

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

Maxon ALCO Holdings, LLC
695 Rotterdam Industrial Park
Schenectady, NY 12306
Attn: Mr. David Buicko

DEC 09 2016

Re: Certificate of Completion
ALCO-Maxon Site – Parcel A
Schenectady, Schenectady County
Site No. C447042

Dear Mr. Buicko:

Congratulations on having satisfactorily completed the remedial program at the ALCO-Maxon Site - Parcel A. 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

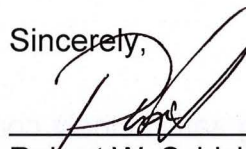


Department of
Environmental
Conservation

- 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 2018.

If you have any questions regarding any of these items, please contact Rick Mustico at 518-357-2273.

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

D. Sommer, Esq. (dsommer@youngsommer.com)

T. Owens, Esq. (towens@galesi.com)

A. Barber – Barton and Loguidice (abarber@bartonandloguidice.com)

K. Anders – NYSDOH

J. Deming - NYSDOH

ec w/o enc.:

J. Strang, Region 4

R. Mustico, Region 4

R. Cozzy

R. Ostrov, Esq., Region 4

G. Heitzman

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
ALCO Hotel LLC	302 Washington Ave. Extension, Albany, NY 12203
Airline Boulevard Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Airline Drive Development, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
ALCO Re Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Cohoes Avenue Associates, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Cohoes Avenue Development, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Erie Way Associates, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Erie Way Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Locomotive Lane Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Maxon ALCO Holdings, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Maxon ALCO Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Maxon Hotel, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Mohawk Property Company Holdings LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Mohawk Propco LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Mohawk Restoration, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Prestige Parkway Associates, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Prestige Parkway Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Sitterly Street Enterprises, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
West Yard Associates, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
West Yard Properties, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Westcott Road Associates, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306
Westcott Road Development, LLC	695 Rotterdam Industrial Park, Schenectady, NY 12306

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/17/10 **Agreement Execution:** 8/18/10 **Agreement Index No.:** C447042-08-10

Application Approval Amendment: 1/20/16	Agreement Execution Amendment: 1/20/16
Application Approval Amendment: 4/27/16	Agreement Execution Amendment: 4/27/16
Application Approval Amendment: 5/12/16	Agreement Execution Amendment: 5/12/16
Application Approval Amendment: 10/31/16	Agreement Execution Amendment: 10/31/16

SITE INFORMATION:

Site No.: C447042 **Site Name:** ALCO-Maxon Site - Parcel A

Site Owner: Maxon ALCO Holdings, LLC; Locomotive Lane Properties, LLC; ALCO Hotel LLC

Street Address: 301 Nott Street

Municipality: Schenectady **County:** Schenectady **DEC Region:** 4

Site Size: 19.150 Acres

Tax Map Identification Number(s): 39.34-1-8 (Portion of), 39.34-1-9, 39.41-1-10, 39.41-1-11, 39.41-1-12, 39.41-1-13, 39.41-1-14, 39.41-1-15, 39.41-1-16, 39.41-1-17, 39.41-1-18, 39.41-1-19, 39.41-1-20, 39.41-1-21, 39.41-1-22, 39.41-1-23, 39.41-1-24, 39.41-1-4 (Portion of), 39.41-1-5 (Portion of), 39.41-1-6 (Portion of), 39.41-1-7, 39.41-1-9, 39.49-2-1.7 (Portion of)

Percentage of site located in an EnZone: 100 %

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 28 %.

Tangible Property Credit Component Rate is 20 %.

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

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit Component Rate is 18 %.

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 Schenectady County as 201650099.

