

# 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](http://www.dec.ny.gov)

DEC 31 2019

Mr. Bruce Berg  
Sullivan Resorts, LLC  
7 Renaissance Square  
White Plains, NY 10601  
[bruce@icapelli.com](mailto:bruce@icapelli.com)

Re: Certificate of Completion  
Former Grossingers Resort Site  
Site No. C353015  
Town of Liberty, Sullivan County

Dear Mr. Berg,

Congratulations on having satisfactorily completed the remedial program at the Former Grossingers Resort 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

- 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



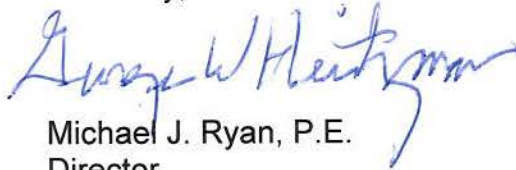
Department of  
Environmental  
Conservation

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 2021.

If you have any questions regarding any of these items, please contact William Bennett, Project Manager at (518) 402-9659.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

Fuad Dahan, SESI Consulting Engineers, PC ([fd@sesi.org](mailto:fd@sesi.org))

Linda Shaw, Knauf Shaw LLP ([lshaw@nyenvlaw.com](mailto:lshaw@nyenvlaw.com))

Kevin McManus ([kmcmamus@icappelli.com](mailto:kmcmamus@icappelli.com))

Louis Cappelli ([louis@icappelli.com](mailto:louis@icappelli.com))

Christine Vooris ([christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov))

Maureen Schuck ([maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov))

Harolyn Hood ([harolyn.hood@health.ny.gov](mailto:harolyn.hood@health.ny.gov))

Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)

Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

DECDOCS

ec w/o enc.:

William Bennett, NYSDEC ([william.bennett@dec.ny.gov](mailto:william.bennett@dec.ny.gov))

Kevin Carpenter, NYSDEC ([kevin.carpenter@dec.ny.gov](mailto:kevin.carpenter@dec.ny.gov))

Janet Brown, NYSDEC ([janet.brown@dec.ny.gov](mailto:janet.brown@dec.ny.gov))

Daniel Bendell, NYSDEC ([daniel.bendell@dec.ny.gov](mailto:daniel.bendell@dec.ny.gov))

Alali Tamuno, NYSDEC ([alali.tamuno@dec.ny.gov](mailto:alali.tamuno@dec.ny.gov))

Kelly Lewandowski, NYSDEC ([kelly.lewandowski@dec.ny.gov](mailto:kelly.lewandowski@dec.ny.gov))



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

Sullivan Resorts, LLC

**Address**

7 Renaissance Square, White Plains, NY 10601

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 3/20/18

**Agreement Execution:** 4/16/18

**Agreement Index No.:** C353015-02-18

**Application Approval Amendment:** none

**Agreement Execution Amendment:** none

**SITE INFORMATION:**

**Site No.:** C353015 **Site Name:** Former Grossingers Resort

**Site Owner:** Sullivan Resorts, LLC

**Street Address:** Clements and Grossinger Roads

**Municipality:** Liberty

**County:** Sullivan

**DEC Region:** 3

**Site Size:** 18.17 Acres

**Tax Map Identification Number(s):** 30-1-1.1 (portion of)

**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:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 1: Unrestricted use (0.87 acres) – See Exhibit A and "0.87" acre area on Exhibit B.

**Tax Credit Provisions (0.87 acre area):**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

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

**Cleanup Track:** Conditional Track 1: Unrestricted use (17.3 acres) – See Exhibit A and "Conditional Track 1 Area" on Exhibit B, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup. Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

**Tax Credit Provisions (17.3 acre area):**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.



Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

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 Sullivan County as 2019-8634.

#### **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.

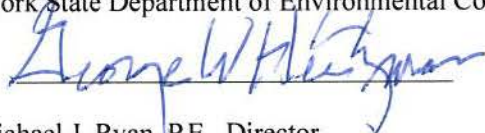
(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(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:

12/31/19

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

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

Former Grossingers Resort Site, Site ID No. C353015  
Clements and Grossinger Roads, Liberty, NY 12754  
Town of Liberty, Sullivan County, Tax Map Identification Number(s): 30-1-1.1 (portion of)

**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 Sullivan Resorts, LLC for a parcel approximately 18.17-acres in size located at Clements and Grossinger Roads in the Town of Liberty, Sullivan 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):

**0.87 Acre Area**

- ☒ 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.

**17.3 Acre Area**

- ☒ 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.

For Unrestricted Use (17.3 acre area), provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate of Completion. If those goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Residential use.

For Unrestricted Use (17.3 acre area), provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate of Completion. If these goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Residential use.

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 for the 17.3 acre area 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 Sullivan County as 2019-8634.

**PLEASE TAKE NOTICE**, the Environmental Easement for the 17.3 acre area 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 for the 17.3 acre area, 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.

