

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

Foot of Main, LLC
c/o William F. Helmer
27 Route 210
Stony Point, NY 10980

DEC 27 2017

Re: Certificate of Completion
Former Tidewater Terminal Site, Nyack,
Rockland County, C344067

Dear Mr. Helmer:

Congratulations on having satisfactorily completed the remedial program at the Former Tidewater Terminal Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter.

Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020



Department of
Environmental
Conservation

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2019.

If you have any questions regarding any of these items, please contact Douglas MacNeal at (518) 402-9662 or douglas.macneal@dec.ny.gov.

Sincerely,



Michael J. Ryan, P.E.
Assistant Director
Division of Environmental Remediation

cc w/ enclosure:

D. MacNeal

A. Guglielmi

L. Schnapf – larry@schnapflaw.com

B. Montroy – HDR Inc., brian.montroy@hdrinc.com

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

Name

Foot of Main, LLC

Address

27 Route 210, Stony Point, NY 10980

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/22/06 **Agreement Execution:** 12/8/06 **Agreement Index No.:** A3-0568-1006

Application Approval Amendment: none

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C344067 **Site Name:** Former Tidewater Terminal

Site Owner: Foot of Main, Inc.

Street Address: Gedney and Main Streets

Municipality: Nyack **County:** Rockland **DEC Region:** 3

Site Size: 0.770 Acres

Tax Map Identification Number(s): 66.39-1-2

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 12 %.

Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 10 %.

Tangible Property Credit Component Rate is 10 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Rockland County as 2016-00026950.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 12/27/17

Michael J. Ryan, P.E., Assistant Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Tidewater Terminal, Site ID No. C344067
Gedney and Main Streets, Nyack, NY 10960
Nyack, Rockland County, Tax Map Identification Number(s) 66.39-1-2

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Foot of Main LLC for a parcel approximately 0.770 acres located at the corner of Gedney and Main Streets in Nyack, Rockland County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Rockland County as 2016-00026950.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Tidewater Terminal, C344067, Gedney and Main Street

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 located at 21 South Putt Corners Road, New Paltz, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Foot of Main, Inc.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, 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/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
Foot of Main, LLC
27 Route 210
Stony Point, NY 10980

Exhibit A
Site Description

LEGAL DESCRIPTION

BROWNFIELD SITE
ENVIRONMENTAL EASEMENT AREA
PORTION OF TAX ID# 66.39-1-2

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF NYACK, TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, AS SHOWN AS BROWNFIELD SITE ENVIRONMENTAL EASEMENT AREA PORTION OF TAX ID# 66.39-1-2 ON A MAP ENTITLED "BOUNDARY SURVEY FOR TZ VISTA LLC" BY MASER CONSULTING P.A., DATED 9/4/14 AND LAST REVISED 6/25/16, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF LANDS NOW OR FORMERLY OF FOOT OF MAIN, LLC (FILE #2006-00058732) TO THE SOUTH, LANDS NOW OR FORMERLY OF PRESIDENTIAL LIFE INSURANCE COMPANY (LIBER 1043, PAGE 405, AND LIBER 59, PAGE 2214) TO THE NORTH, AND THE EASTERLY ROAD BOUNDARY OF CEDNEY STREET TO THE WEST; THENCE FROM SAID POINT OF BEGINNING, WITH SAID DIVISION LINE SOUTH 72°52'23" EAST 180.90 FEET TO A POINT; THENCE THROUGH THE LANDS NOW OR FORMERLY OF FOOT OF MAIN, LLC (FILE #2006-00058732) THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 11°44'32" EAST 26.59 FEET TO A POINT;
2. SOUTH 00°37'40" EAST 131.87 FEET TO A POINT;
3. SOUTH 85°53'43" WEST 10.08 FEET TO A POINT;
4. NORTH 69°40'35" WEST 38.92 FEET TO A POINT;
5. SOUTH 20°19'24" WEST 28.00 FEET TO A NAIL FOUND;

THENCE WITH THE NORTHERLY ROAD BOUNDARY OF MAIN STREET NORTH 70°52'58" WEST 162.70 FEET TO A POINT;

THENCE WITH THE EASTERLY ROAD BOUNDARY OF CEDNEY RD. NORTH 10°01'02" EAST 174.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.77± ACRES OR 33.340± SQUARE FEET.

