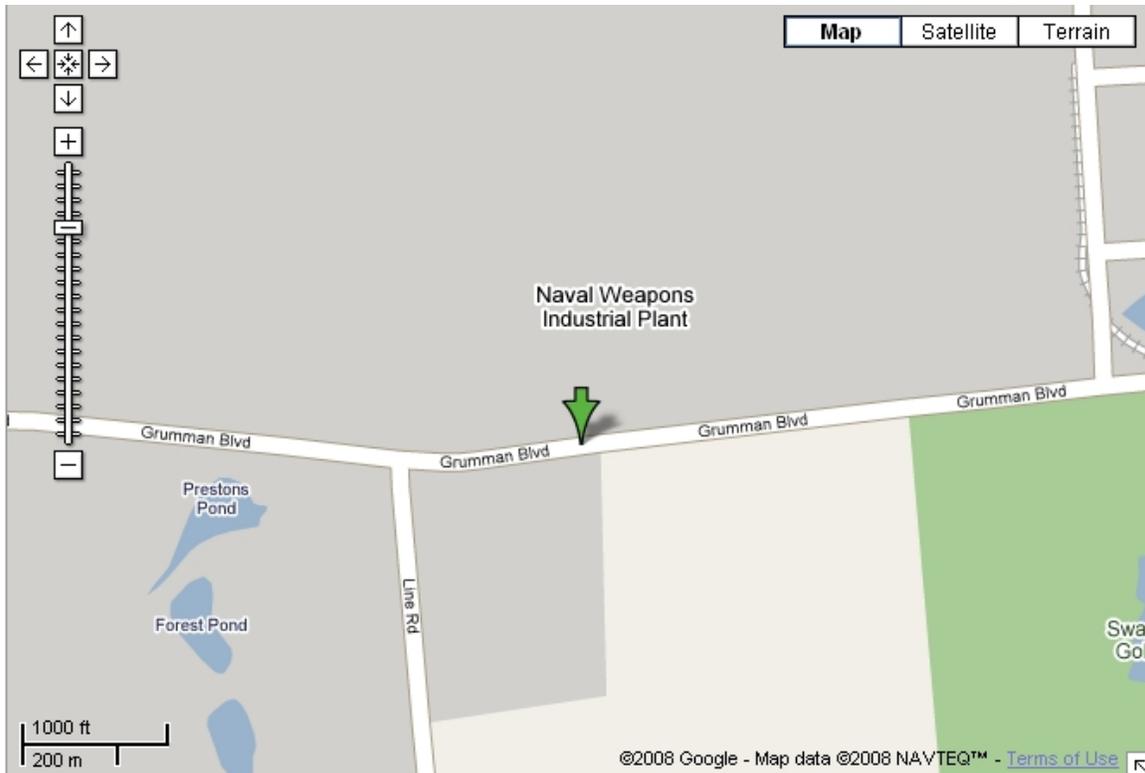
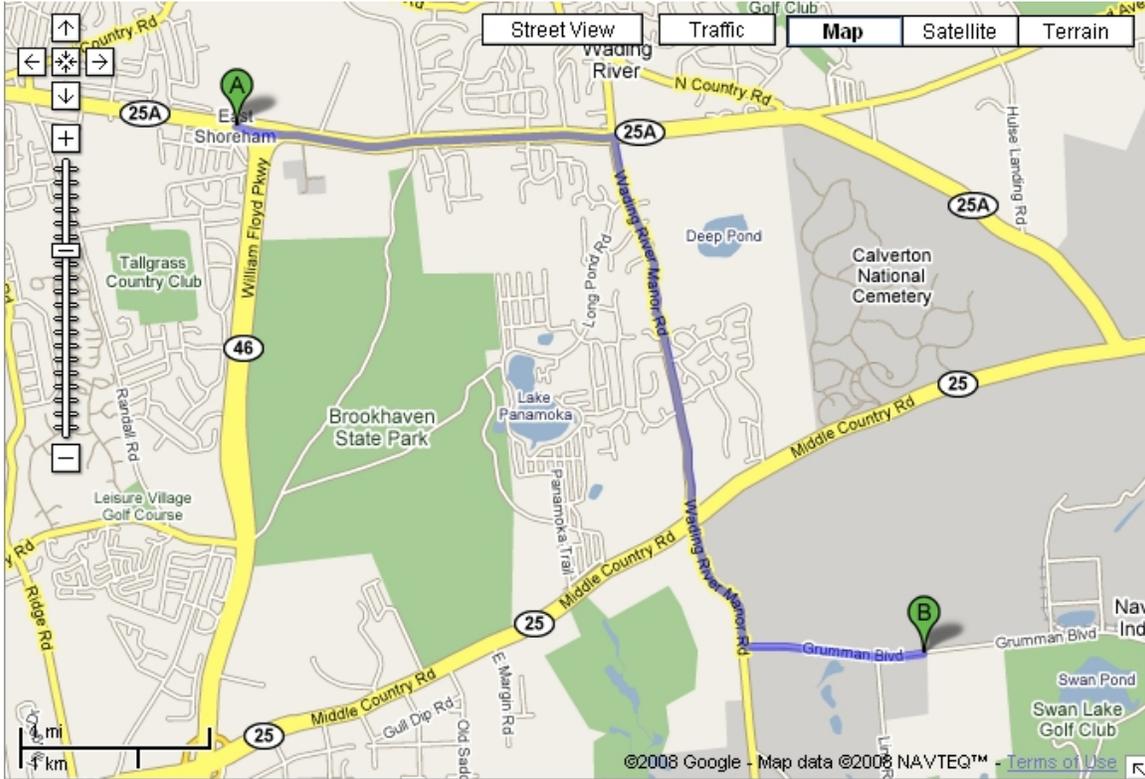
Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 6 miles
(Suffolk County Police Dept, 1491 William Floyd Pkwy, Shirley, NY)