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

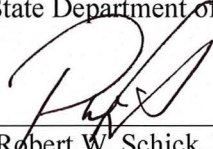
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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:


Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date:

December 9, 2016

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

ALCO-Maxon Site – Parcel A, Site ID No. C447042
301 Nott Street, Schenectady, NY 12305

City of Schenectady, Schenectady County, Tax Map Identification Number(s) 39.34-1-8 (portion of), 39.34-1-9, 39.41-1-10, 39.41-1-11, 39.41-1-12, 39.41-1-13, 39.41-1-14, 39.41-1-15, 39.41-1-16, 39.41-1-17, 39.41-1-18, 39.41-1-19, 39.41-1-20, 39.41-1-21, 39.41-1-22, 39.41-1-23, 39.41-1-24, 39.41-1-4 (portion of), 39.41-1-5 (portion of), 39.41-1-6 (portion of), 39.41-1-7, 39.41-1-9, 39.49-2-1.7 (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 ALCO Hotel LLC, Airline Boulevard Properties, LLC, Airline Drive Development, LLC, ALCO Re Properties, LLC, Cohoes Avenue Associates, LLC, Cohoes Avenue Development, LLC, Erie Way Associates, LLC, Erie Way Properties, LLC, Locomotive Lane Properties, LLC, Maxon ALCO Holdings, LLC, Maxon ALCO Properties, LLC, Maxon Hotel, LLC, Mohawk Property Company Holdings LLC, Mohawk Propco LLC, Mohawk Restoration, LLC, Prestige Parkway Associates, LLC, Prestige Parkway Properties, LLC, Sitterly Street Enterprises, LLC, West Yard Associates, LLC, West Yard Properties, LLC, Westcott Road Associates, LLC, Westcott Road Development, LLC for a parcel approximately 19.15 acres located at 301 Nott Street in the City of Schenectady.

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 Schenectady County as 201650099.

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

ALCO-Maxon Site –Parcel A, C447042, 301 Nott Street, Schenectady, NY

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.

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 4 located at 1130 N. Westcott Rd., Schenectady NY, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Maxon ALCO Holdings, LLC

By: _____

Title: _____

Date: _____

Locomotive Lane Properties, LLC

By: _____

Title: _____

Date: _____

ALCO Hotel LLC

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:
Maxon ALCO Holdings, LLC
David Buicko
695 Rotterdam Industrial Park
Schenectady, NY 12306

11/30/16

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

**PARCEL A
ENVIRONMENTAL EASEMENT**

ALL that certain tract, piece or parcel of land situate, lying and being in the City of Schenectady, County of Schenectady, State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the division line between the lands now or formerly of Legere Holdings LLC to the southwest and the lands now or formerly of Maxon Alco Holdings to the northeast, said point located the following five (5) courses and distances from the intersection between the northerly bounds of Front Street with the northeasterly bounds of Mohawk Avenue:

1. North 71°28'18" East along the northerly bounds of Front Street for a distance of 44.88 feet to a point;
2. North 18°41'04" West along the above described division line for a distance of 16.44 feet to a point;
3. North 26°42'22" West continuing along said division line for a distance of 205.40 feet to a point;
4. North 20°29'20" West continuing along said division line for a distance of 93.46 feet to a point;
5. North 20°54'00" West continuing along said division line for a distance of 79.76 feet to the **Point of Beginning**.

THENCE from said **POINT OF BEGINNING** continuing along the aforementioned division line, N.20°-54-00"W., 172.94 feet to a point;

THENCE through the lands now or formerly of Legere Holdings LLC and along the proposed 2016 southerly bounds of the Mohawk River the following 27 (twenty seven) courses and distances;

1. S.86°23'57"E. a distance of 30.51 feet to a point;
2. N.60°33'24"E., a distance of 395.66 feet to a point;
3. N.47°06'03"E., a distance of 147.76 feet to a point;
4. N.50°10'38"E., a distance of 256.90 feet to a point;
5. N.51°44'43"E., a distance of 67.54 feet to a point;
6. N.40°44'47"E., a distance of 128.80 feet to a point;
7. N.38°20'50"W., a distance of 45.04 feet to a point;
8. N.51°39'10"E., a distance of 60.00 feet to a point;
9. N.38°20'50"W., a distance of 12.00 feet to a point;
10. N.51°39'40"E., a distance of 56.01 feet to a point;
11. S.38°20'50"E., a distance of 31.62 feet to a point;
12. S.86°34'51"E., a distance of 38.48 feet to a point;
13. N.67°04'26"E., a distance of 50.85 feet to a point;
14. N.63°05'03"E., a distance of 72.34 feet to a point;
15. N.58°01'17"E., a distance of 148.35 feet to a point;
16. N.62°18'55"E., a distance of 149.08 feet to a point;