Exhibit B

Site Survey

MASER
 Surveying & Mapping, Inc.
 1000 West 10th Street, Suite 100
 New York, NY 10014
 Tel: (212) 691-1000
 Fax: (212) 691-1001
 Email: info@maser.com

811
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF SURVEYING
 1000 West 10th Street, Suite 100
 New York, NY 10014
 Tel: (212) 691-1000
 Fax: (212) 691-1001
 Email: info@maser.com

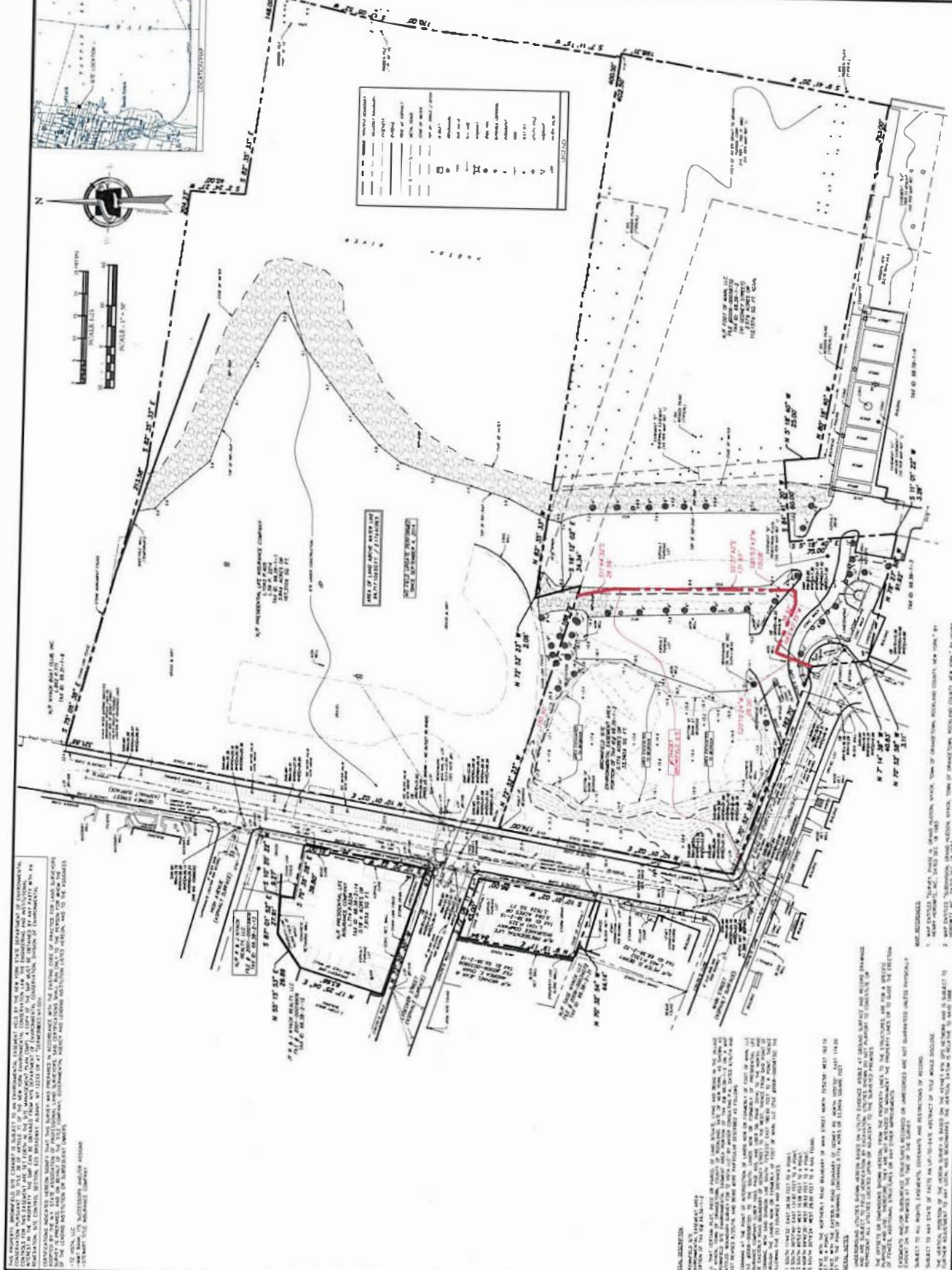
NO.	DATE	DESCRIPTION	BY	CHECKED
1	01/15/10	PRELIMINARY SURVEY	MARK R. DELOR	
2	02/10/10	FINAL SURVEY	MARK R. DELOR	