Subject to Easements: NO
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

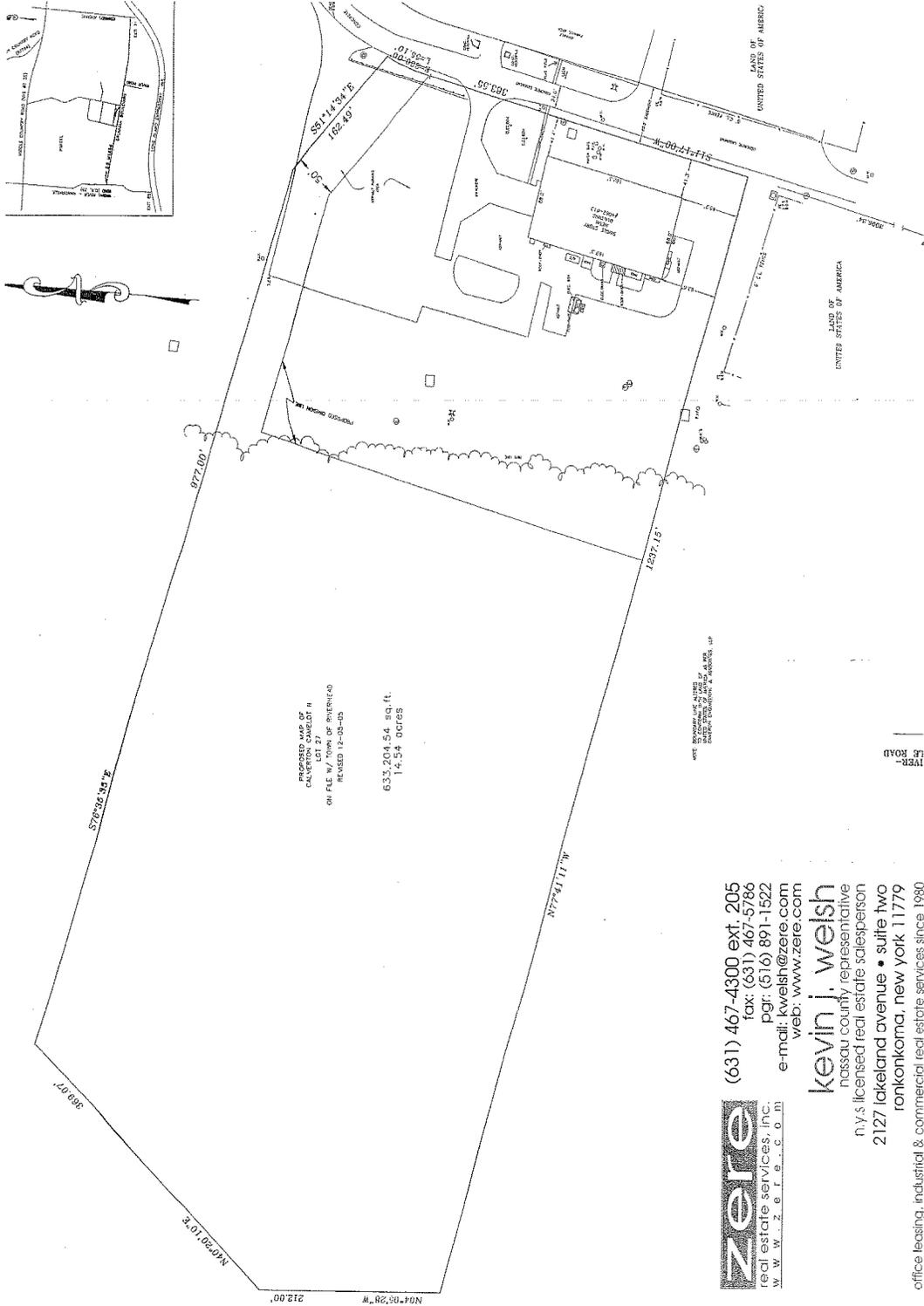
Mineral Rights Reserved: NO
(If YES, can they be subordinated?)