17. N.60°17'56"E., a distance of 147.13 feet to a point;
18. N.68°51'49"E., a distance of 198.99 feet to a point;
19. N.72°54'52"E., a distance of 39.41 feet to a point;
20. N.75°31'33"E., a distance of 388.14 feet to a point;
21. N.78°46'12"E., a distance of 217.90 feet to a point;
22. N.75°35'27"E., a distance of 70.95 feet to a point;
23. N.73°24'10"E., a distance of 86.14 feet to a point;
24. N.65°19'17"E., a distance of 259.65 feet to a point;
25. N.59°20'01"E., a distance of 95.39 feet to a point;
26. N.45°34'04"E., a distance of 113.68 feet to a point;
27. N.23°48'28"E., a distance of 26.87 feet to a point in the westerly line of Maxon Road (also known as Maxon Road Arterial Highway);

THENCE along the westerly line of Maxon Road by the following three (3) courses:

1. S.18°05'10" E., 110.78 feet to a point;
2. S.28°40'50" W., 231.11 feet to a point;
3. S.28°06'00" W., 175.82 feet to a point;

THENCE through the lands of Maxon Alco Holdings LLC by the following ten (10) courses:

1. S.68°50'10" W., 227.13 feet to a point;
2. S.68°31'58" W., 365.92 feet to a point;
3. S.69°22'35" W., 202.92 feet to a point;
4. N.89°30'41" W., 83.83 feet to a point;
5. S.68°53'43" W., 133.57 feet to a point;
6. S.68°49'05" W., 454.67 feet to a point;
7. N.20°59'34" W., 40.13 feet to a point;
8. S.69°00'26" W., 407.96 feet to a point;
9. S.21°28'44" W., 315.76 feet to a point;
10. S.67°51'46" W., 751.18 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO RENSSELAER POLYTECHNIC INSTITUTE BY DEED FILED IN THE OFFICE OF THE CLERK OF SCHENECTADY COUNTY IN LIBER 1186 OF DEEDS AT PAGE 188 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the lands of Maxon Alco Holdings LLC said **POINT OF BEGINNING** located as follows: **COMMENCING** at a point in the southerly boundary of the Mohawk River at its intersection with the westerly line of Maxon Road (also known as Maxon Road Arterial Highway); **THENCE** from said **POINT OF COMMENCEMENT**, S. 63° – 55' – 46" W., 818.70 feet to the first mentioned **POINT OF BEGINNING** which point is the **POINT OF BEGINNING** of the parcel herein described; **THENCE** through the first herein described parcel the following nine (9) courses and distances

- 1) S. 76° – 55' – 10" W., 165.95 feet to a point;
- 2) S. 12° – 19' – 05" E., 110.15 feet to a point;
- 3) N. 74° – 09' – 28" E., 69.13 feet to a point;
- 4) S. 35° – 16' – 17" E., 6.68 feet to a point;
- 5) N. 61° – 49' – 45" E., 19.69 feet to a point;
- 6) N. 67° – 28' – 03" E., 28.46 feet to a point;
- 7) N. 57° – 38' – 48" E., 26.14 feet to a point;

- 8) N. 47° - 54' - 28" E., 26.89 feet to a point
- 9) N. 12° - 40' - 49" W., 81.53 feet to the **POINT AND PLACE OF BEGINNING.**

SUBJECT to all easements, rights-of-way or restrictions of record.

PARCEL A CONTAINS 19.15± acres of land, more or less.

DEED Book 1948 Page 905
Doc No 2016-4560

K&R:

*ROBERT A. DANASCI, ESQ.
YOUNG / SOMMER LLC
5 PALISADES DR., SUITE 300
ALBANY, NY 12205*

Exhibit B

Site Survey

NOTES:

1. This map is a preliminary map and is not to be used for any purpose other than for information.

2. The map is based on the best available information and is not a guarantee of accuracy.

3. The map is subject to change without notice.

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74. The map is based on the best available information and is not a guarantee of accuracy.