**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 for the 17.3 Acre Area 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 S Putt Corners Rd, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Sullivan Resorts, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        ) SS:  
COUNTY OF SULLIVAN     )

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:**  
Sullivan Resorts, LLC  
7 Renaissance Square  
White Plains, NY 10601





## Exhibit A – Description of Property

1. PROSEC Since 32 officers had collected 38 insects from 14,613 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364



DATE	TIME	PAGE	SPR
1987	2030	501	501

[illegible]

North 37 degrees 05 minutes 22 seconds West 37.00 feet.  
North 20 degrees 35 minutes 31 seconds West 17.60 feet.  
North 41 degrees 07 minutes 13 seconds West 17.60 feet.  
North 46 degrees 45 minutes 36 seconds West 10.50 feet.  
North 25 degrees 35 minutes 30 seconds West 14.50 feet.  
North 25 degrees 35 minutes 30 seconds West 14.50 feet.  
Traverse of the well noted in the Southern survey of James O'Connell Register No. 464-194  
Page 275 of chain of page 311 and chain 271 of page 102.

[illegible][illegible]

True Association of Personnel United States.

1227 Madison St. N. W. 20308

U.S. DEPT. OF JUSTICE

production of 175,000 tons

[illegible][illegible]

**INDEPENDENT SQUAD 21** Arrived 104 minutes 30 seconds West 108.25 feet passing along the northwestern rim of salt depositing parallel to a fault on the northwestern flanks of Corcoran Basin.

**INDEPENDENT SQUAD 25** Arrived 15 minutes 15 seconds West 193.37 feet passing along the northwestern flanks of salt road to a fault in the western flanks of Bear Valley. This SQUAD 17 Quarrying Extension Road.

North 4 degrees 06 minutes 30 seconds West 123.00 feet;  
North 4 degrees 20 minutes 30 seconds West 120.00 feet;  
North 4 degrees 34 minutes 30 seconds West 126.50 feet;  
North 4 degrees 48 minutes 30 seconds West 128.50 feet;  
North 4 degrees 52 minutes 30 seconds West 123.00 feet;  
North 4 degrees 56 minutes 30 seconds East 140.00 feet;  
North 4 degrees 49 minutes 30 seconds West 150.00 feet;  
North 5 degrees 33 minutes 30 seconds West 148.00 feet;  
North 5 degrees 37 minutes 30 seconds East 140.00 feet;

[illegible]

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[illegible]

minutes 55 seconds East 122.80 feet passing along the eastern line of said highway to a concrete highway improvement located

1. RECEIVED South 28 degrees 28 minutes 45 seconds East 21.12 mi. NW passing about 1/2  
 approximately one 1/2 mile S.W. of  
 2. RECEIVED South 28 degrees 28 minutes 31 seconds West 21.72 mi. to a point  
 between railway above head of said Schmidt's South 28 degrees 45 minutes 30  
 seconds East 12.024 mi. to and using the ordinary top of house regularly at  
 known, said point having been described as 1.28-2.15 of sheet of map 287 to a  
 point.

[illegible]

\_\_\_\_\_

[illegible][illegible]

**LINE OF KNIFE**—Inhabitors in a pair of the antiseptically treated of surgery.

**SOUTH**—South 34 degrees 30 minutes 00 seconds East 77.68 feet passing along the roadway by the middle of the drainage canal to a point at the northwestern corner of bridge of the road.

**CORNER**—Corner from Line 101 x 1 of about 94.93 ft.

**DANCE**—East 15 degrees 21 minutes 00 seconds North 274.00 feet passing along the drainage ditch of the drainage canal to a point at the northeast corner of building.

**FORMER GROSSWINGER RESORT CORPORATION  
SULLIVAN RESORTS, L.P.**

	TOWN OF LIBERTY, SULLIVAN COUNTY, NEW YORK	DECEMBER 19, 2018
PAYROLLS	<b>PACKER ASSOCIATES, INC.</b> GARY PACKER - PROFESSIONAL LAND SURVEYOR 146 MILL ST. BUTLER, NY 14720	
DATE	EMPLOYED DATE	JOB NO. SU-PA-2018-0001
START DATE	ENDED DATE	12/19/2018 TO 12/20/2018

at another time. (4-Bureau), at the New York State Education Gov.

Thank you for your letter. I am sorry to hear that you are having trouble with your computer. I will try to help you as much as I can.

the following point conclusively is unimportant and

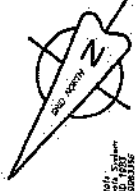
NEW YORK STATE DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
As during it survey made following from an incident fish survey

SIXTH FIELD REPORT

## Exhibit B – Site Survey



The Conditional Track 1 Environmental Easement Area is subject to an environmental easement held by the New York State Office of Environmental Conservation pursuant to Article 16 of the New York State Environmental Conservation Law. The engineering and institutional controls for this easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be submitted to the New York State Office of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12243 or at [redacted] for review and approval.



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/23/2019



SITE DESCRIPTION

SITE NO. C353015

SITE NAME Former Grossingers Resort

SITE ADDRESS: Clements and Grossinger Roads ZIP CODE: 12754

CITY/TOWN: Liberty

COUNTY: Sullivan

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial  
Conditional Track 1 (17.30 Acre area)

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: 04/30/2021

Description of Institutional Control

Sullivan Resorts, LLC

7 Renaissance Square

Grossinger Road

Environmental Easement

Block: 1

Lot: 1

Sublot: 1

Section: 30

Subsection:

S\_B\_L Image: 30-1-1.1 (portion of)

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

Description of Engineering Control

**Sullivan Resorts, LLC**

7 Renaissance Square

**Grossinger Road**

Environmental Easement

Block: 1

Lot: 1

Sublot: 1

Section: 30

Subsection:

S\_B\_L Image: 30-1-1.1 (portion of)  
Monitoring Wells