Lease Data:
Available Date: Immediately Asking Price: \$ 6.75 (per sf)

SITE # 5 MAP



SITE # 5 SITE PLAN



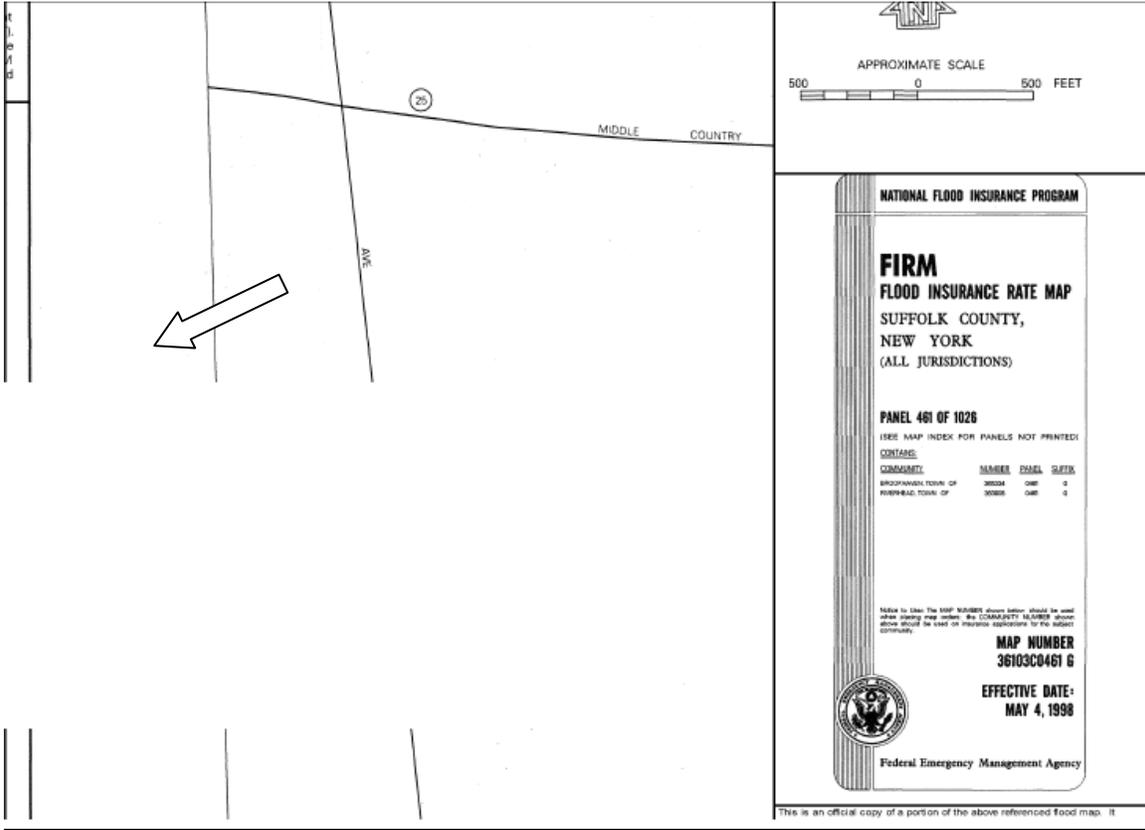
zere
 real estate services, inc.
 W.W.W.E.E.T.S.E.C.O. II