MARK R. DELOR
 LAND SURVEYOR, NO. 00000000000000000000
 LICENSED UNDER THE EASEL ACT OF 1988

BOUNDARY SURVEY
 LANDS NOW OR FORMERLY OF
 FOOT OF MAIN, LLC

SECTION 66, 10 BLOCK 1
 LOT 1, & 2
 SECTION 66, 10 BLOCK 2
 LOT 14 & 15
 VILLAGE OF SPACE
 ROCKLAND COUNTY
 NEW YORK STATE

BOUNDARY SURVEY
 1 of 1



THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (DEC) REGULATIONS FOR THE PRACTICE OF SURVEYING. THE SURVEY WAS CONDUCTED ON 01/15/10 AND 02/10/10. THE SURVEY AREA IS DIVIDED INTO SEVERAL LOTS, WITH LOT 1 AND LOT 2 HIGHLIGHTED IN RED. THE MAP SHOWS VARIOUS EASEMENTS, INCLUDING A 10-FOOT UTILITY EASEMENT AND A 20-FOOT EASEMENT FOR A PROPOSED ROAD. THE MAP ALSO SHOWS THE LOCATION OF THE VILLAGE OF SPACE AND THE VILLAGE OF MAIN, LLC. THE MAP IS DATED 01/15/10 AND 02/10/10.

- LEGAL DESCRIPTION**
- SECTION 66, 10 BLOCK 1
 LOT 1, & 2
 SECTION 66, 10 BLOCK 2
 LOT 14 & 15
 VILLAGE OF SPACE
 ROCKLAND COUNTY
 NEW YORK STATE
1. THE SURVEY AREA IS DIVIDED INTO SEVERAL LOTS, WITH LOT 1 AND LOT 2 HIGHLIGHTED IN RED.
 2. THE MAP SHOWS VARIOUS EASEMENTS, INCLUDING A 10-FOOT UTILITY EASEMENT AND A 20-FOOT EASEMENT FOR A PROPOSED ROAD.
 3. THE MAP ALSO SHOWS THE LOCATION OF THE VILLAGE OF SPACE AND THE VILLAGE OF MAIN, LLC.
 4. THE MAP IS DATED 01/15/10 AND 02/10/10.
 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (DEC) REGULATIONS FOR THE PRACTICE OF SURVEYING.
 6. THE SURVEY AREA IS DIVIDED INTO SEVERAL LOTS, WITH LOT 1 AND LOT 2 HIGHLIGHTED IN RED.
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 8. THE MAP ALSO SHOWS THE LOCATION OF THE VILLAGE OF SPACE AND THE VILLAGE OF MAIN, LLC.
 9. THE MAP IS DATED 01/15/10 AND 02/10/10.
 10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (DEC) REGULATIONS FOR THE PRACTICE OF SURVEYING.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/7/2017



SITE DESCRIPTION

SITE NO. C344067

SITE NAME Former Tidewater Terminal

SITE ADDRESS: Gedney and Main Streets **ZIP CODE:** 10960

CITY/TOWN: Nyack

COUNTY: Rockland

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/29/2019

Description of Institutional Control

Foot of Main, LLC-c/o William F. Helmer

27 Route 210

Gedney and Main Streets

Environmental Easement

Block: 1

Lot: 2

Sublot:

Section: 66

Subsection: 39

S_B_L Image: 66.39-1-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Description of Engineering Control

Foot of Main, LLC-c/o William F. Helmer

27 Route 210

Gedney and Main Streets

Environmental Easement

Block: 1

Lot: 2

Sublot:

Section: 66

Subsection: 39

S_B_L Image: 66.39-1-2

Cover System