

**STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

In the Matter of the Alleged Violations of Article 17 of the Environmental Conservation Law of the State of New York (“ECL”) and Section 612.2 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (“6 NYCRR”),

ORDER

DEC Case No.
PBS 2-608951NDK

-by-

ABSYL REALTY LLC,

Respondent.

On August 4, 2011, an adjudicatory hearing was convened before Richard R. Wissler, Administrative Law Judge (“ALJ”) of the Office of Hearings and Mediation Services of the New York State Department of Environmental Conservation (“Department”). The hearing addressed the allegations of Department staff that respondent Absyl Realty LLC violated 6 NYCRR 612.2 by failing to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York 10453 (“facility”), within 30 days of the transfer of ownership of the facility to it.

ALJ Wissler prepared the attached hearing report, which I adopt as my decision in this matter. As set forth in the ALJ’s hearing report, respondent Absyl Realty LLC failed to file an answer to the complaint served by Department staff in this matter, failed to appear at a pre-hearing conference scheduled for June 29, 2011, as directed in the cover letter served with the notice of hearing and complaint, and failed to appear for the adjudicatory hearing scheduled in the matter on July 27, 2011, as directed in the notice of hearing (see Hearing Report, at 4 [Finding of Fact No. 9]).

As a consequence of respondent’s failure to answer or appear in this matter, the ALJ recommended that Department staff’s motion for default be granted (see Hearing Report, at 4), and I concur that staff is entitled to a judgment on default pursuant to 6 NYCRR 622.15. Furthermore, at the hearing Department staff presented a prima facie case on the merits, and proved its case by a preponderance of the evidence (see Hearing Report, at 4). Accordingly, staff is entitled to a judgment based on record evidence.

Department staff, in its papers, sought a penalty of ten thousand dollars (\$10,000). Respondent has failed to reregister its facility for more than six years, and the civil penalty requested by staff is authorized and appropriate.

NOW, THEREFORE, having considered this matter and being duly advised, it is **ORDERED** that:

- I. Department staff's motion for a default judgment pursuant to 6 NYCRR 622.15 is granted. By failing to answer or appear in this proceeding, respondent Absyl Realty LLC waived its right to be heard at the hearing.
- II. Moreover, based upon record evidence, respondent Absyl Realty LLC is adjudged to have violated 6 NYCRR 612.2 for failing to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York 10453, within 30 days of the transfer of ownership of the facility to it.
- III. Within fifteen (15) days of the service of this order upon respondent, respondent shall submit to the Department a petroleum bulk storage facility re-registration application, plus applicable registration fees.
- IV. Within fifteen (15) days of the service of this order upon respondent, respondent Absyl Realty LLC shall pay a civil penalty in the amount of ten thousand dollars (\$10,000.00) by certified check, cashier's check or money order made payable to the New York State Department of Environmental Conservation.
- V. The facility petroleum bulk storage re-registration application, applicable registration fees, and the penalty payment shall be sent to the following address:

Office of General Counsel
New York State Department of Environmental Conservation
625 Broadway, 14th Floor
Albany, New York 12233-1500
Attn: Brooke Turallo.
- VI. Any questions or other correspondence regarding this order shall also be addressed to Brooke Turallo at the address referenced in paragraph V of this order.

To: Absyl Realty LLC
210 West 90th Street
New York, New York 10024

(Via Certified Mail)

Scott W. Caruso, Esq.
Section Chief
Spill and Bulk Storage Section
Office of General Counsel
New York State Department of Environmental
Conservation
625 Broadway, 14th Floor
Albany, New York 12233-1500

(Via Intra-Agency Mail)

STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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In the Matter of the Alleged Violations of Article 17 of
the Environmental Conservation Law of the State of New York
("ECL") and Section 612.2 of Title 6 of the Official
Compilation of Codes, Rules and Regulations of the State of
New York ("6 NYCRR"),

HEARING REPORT

DEC CASE NO:
PBS 2-608951NDK

-by-

ABSYL REALTY LLC,

Respondent.

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Procedural History

Respondent Absyl Realty LLC was served with a notice of hearing and complaint, dated May 6, 2011, alleging a violation of ECL 17-1009 and its implementing regulation, 6 NYCRR 612.2, for failure to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York 10453, within 30 days of the transfer of ownership of the facility to it. The complaint seeks an order of the Commissioner (1) finding respondent in violation of ECL 17-1009 and 6 NYCRR 612.2; (2) assessing a civil penalty in the amount of ten thousand dollars (\$10,000); (3) directing respondent to reregister its petroleum storage facility within fifteen (15) days of the service of the Commissioner's Order; and (4) granting such other and further relief as the Commissioner may deem just and proper.