75. The map is subject to change without notice.

76. The map is not to be used for any purpose other than for information.

77. The map is based on the best available information and is not a guarantee of accuracy.

78. The map is subject to change without notice.

79. The map is not to be used for any purpose other than for information.

80. The map is based on the best available information and is not a guarantee of accuracy.

81. The map is subject to change without notice.

82. The map is not to be used for any purpose other than for information.

83. The map is based on the best available information and is not a guarantee of accuracy.

84. The map is subject to change without notice.

85. The map is not to be used for any purpose other than for information.

86. The map is based on the best available information and is not a guarantee of accuracy.

87. The map is subject to change without notice.

88. The map is not to be used for any purpose other than for information.

89. The map is based on the best available information and is not a guarantee of accuracy.

90. The map is subject to change without notice.

91. The map is not to be used for any purpose other than for information.

92. The map is based on the best available information and is not a guarantee of accuracy.

93. The map is subject to change without notice.

94. The map is not to be used for any purpose other than for information.

95. The map is based on the best available information and is not a guarantee of accuracy.

96. The map is subject to change without notice.

97. The map is not to be used for any purpose other than for information.

98. The map is based on the best available information and is not a guarantee of accuracy.

99. The map is subject to change without notice.

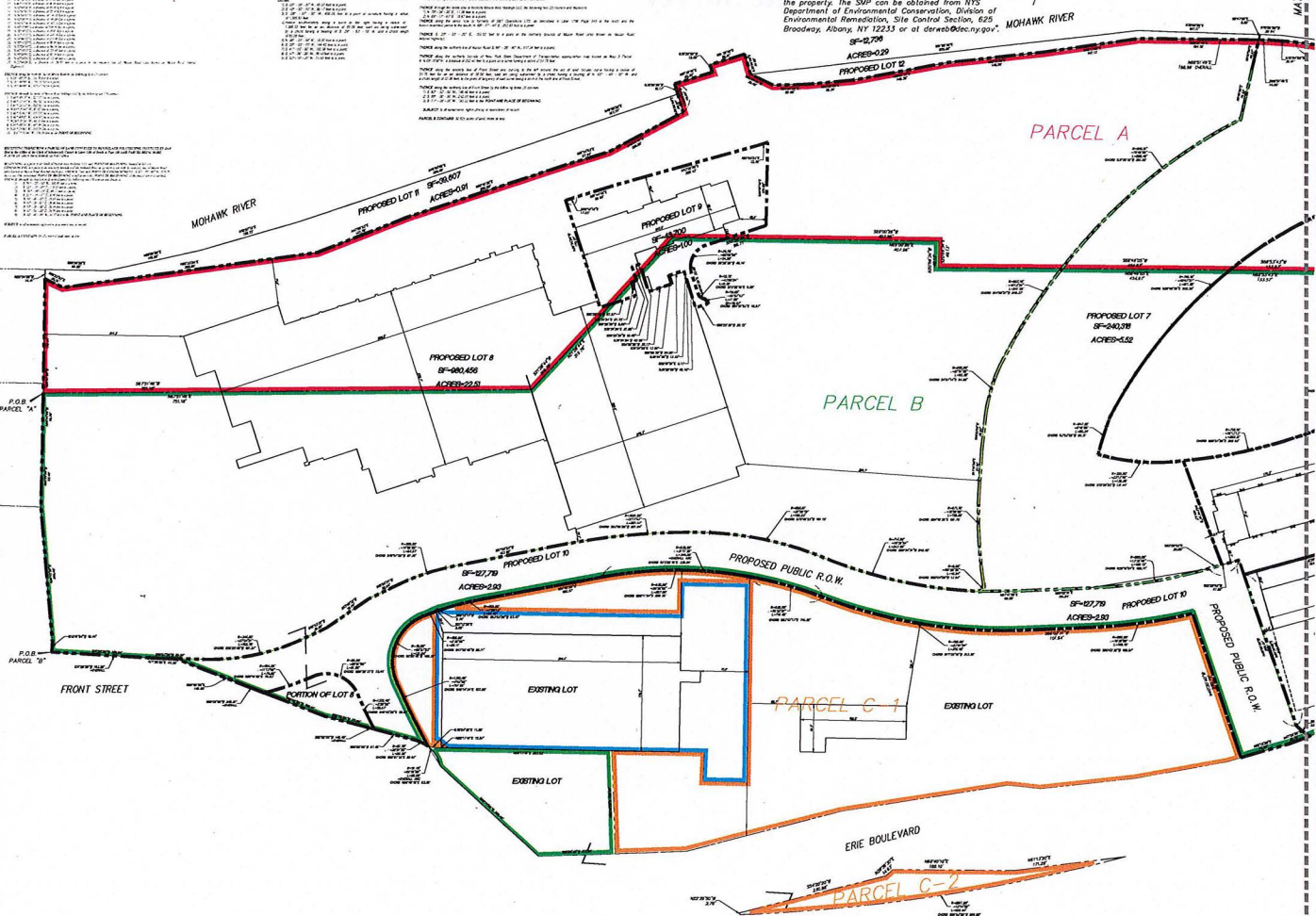
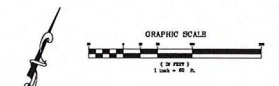
100. The map is not to be used for any purpose other than for information.

