

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

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ONONDAGA COUNTY LAW DEPARTMENT
421 MONTGOMERY ST 10TH FLOOR
SYRACUSE, NY 13202

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First PARTY 1

COUNTY OF ONONDAGA

First PARTY 2

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Index Type : Land Records

Instr Number : 2022-00006964

Book : **Page :**

Type of Instrument : Easement

Type of Transaction : Ease, R-Way

Recording Fee: \$0.00

Recording Pages : 10

The Property affected by this instrument is situated in Geddes, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 7925

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$0.00

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 02/16/2022

At (Recorded Time) : 11:32:29 AM



Doc ID - 046605510010

Lisa Dell

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 7th day of February, 2022, between Owner(s) the County of Onondaga, having an office at 421 Montgomery Street, Syracuse, New York 13202, County of Onondaga, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of Route 690 in the Town of Geddes, County of Onondaga and State of New York, known and designated on the tax map of the County Clerk of Onondaga as tax map parcel numbers: Section 29 Block 01 Lot 3.1 (the "Property"), being a portion of the property conveyed to Grantor by deed dated April 22, 2021 and recorded in the Onondaga County Clerk's Office in Instrument No. 2021-00017783. The property subject to this Environmental Easement comprises approximately 25.01 +/- acres (the "Controlled Property"), and is hereinafter more fully described in the Land Title Survey dated August 9, 2018 and last revised on April 5, 2019 prepared by D.W. Hannig L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of the Consent Decree dated October 11, 2006 in State of New York v. Honeywell International Inc., Matter # 89-CV-815 filed in the United States District Court Northern District of New York, and "So Ordered" by the Honorable Frederick J. Scullin, Jr. on

January 4, 2007, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP, as applicable to Grantor as the tax parcel Owner, are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Its current use as lands underwater, which includes passive recreational uses, which are public uses with limited potential for soil contact;

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Onondaga County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential use or Restricted-Residential use purposes as defined in 6 NYCRR 375-1.8(g)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor or Responsible Party assumes, each on behalf of itself, their successors and assigns. The Grantor's assumption of its obligations contained in the SMP is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns assume the burden of complying with its obligations in the SMP and the Grantor assumes the burden of obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the Property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor and/or Responsible Party shall, in accordance with the terms of the SMP and at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
 (i) are in-place;
 (ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such Property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Controlled Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of

Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

The County of Onondaga:

By: [Signature] BS

Print Name: J Ryan McMahon, II

Title: County Executive Date: 1-7-2022

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ONONDAGA)

On the 7th day of January in the year 2022, before me, the undersigned, personally appeared J Ryan McMahon, II., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Margaret M. Doherty
Notary Public

MARGARET M. DOHERTY
Notary Public, State of New York
Registration #01DO6278230
Qualified In Onondaga County
Commission Expires March 18, 2023

SCHEDULE "A" PROPERTY DESCRIPTION

PROPOSED DESCRIPTION OF A N.Y.S. D.E.C., EASEMENT WITHIN TAX PARCEL 29.-01-3.1, ROUTE 690, TOWN OF GEDDES, ONONDAGA COUNTY, NEW YORK, Lot 36, 37 & 38 BEGINNING AT A POINT, said point being the following courses and distances from the southeasterly line of the Town of Geddes and the northwesterly line of the City of Syracuse at the northeasterly line New York State Route 690, North 62 degrees 13 minutes 01 seconds East for a distance of 196.23 feet and North 43 degrees 52 minutes 10 seconds East for a distance of 497.70'

THENCE South 86 degrees 30 minutes 29 seconds West for a distance of 78.58 feet to a point;

THENCE North 64 degrees 38 minutes 07 seconds West for a distance of 118.25 feet to a point;

THENCE North 62 degrees 41 minutes 59 seconds West for a distance of 194.27 feet to a point;

THENCE North 76 degrees 12 minutes 47 seconds West for a distance of 460.16 feet to a point;

THENCE North 13 degrees 44 minutes 22 seconds West for a distance of 100.33 feet to a point;

THENCE North 73 degrees 06 minutes 36 seconds West for a distance of 259.96 feet to a point;

THENCE North 45 degrees 31 minutes 18 seconds West for a distance of 94.25 feet to a point;

THENCE South 78 degrees 53 minutes 50 seconds West for a distance of 82.84 feet to a point;

THENCE North 73 degrees 27 minutes 59 seconds West for a distance of 249.39 feet to a point;

THENCE North 46 degrees 11 minutes 23 seconds West for a distance of 120.81 feet to a point;

THENCE North 45 degrees 36 minutes 14 seconds West for a distance of 119.31 feet to a point;

THENCE North 43 degrees 10 minutes 34 seconds West for a distance of 288.48 feet to a point;

THENCE North 40 degrees 15 minutes 56 seconds West for a distance of 13.74 feet to a point;

THENCE North 17 degrees 08 minutes 18 seconds West for a distance of 33.87 feet to a point;

THENCE North 58 degrees 58 minutes 13 seconds East for a distance of 642.14 feet to a point;

THENCE South 52 degrees 37 minutes 05 seconds East for a distance of 1179.57 feet to a point;

THENCE South 57 degrees 37 minutes 30 seconds East for a distance of 739.97 feet to a point;

THENCE South 43 degrees 52 minutes 10 seconds West for a distance of 315.23 feet TO THE POINT AND PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 25.01 acres more or less.