Inasmuch as respondent is an active domestic limited liability company in the State of New York, service of the notice of hearing and complaint on respondent was made by serving the New York State Department of State on May 31, 2011. Respondent was also served with the notice of hearing and complaint by regular mail on May 31, 2011. Respondent failed to file an answer to the complaint and failed to appear at a pre-hearing conference scheduled for June 29, 2011, as directed in the cover letter served with the notice of hearing and complaint.

As stated in the notice of hearing, on July 27, 2011, an adjudicatory hearing was convened before Administrative Law Judge ("ALJ") Richard R. Wissler of the Department of Environmental Conservation's ("Department") Office of Hearings and Mediation Services ("OHMS") at the Department's Region 2 offices, 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, New York 11101-5407. Department staff was represented by Scott Caruso, Esq., Section Chief, Spill and Bulk Storage Section, Office of General Counsel, New York State Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. No one appeared on behalf of respondent.

Department staff indicated that it was prepared to proceed with the hearing, proffering a program staff witness. Noting for the record that respondent had failed to answer the complaint, failed to appear for the prehearing conference and failed to appear for the adjudicatory hearing, Department staff orally moved for a default judgment pursuant to 6 NYCRR 622.15. The ALJ reserved on the default motion, allowing the record to remain open for Department staff to submit the documentation required by 6 NYCRR 622.15 (b). Moreover, the ALJ noted Department staff's readiness for hearing and noted the failure of the respondent to appear. The ALJ advised that the hearing, in the absence of the respondent, would be convened on a subsequent date.

On August 4, 2011, the adjudicatory hearing was convened before ALJ Wissler at the Department's Central Office at 625 Broadway, Albany, New York 12233. At this stage of the proceedings and, pursuant to an order of the Third Judicial Department, issued in accordance with its Rules at 22 NYCRR 805.5, Department staff was represented by legal intern Nadia Arginteanu, Esq., under the supervision of Scott W. Caruso, Esq., Section Chief of the Department's Spill and Bulk Storage Section. Department staff orally renewed its motion for a default judgment, and also sought judgment on the merits.

Department staff called one witness, Julia Connors, a legal intern in the Department's Central Office Petroleum Bulk Storage ("PBS") Unit. In all, nine (9) exhibits were received in evidence.

Applicable Regulatory Provision

Section 612.2. Registration of Facilities

(a) Existing facilities.

(1) Within one year of the effective date of these regulations, the owner of any petroleum storage facility having a capacity of over 1,100 gallons must register the facility with the department. This shall include any out-of-service facility which has not been permanently closed.

(2) Registration must be renewed every five years from the date of the last valid registration until the department receives written notice that the facility has been permanently closed or that ownership of the facility has been transferred.

(b) Transfer of ownership. If ownership of the facility changes, the new owner must reregister the facility with the department within 30 days of ownership transfer.

(c) New facilities. The owner must register any new facility with the department before it is placed in service.

(d) Substantially modified facilities. Within 30 days prior to substantially modifying a facility, the owner must notify the department of such modification on forms supplied by the department.

Findings of Fact

1. Respondent Absyl Realty LLC is the owner of a petroleum storage facility having a capacity of over 1,100 gallons located at 105 East 177th Street, Bronx, New York 10453 (“facility”). In particular, petroleum storage tank number 001 at the facility has a capacity of 5,000 gallons and is located aboveground. (Staff Exhibits 5, 6, 7 and 8.)
2. Respondent is an active domestic limited liability company in the State of New York. (Staff Exhibit 3.)
3. Pursuant to a registration application filed by the then owner of the facility, 177 Holding LLC, dated October 22, 2003, the Department, on November 20, 2003, issued Petroleum Bulk Storage (“PBS”) Certificate Number 2-608951, registering the PBS facility. This registration expired on November 20, 2008. Moreover, in bold capital letters, at the bottom of the Certificate is the following declaration: “THIS REGISTRATION CERTIFICATE IS NON-TRANSFERABLE.” (Staff Exhibits 6, 7 and 8.)
4. On June 10, 2005, 177 Holding LLC, by bargain and sale deed with covenant against grantor’s acts, transferred all right, title and interest in the facility to respondent Absyl Realty LLC, the facility’s current owner. This deed is recorded in the Office of the City Register of the City of New York, Document ID No. 2005061400809001. (Staff Exhibit 5.)
5. Julia Connors is a legal intern in the Department’s Central Office PBS Unit whose duties include the care, custody, and maintenance of the petroleum storage facility records filed with the Department, which records include petroleum facility registrations filed pursuant to 6 NYCRR 612.2. (Testimony of Connors.)
6. On August 4, 2011, Julia Connors searched the petroleum storage facility records of the Department for any facility registration or renewal registration or any facility re-registration filed by respondent for the facility. (Testimony of Connors.)
7. As a result of her search, Julia Connors determined that respondent had not reregistered the facility at any time after assuming its ownership. (Testimony of Connors.)
8. As shown by Receipt for Service No. 201106140212 issued by the New York State Department of State, respondent was served, on May 31, 2011, pursuant to section 303 of the Limited Liability Company Law with a notice of hearing and