NOTE:

Map filed in accordance with approved variances granted by the Planning Department for the City of Schenectady. Original copies of any approved variance(s) can be found in the corresponding property file located in the Bureau of Code Enforcement.

NOTE:

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 New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.



HERSBERG & HERSCHEG
Engineering & Surveying
18 Locust Street
Schenectady, New York 12305
(518) 346-1111
www.hersberg-hersheg.com

SUB-1

SUBMISSION PLAN
MOHAWK HARBOR
SCHENECTADY, NEW YORK

DATE	REVISION	BY	CHKD	APP'D
10/1/2010	1	J.P.H.	J.P.H.	J.P.H.
10/1/2010	2	J.P.H.	J.P.H.	J.P.H.
10/1/2010	3	J.P.H.	J.P.H.	J.P.H.
10/1/2010	4	J.P.H.	J.P.H.	J.P.H.
10/1/2010	5	J.P.H.	J.P.H.	J.P.H.
10/1/2010	6	J.P.H.	J.P.H.	J.P.H.
10/1/2010	7	J.P.H.	J.P.H.	J.P.H.
10/1/2010	8	J.P.H.	J.P.H.	J.P.H.
10/1/2010	9	J.P.H.	J.P.H.	J.P.H.
10/1/2010	10	J.P.H.	J.P.H.	J.P.H.
10/1/2010	11	J.P.H.	J.P.H.	J.P.H.
10/1/2010	12	J.P.H.	J.P.H.	J.P.H.
10/1/2010	13	J.P.H.	J.P.H.	J.P.H.
10/1/2010	14	J.P.H.	J.P.H.	J.P.H.
10/1/2010	15	J.P.H.	J.P.H.	J.P.H.
10/1/2010	16	J.P.H.	J.P.H.	J.P.H.
10/1/2010	17	J.P.H.	J.P.H.	J.P.H.
10/1/2010	18	J.P.H.	J.P.H.	J.P.H.
10/1/2010	19	J.P.H.	J.P.H.	J.P.H.
10/1/2010	20	J.P.H.	J.P.H.	J.P.H.
10/1/2010	21	J.P.H.	J.P.H.	J.P.H.
10/1/2010	22	J.P.H.	J.P.H.	J.P.H.
10/1/2010	23	J.P.H.	J.P.H.	J.P.H.
10/1/2010	24	J.P.H.	J.P.H.	J.P.H.
10/1/2010	25	J.P.H.	J.P.H.	J.P.H.
10/1/2010	26	J.P.H.	J.P.H.	J.P.H.
10/1/2010	27	J.P.H.	J.P.H.	J.P.H.
10/1/2010	28	J.P.H.	J.P.H.	J.P.H.
10/1/2010	29	J.P.H.	J.P.H.	J.P.H.
10/1/2010	30	J.P.H.	J.P.H.	J.P.H.
10/1/2010	31	J.P.H.	J.P.H.	J.P.H.
10/1/2010	32	J.P.H.	J.P.H.	J.P.H.
10/1/2010	33	J.P.H.	J.P.H.	J.P.H.
10/1/2010	34	J.P.H.	J.P.H.	J.P.H.
10/1/2010	35	J.P.H.	J.P.H.	J.P.H.
10/1/2010	36	J.P.H.	J.P.H.	J.P.H.
10/1/2010	37	J.P.H.	J.P.H.	J.P.H.
10/1/2010	38	J.P.H.	J.P.H.	J.P.H.
10/1/2010	39	J.P.H.	J.P.H.	J.P.H.
10/1/2010	40	J.P.H.	J.P.H.	J.P.H.
10/1/2010	41	J.P.H.	J.P.H.	J.P.H.
10/1/2010	42	J.P.H.	J.P.H.	J.P.H.
