



December 11, 2025

Westhampton Pines Homeowners Association  
P.O. Box 1186  
Westhampton Beach, NY 11978

Re: Potential Inactive Hazardous Waste Disposal Site

Dear Property Owner:

As required by subdivision 27-1305(2)(a) of the Environmental Conservation Law (ECL, quoted below), the New York State Department of Environmental Conservation (NYSDEC) must investigate all suspected or known inactive hazardous waste disposal sites. We have received information from the Suffolk County Department of Health Services BOMARC Off-site and Vicinity Groundwater Investigation which leads us to suspect that hazardous waste has been disposed of at the following location:

Site Name: Former Westhampton Raceway

Site Address: 102 Old Country Road, Westhampton, NY 11977

NYSDEC Site No.: 152278

Tax Map Identifier: Multiple including Section 3290 Block 100 Lot 12007

Therefore, this letter constitutes NYSDEC's notification to you as the identified property owner that this property is considered a potential inactive hazardous waste disposal site. If NYSDEC determines that hazardous waste has been disposed of on the property and that the hazardous waste poses a significant threat to public health or the environment, the property will be listed on the Registry of Inactive Hazardous Waste Disposal Sites (Registry).

If you have any information that may be relevant to our investigation and pending determination, please forward it to me as soon as possible. If you prefer to carry out this investigation yourself, you may do so under a legal agreement with NYSDEC under the Brownfield Cleanup Program or State Superfund Program and in accordance with NYSDEC's technical requirements. Please contact the Project Manager (see below) at the number on the page 1 footer within 10 business days if you want to discuss these options. Otherwise, NYSDEC will carry out any needed field investigation. If the site is determined to be an inactive hazardous waste disposal site and

NYSDEC incurs costs to investigate or remediate the site, NYSDEC will seek to recover all costs from any responsible person.

A summary of information we currently have about the site is enclosed for your reference. This information will soon be available on our public website, and may be accessed by using our "Environmental Site Remediation Database Search" tool at: <http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>.

If you have any questions or would like to discuss the possibility of undertaking the investigation of the site yourself, please feel free to contact the Project Manager for this site, Partick Powers, at the address given on page 1 with any technical questions. Should you or your attorney have any legal questions, please contact Leia Schmidt at 518-402-9195.

Sincerely,



Richard Mustico, Director  
Remedial Bureau A  
Division of Environmental Remediation

Enclosure

ec (w/enclosure): Ryan King, Property Manager ([ryan@islandeastmgmt.com](mailto:ryan@islandeastmgmt.com))  
Stephanie Selmer, DOH Regional Chief  
ec w/o enc.: Patrick Powers

Environmental Conservation Law

*Section 27-1305(2)(a)*

*"The department shall conduct investigations of the sites listed in the registry and shall investigate areas or sites which it has reason to believe should be included in the registry. The purpose of these investigations shall be to develop the information required by subdivision one of this section to be included in the registry."*



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code 152278
Site Name Former Westhampton Raceway Address 102 Old Country Road
Classification P City Westhampton Zip 11977
Region 1 County Suffolk Town Southampton
Latitude 40 degrees, 49 minutes, 59.00 seconds Estimated Size 76.6300
Longitude -72 degrees, 41 minutes, 6.00 seconds

Site Type

Site Description

Location: The Former Westhampton Raceway Site is a 66-acre site located in a rural area north of Old Country Road in Westhampton, just to the west of the former US Air Force BOMARC missile base.

Site Features: After the raceway closed, the property was redeveloped as a 55+ adult condominium complex which includes 189 residential units, a clubhouse, outdoor pool, and game courts. Remnants of the northern portion of the 1/4 mile oval racetrack remain north of the condominium complex.

Current Zoning and Land Use: The condominium development encompasses all but the northern end of the property, which is vacant. Lands to the north and west are primarily undeveloped pinelands. To the east is the former BOMARC missile base, now Suffolk County-owned and used for automobile storage, a police firing range, and other County governmental uses. South of Old Country Road the land is in suburban residential use.

Past Use of the Site: A raceway was operated on the property under various names from 1952-2004. The Drag racing dragstrip was a 1/4 mile dirt drag strip (later paved) with a 1/4 mile shutdown area. The facility also included a quarter-mile oval Kart racing track. An investigation of contamination at the BOMARC missile base site completed in 2020 by Suffolk County Department of Health Services (SCDHS) found PFAS contamination in groundwater at the facility with both on-site and off-site sources. This was followed by a BOMARC Off-Site and Vicinity Groundwater Investigation by SCDHS which was released in September 2025. One of the findings of this investigation was that there is a potentially significant PFAS sources at the former Westhampton Raceway and that the plume originating at this location is the primary cause of the PFAS contamination in the source water at the Suffolk County Water Authority (SCWA) wellfield located just east of the southern end of the former dragstrip.

Site Geology and Hydrogeology: The aquifer of concern at the Former Westhampton Raceway Site is the upper glacial aquifer which is an unconsolidated mixture of sand and gravel. The direction of groundwater flow beneath the site (in the upper glacial aquifer) is toward the south. Depth to groundwater averages 30 to 35 feet below ground surface. The deeper aquifer beneath the site is an EPA-designated sole source aquifer which is interconnected with the overburden aquifer.

Materials Disposed at Site

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Analytical Data Available f

Applicable Standards, Criteria or Guidance exceeded for:

### Assessment of Environmental Problems

Two groundwater profile wells placed along the boundary between the former raceway and BOMARC by SCDHS found PFOS at concentrations of 120 ppt and 190 ppt entering the BOMARC site. As there has been no known development or use of the pinelands immediately west and north of the former Westhampton Raceway and the contamination was found near the water table, this property is the most likely source of the PFAS contamination in groundwater which has impacted the nearby and downgradient SCWA wellfield. The wellfield had detections of PFOS in untreated water as high as 26 ppt, which exceeds the New York State maximum contaminant level (MCL) of 10 ppt. To ensure safe drinking water, SCWA installed treatment systems on all three wells. The plume continues downgradient at least as far as Old Country Road.

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### Assessment of Health Problems

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

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#### Owners

##### Current Owner(s)

TIMBER RIDGE ORGANIZATION, LLC  
100 ADAMS AVE  
HAUPPAUGE NY 11788

#### Operators

##### Current Operator(s)

Ryan King  
Westhampton Pines Homeowners Association  
P.O. Box 1186  
Westhampton Beach NY 11978