(631) 467-4300 ext. 205
 fax: (631) 467-5786
 pgr: (616) 891-1522
 e-mail: kwelsh@zere.com
 web: www.zere.com

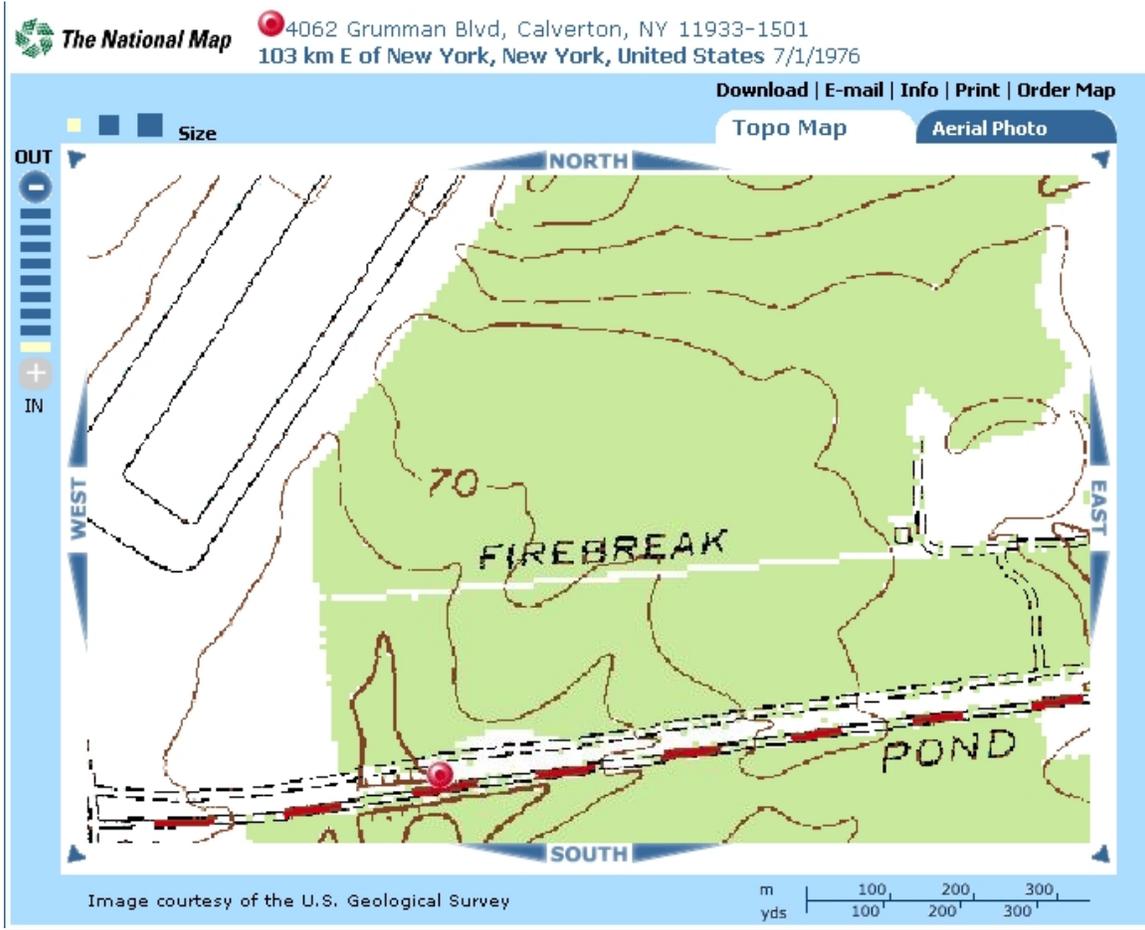
kevin j. welsh
 nassau county representative
 n.y.s. licensed real estate salesperson
 2127 lakeland avenue • suite two
 ronkonkoma, new york 11779

office leasing, industrial & commercial real estate services since 1980

Site # 5 Flood Plain Map



SITE # 5 TOPOGRAPHY MAP



SITE # 5 PHOTOS

Entrance Sign



Access Road



Second Access Road



Side View and Partial Parking Area



Inside View



Second Inside View



Third Inside View



Additional Outdoor Space for Our Usage



Additional Land for Our Usage (up to 5 acres)



Example of potential gated area we can build using the additional outdoor space.