10/1/2010	43	J.P.H.	J.P.H.	J.P.H.
10/1/2010	44	J.P.H.	J.P.H.	J.P.H.
10/1/2010	45	J.P.H.	J.P.H.	J.P.H.
10/1/2010	46	J.P.H.	J.P.H.	J.P.H.
10/1/2010	47	J.P.H.	J.P.H.	J.P.H.
10/1/2010	48	J.P.H.	J.P.H.	J.P.H.
10/1/2010	49	J.P.H.	J.P.H.	J.P.H.
10/1/2010	50	J.P.H.	J.P.H.	J.P.H.
10/1/2010	51	J.P.H.	J.P.H.	J.P.H.
10/1/2010	52	J.P.H.	J.P.H.	J.P.H.
10/1/2010	53	J.P.H.	J.P.H.	J.P.H.
10/1/2010	54	J.P.H.	J.P.H.	J.P.H.
10/1/2010	55	J.P.H.	J.P.H.	J.P.H.
10/1/2010	56	J.P.H.	J.P.H.	J.P.H.
10/1/2010	57	J.P.H.	J.P.H.	J.P.H.
10/1/2010	58	J.P.H.	J.P.H.	J.P.H.
10/1/2010	59	J.P.H.	J.P.H.	J.P.H.
10/1/2010	60	J.P.H.	J.P.H.	J.P.H.
10/1/2010	61	J.P.H.	J.P.H.	J.P.H.
10/1/2010	62	J.P.H.	J.P.H.	J.P.H.
10/1/2010	63	J.P.H.	J.P.H.	J.P.H.
10/1/2010	64	J.P.H.	J.P.H.	J.P.H.
10/1/2010	65	J.P.H.	J.P.H.	J.P.H.
10/1/2010	66	J.P.H.	J.P.H.	J.P.H.
10/1/2010	67	J.P.H.	J.P.H.	J.P.H.
10/1/2010	68	J.P.H.	J.P.H.	J.P.H.
10/1/2010	69	J.P.H.	J.P.H.	J.P.H.
10/1/2010	70	J.P.H.	J.P.H.	J.P.H.
10/1/2010	71	J.P.H.	J.P.H.	J.P.H.
10/1/2010	72	J.P.H.	J.P.H.	J.P.H.
10/1/2010	73	J.P.H.	J.P.H.	J.P.H.
10/1/2010	74	J.P.H.	J.P.H.	J.P.H.
10/1/2010	75	J.P.H.	J.P.H.	J.P.H.
10/1/2010	76	J.P.H.	J.P.H.	J.P.H.
10/1/2010	77	J.P.H.	J.P.H.	J.P.H.
10/1/2010	78	J.P.H.	J.P.H.	J.P.H.
10/1/2010	79	J.P.H.	J.P.H.	J.P.H.
10/1/2010	80	J.P.H.	J.P.H.	J.P.H.
10/1/2010	81	J.P.H.	J.P.H.	J.P.H.
10/1/2010	82	J.P.H.	J.P.H.	J.P.H.
10/1/2010	83	J.P.H.	J.P.H.	J.P.H.
10/1/2010	84	J.P.H.	J.P.H.	J.P.H.
10/1/2010	85	J.P.H.	J.P.H.	J.P.H.
10/1/2010	86	J.P.H.	J.P.H.	J.P.H.
10/1/2010	87	J.P.H.	J.P.H.	J.P.H.
10/1/2010	88	J.P.H.	J.P.H.	J.P.H.
10/1/2010	89	J.P.H.	J.P.H.	J.P.H.
10/1/2010	90	J.P.H.	J.P.H.	J.P.H.
10/1/2010	91	J.P.H.	J.P.H.	J.P.H.
10/1/2010	92	J.P.H.	J.P.H.	J.P.H.
10/1/2010	93	J.P.H.	J.P.H.	J.P.H.
10/1/2010	94	J.P.H.	J.P.H.	J.P.H.
10/1/2010	95	J.P.H.	J.P.H.	J.P.H.
10/1/2010	96	J.P.H.	J.P.H.	J.P.H.
10/1/2010	97	J.P.H.	J.P.H.	J.P.H.
10/1/2010	98	J.P.H.	J.P.H.	J.P.H.
10/1/2010	99	J.P.H.	J.P.H.	J.P.H.
10/1/2010	100	J.P.H.	J.P.H.	J.P.H.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/7/2016



