



September 12, 2025

Lawrence Gordon
Seaboard Estates Inc.
1 Jericho Turnpike, 2nd Floor
New Hyde Park, NY 11040
fmrc@fmrccli.com

Re: Certificate of Completion and Registry Reclassification from 2 to 4
Zoe Chemical Co., New Hyde Park, Nassau County, Site No. 130211

Dear Lawrence Gordon:

Congratulations on having satisfactorily completed the remedial program at the Zoe Chemical Co. site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site. This also results in the reclassification of the site on the Registry of Inactive Hazardous Waste Disposal Sites ("Registry") from Class 2 to Class 4.

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

- If you are the site owner, you must record the Notice of Certificate of Completion 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 the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. In all cases, proof of filing must be provided to NYSDEC within 30 days of receipt. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager within 30 days after recording, or 30 days after receipt of such proof of filing from the county clerk, whichever is later.
- Provide the Certificate of Completion/Reclassification fact sheet to the Document Repositories on or after 20 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC/Reclassification and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the

County Listserv on or after 20 days.

- Place the Notice of COC in the Document Repository for the site within 30 days of issuance of the COC.
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program. You must report the results of these activities to NYSDEC 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 NYSDEC in December 2026.

NYSDEC will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site, and notifications relating to the reclassification or delisting of the site on the Registry.

If you have any questions regarding the reclassification or any of the above tasks, please contact Sankavi Sampath, NYSDEC's project manager, at 518-402-9806.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Gary Raven – BLDR, gary.raven@bldr.com
Michael Cody – Cody Ehlers Group, michael.cody@codyehlers.com
Judith Loeb – Hillside Library jloeb@hillsidelibrary.info
Michael Murphy – Beveridge & Diamond, P.C., mmurphy@bdlaw.com
Jessica Proscia – H2M Project Manager, jproscia@h2m.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
S. Selmer – NYSDOH stephanie.selmer@health.ny.gov
Mark Sergott – NYSDOH Project Manager, mark.sergott@health.ny.gov

ec w/o enc:

Sankavi Sampath, John Swartwout, Rick Mustico, Girish Desai, Jennifer Andaloro, Alali Tamuno, Leia Schmidt, Kelly Lewandowski

NYSDEC STATE SUPERFUND PROGRAM (SSF)
CERTIFICATE OF COMPLETION

Name

Seaboard Estates Inc.

Address

1 Jericho Turnpike, 2nd Floor, New Hyde Park, NY 11040

SITE INFORMATION

Site No.: 130211 **Site Name:** Zoe Chemical Co.

Order on Consent: Index No. W1-1165-12-06

Order Execution Date: 12/06/2012

Modification Order on Consent: Index No. 1-20250402-61

Order Execution Date: 04/30/2025

Site Owner: Seaboard Estates Inc.

Street Address: 1801 Falmouth Avenue

Municipality: New Hyde Park **County:** Nassau

DEC Region: 1

Site Size: 2.020 Acres

Tax Map Identification Number(s): 8-189-1-12, 8-189-42-73

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 6 NYCRR §375-1.9.

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 Order on Consent as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 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:

Allowable Uses under the SSF: Commercial and Industrial

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 Nassau County as Liber D14498, Page 816.

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 6NYCRR §375-2.9. 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 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 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 6NYCRR §375-1.9(f)-(g).

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 6NYCRR §375-1.9(e)(2) upon finding any of the following:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 9/12/2025
Andrew O. Guglielmi, Director

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

LEGAL DESCRIPTION (ENTIRE PARCEL) (ENVIRONMENTAL EASEMENT)

1801 FALMOUTH AVENUE

NEW HYDE PARK, NEW YORK 11042

NASSAU COUNTY TAX MAP DESIGNATION:

SECTION 8 BLOCK 189 LOTS 1-12 & 42-73 BOTH INCLUSIVE

All that certain plot, piece or parcel of land situate, lying and being in New Hyde Park, Town of New Hempstead, County of Nassau, State of New York, being known and designated as Section 8, Block 189, Lots 1-12, 42-73, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the northerly line of Falmouth Avenue and the easterly line of Gould Street. Running thence from said point of BEGINNING the following courses;

Northerly along said easterly line of Gould Street,
North 15 degrees 39 minutes 45 seconds West, 200.00 feet to the southerly line of Evergreen Avenue. Thence easterly along said line,
North 74 degrees 20 minutes 15 seconds East, 340.00 feet to a point. Thence,
South 15 degrees 39 minutes 45 seconds East, 100.00 feet; thence,
North 74 degrees 20 minutes 15 seconds East, 200.00 feet; thence,
South 15 degrees 39 minutes 45 seconds East, 100.00 feet to a point on said northerly line of Falmouth Avenue. Thence westerly along said line,
South 74 degrees 20 minutes 15 seconds West, 540.00 feet to the point or place of BEGINNING.

