

Westhampton Pines Homeowners Association
190 Samantha Circle
Westhampton, NY 11977

December 27, 2025

To Westhampton Pines Owners:

We have received correspondence from the New York State Department of Environmental Conservation (NYS DEC) informing us that it considers our property to be a potential inactive hazardous disposal site and that it will require an investigation to determine whether this is the case. In the event NYS DEC's investigation establishes that our property is an inactive hazardous waste site, it may list our property on the Registry of Inactive Hazardous Waste sites. This registry is in the public domain. (Note that our original letter mis-stated that a listing on the web site was imminent. This is not the case, although it was what we were led to believe at the time. The possibility of being listed won't be considered until after the initial site investigation is completed and then only if hazardous waste is discovered.) NYS DEC has given us the option of undertaking the investigation ourselves. The board currently has a Request for Proposal out to three environmental consulting companies. We will select one to assist us in making this decision.

The contaminant of concern is perfluoro octane sulfonate (PFOS). PFOS is one constituent of a group of chemicals that are per- and polyfluoroalkyl substances (PFAS). These chemicals were developed in the 1940's and incorporated into many commercial products such as Teflon, non-stain clothing and carpeting, firefighting foam and many others. They are called "forever chemicals" because they contain many fluorine atoms which make them resistant to break down.

The Suffolk County Water Authority (SCWA) has been very proactive concerning this contaminant since 2014 when it discovered PFOS in the Old Country Road wellfield located immediately adjacent to the BOMARC property. (The term BOMARC property refers to the County facility immediately to our east which is currently home to the firing range, car storage facility and decommissioned BOMARC missile bunkers.) The Old Country Road wellfield provides our drinking water in combination with several other nearby wellfields. At the time of the discovery of the PFOS there were no regulatory standards regarding this chemical. Nonetheless, the SCWA proactively installed granular activated carbon treatment systems on the wellfields that tested positive for PFOS and since that time the chemical has been eliminated from our water supply. The most recent test of our drinking water shows no detection of PFOS. Our drinking water is safe.

In 2018, after the discovery of PFOS in the SCWA water system, the Suffolk County Department of Health Services (SC DOH), at the direction of the Suffolk County Legislature, investigated the BOMARC property. The report summarizing its results was released in September 2020. They reported that PFAS was detected in 26 of 28 test wells.

Following publication of the 2020 SC DOH Report, SC DOH conferred with the New York State Department of Health (NYS DOH) and NYS DEC about the need for and scope of a subsequent investigation. On September 11, 2025, SC DOH published the results of the additional investigation in a report entitled "BOMARC Off-Site and Vicinity Groundwater Investigation." Thirty-six additional monitoring wells were installed, including three immediately adjacent to our eastern property border.

The 2025 SC DOH Study reported that the three wells installed immediately adjacent to our property had PFOS levels above the state mandated maximum contaminant level. The study also determined that the general flow of groundwater is south/southeasterly and that our property (in addition to other sources) may be contributing to the contamination discovered at BOMARC, and the SCWA source wells.

This is what led NYSDEC to become concerned that our property may be a potential inactive hazardous waste disposal site, and to require an investigation of the Westhampton Pines property. If the investigation of our property establishes that it is a source of PFOS, the likely origin is firefighting foam used to extinguish car fires at the drag strip. Precipitation would subsequently drive the PFOS into the soil and groundwater. Likewise, the PFOS contamination identified in groundwater under the BOMARC property next door may have resulted from burnt-out vehicles stored on the property, that were extinguished using PFOS containing foam. Rain could wash the residual foam from the cars and into the soil and groundwater.

The matter is quite complex, and the board has retained counsel with specific experience in environmental law and dealing with situations such as we face. There are several options for how the investigation may be carried out. We are in the process of retaining qualified environmental consultants to assist us to determine the best course of action.

As further information is developed regarding the nature, timing, expense, etc. concerning the investigation we will keep the community informed.

Signed,

The HOA Board of Westhampton Pines

PS: Future communication regarding this matter will be made by email. Please add whpineshoa@gmail.com to your contacts list so that these emails don't go to your spam folder. You can also submit your questions and concerns to this email address.