SITE DESCRIPTION

SITE NO. C447042

SITE NAME ALCO-Maxon Site - Parcel A

SITE ADDRESS: 301 Nott Street ZIP CODE: 12305

CITY/TOWN: Schenectady

COUNTY: Schenectady

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: 04/15/2018

Description of Institutional Control

Maxon ALCO Holdings LLC

695 Rotterdam Industrial Park

301 Nott Street

Environmental Easement

Block: 1

Lot: 11

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-11

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 12
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-12
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 13
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-13
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 14
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-14
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 15
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-15
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction

Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 16

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-16

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 17

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-17

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 18

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-18

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 19

Sublot:

Section: 39
Subsection: 41
S_B_L Image: 39.41-1-19
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 20
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-20
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 21
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-21
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 22
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-22
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan

O&M Plan
Site Management Plan
Soil Management Plan

Lot: 23
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-23
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 24
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-24
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 8
Sublot:
Section: 39
Subsection: 34
S_B_L Image: 39.34-1-8 (Portion of)
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 9
Sublot:
Section: 39
Subsection: 34

S_B_L Image: 39.34-1-9
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Block: 2
Lot: 1.7
Sublot:
Section: 39
Subsection: 49
S_B_L Image: 39.49-2-1.7 (Portion of)
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Maxon ALCO Holdings, LLC
695 Rotterdam Industrial Park
301 Nott Street
Environmental Easement

Block: 1
Lot: 10
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-10
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 4
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-4 (Portion of)
Ground Water Use Restriction
IC/EC Plan

Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 5
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-5 (Portion of)
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 6
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-6 (Portion of)
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 7
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-7
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Lot: 9

Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-9
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan
Soil Management Plan

Description of Engineering Control

Maxon ALCO Holdings LLC

695 Rotterdam Industrial Park

301 Nott Street

Environmental Easement

Block: 1

Lot: 11

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-11

Cover System

Lot: 12

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-12

Cover System

Lot: 13

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-13

Cover System

Lot: 14

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-14

Cover System

Lot: 15

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-15

Cover System

Lot: 16

Sublot:

Section: 39

Subsection: 41

S_B_L Image: 39.41-1-16

Cover System

- Lot: 17
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-17
 - Cover System
- Lot: 18
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-18
- Cover System
- Lot: 19
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-19
- Cover System
- Lot: 20
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-20
- Cover System
- Lot: 21
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-21
- Cover System
- Lot: 22
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-22
- Cover System
- Lot: 23
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-23
- Cover System
- Lot: 24
 - Sublot:
 - Section: 39
 - Subsection: 41
 - S_B_L Image: 39.41-1-24
- Cover System
- Lot: 8
 - Sublot:
 - Section: 39
 - Subsection: 34
 - S_B_L Image: 39.34-1-8 (Portion of)
- Cover System
- Lot: 9
 - Sublot:

Section: 39
Subsection: 34
S_B_L Image: 39.34-1-9
Cover System

Block: 2
Lot: 1.7
Sublot:
Section: 39
Subsection: 49
S_B_L Image: 39.49-2-1.7 (Portion of)
Cover System

Maxon ALCO Holdings, LLC
695 Rotterdam Industrial Park
301 Nott Street
Environmental Easement

Block: 1
Lot: 10
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-10
Cover System

Lot: 4
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-4 (Portion of)
Cover System

Lot: 5
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-5 (Portion of)
Cover System

Lot: 6
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-6 (Portion of)
Cover System

Lot: 7
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-7
Cover System

Lot: 9
Sublot:
Section: 39
Subsection: 41
S_B_L Image: 39.41-1-9
Cover System