complaint dated May 6, 2011, alleging a violation of ECL 17-1009 and its implementing regulation, 6 NYCRR 612.2, for failure to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York 10453, within 30 days of the transfer of ownership of the facility to it. The notice of hearing and complaint was also served on respondent by regular mail on May 31, 2011. (Staff Exhibits 2 and 4.)

9. Respondent failed to file an answer to the complaint; failed to appear at a pre-hearing conference scheduled for June 29, 2011, as directed in the cover letter served with the notice of hearing and complaint; and failed to appear for the adjudicatory hearing scheduled in the matter on July 27, 2011, as directed in the notice of hearing. (Hearing Record.)

Discussion

Department staff's proof presents a prima facie case demonstrating that respondent failed to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York 10453, within 30 days of the transfer of ownership of the facility to it, in violation of 6 NYCRR 612.2.

The record shows that respondent failed to file an answer to the complaint; failed to appear at a pre-hearing conference scheduled for June 29, 2011, as directed in the cover letter served with the notice of hearing and complaint; and failed to appear for the adjudicatory hearing scheduled in the matter on July 27, 2011, as directed in the notice of hearing. The Department is entitled to a default judgment in this matter pursuant to the provisions of 6 NYCRR 622.15.

Moreover, the proof adduced at the hearing, conducted in respondent's absence, demonstrates by a preponderance of the evidence that respondent failed to reregister its petroleum storage facility within 30 days of the transfer of ownership of the facility to it, in violation of 6 NYCRR 612.2. The Department is entitled to judgment upon the facts proven.

Department staff's proposed order and the \$10,000 civil penalty it seeks are consistent with the Department's penalty policy as well as applicable provisions of ECL article 71.

Recommendation

Based upon the foregoing, I recommend that the Commissioner issue an order:

1. Granting Department staff's motion for default, finding respondent in default pursuant to the provisions of 6 NYCRR 622.15;
2. Finding respondent in violation of 6 NYCRR 612.2 for failure to reregister its petroleum storage facility located at 105 East 177th Street, Bronx, New York

10453, within 30 days of the transfer of ownership of the facility to it, based upon the proof adduced at the adjudicatory hearing;

3. Directing respondent to submit a re-registration application to the Department for the above facility;
4. Directing respondent to pay a civil penalty in the amount of ten thousand dollars (\$10,000.00); and
5. Directing such other and further relief as he may deem just and proper.

_____/s/_____
Richard R. Wissler
Administrative Law Judge

Dated: Albany, New York
September 1, 2011

EXHIBIT CHART – PBS EXPEDITED PROCEEDINGS

Matter of Absyl Realty LLC – Region 2

August 4, 2011

Edirol File No. 020903093850

Exhibit No.	Description	ID'd?	Rec'd ?	Offered By	Notes
1	April 27, 2011 order (Mercure) for appointment of law interns, with consent to appearance of Nadia Arginteanu	✓	✓	Department Staff	
2	Pleadings, including: cover letter, notice of hearing, complaint, and statement of readiness (all dated May 6, 2011), with affidavit in support of Brooke Turallo, sworn to May 9, 2011	✓	✓	Department Staff	
3	New York State Department of State Entity Information printout	✓	✓	Department Staff	
4	Affidavit of Service of Brooke Turallo, sworn to July 26, 2011, including NYS Department of State receipt	✓	✓	Department Staff	
5	Deed	✓	✓	Department Staff	
6	PBS Application	✓	✓	Department Staff	

Exhibit No.	Description	ID'd?	Rec'd ?	Offered By	Notes
7	PBS Certificate, issued November 20, 2003; expired November 20, 2008	✓	✓	Department Staff	
8	Facility Information Report	✓	✓	Department Staff	
9	Affidavit of Nadia Arginteanu, sworn to August 3, 2011 re: search for contact number	✓	✓	Department Staff	