Said parcel having an area of 2.020 acres more or less.

DEED DESCRIPTION (BOOK 6792 PAGE 459)

All that certain plot, piece or parcel of land situate, with the buildings and improvements thereon erected, situate, lying and being at or near New Hyde Park, Town of North Hempstead, County of Nassau, State of New York, shown and described on a certain map entitled "Map of New Hyde Park Estates", situated at New Hyde Park, Nassau County, N.Y., dated June 24, 1926, made by Paul H. Rosa, C.E. and surveyor, filed in the office of the Clerk of Nassau County as Map No. 615, more particularly described as follows:

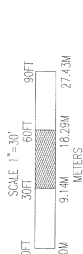
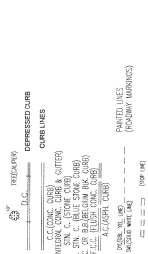
Block 4, Lots Nos. 1 to 12, both inclusive, and Lots Nos. 42 to 73, both inclusive, New Map #682.

Exhibit B

Site Survey



- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| LETTER: Q | Q1 | Q2 | Q3 | Q4 | Q5 | Q6 | Q7 | Q8 | Q9 | Q10 | Q11 | Q12 | Q13 | Q14 | Q15 | Q16 | Q17 | Q18 | Q19 | Q20 | Q21 | Q22 | Q23 | Q24 | Q25 | Q26 | Q27 | Q28 | Q29 | Q30 | Q31 | Q32 | Q33 | Q34 | Q35 | Q36 | Q37 | Q38 | Q39 | Q40 | Q41 | Q42 | Q43 | Q44 | Q45 | Q46 | Q47 | Q48 | Q49 | Q50 | Q51 | Q52 | Q53 | Q54 | Q55 | Q56 | Q57 | Q58 | Q59 | Q60 | Q61 | Q62 | Q63 | Q64 | Q65 | Q66 | Q67 | Q68 | Q69 | Q70 | Q71 | Q72 | Q73 | Q74 | Q75 | Q76 | Q77 | Q78 | Q79 | Q80 | Q81 | Q82 | Q83 | Q84 | Q85 | Q86 | Q87 | Q88 | Q89 | Q90 | Q91 | Q92 | Q93 | Q94 | Q95 | Q96 | Q97 | Q98 | Q99 | Q100 |
| Q101 | Q102 | Q103 | Q104 | Q105 | Q106 | Q107 | Q108 | Q109 | Q110 | Q111 | Q112 | Q113 | Q114 | Q115 | Q116 | Q117 | Q118 | Q119 | Q120 | Q121 | Q122 | Q123 | Q124 | Q125 | Q126 | Q127 | Q128 | Q129 | Q130 | Q131 | Q132 | Q133 | Q134 | Q135 | Q136 | Q137 | Q138 | Q139 | Q140 | Q141 | Q142 | Q143 | Q144 | Q145 | Q146 | Q147 | Q148 | Q149 | Q150 | Q151 | Q152 | Q153 | Q154 | Q155 | Q156 | Q157 | Q158 | Q159 | Q160 | Q161 | Q162 | Q163 | Q164 | Q165 | Q166 | Q167 | Q168 | Q169 | Q170 | Q171 | Q172 | Q173 | Q174 | Q175 | Q176 | Q177 | Q178 | Q179 | Q180 | Q181 | Q182 | Q183 | Q184 | Q185 | Q186 | Q187 | Q188 | Q189 | Q190 | Q191 | Q192 | Q193 | Q194 | Q195 | Q196 | Q197 | Q198 | Q199 | Q200 | |



NOTES:

- UTILITIES SHOWN ARE PER FIELD OBSERVATIONS, PARTIAL
- MARKOUTS AND AVAILABLE RECORDS AND ARE NOT GUARANTEED.
- ELEVATIONS REFER TO MVDDB DATUM
- COORDINATES REFER TO MVDDB DATUM

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 State Constitution. The engineering and institutional controls for this property are set forth in detail in the NYS Department of Environmental Conservation (NYS DEC) permit for the property. 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 12243 or at serve@dec.ny.gov."

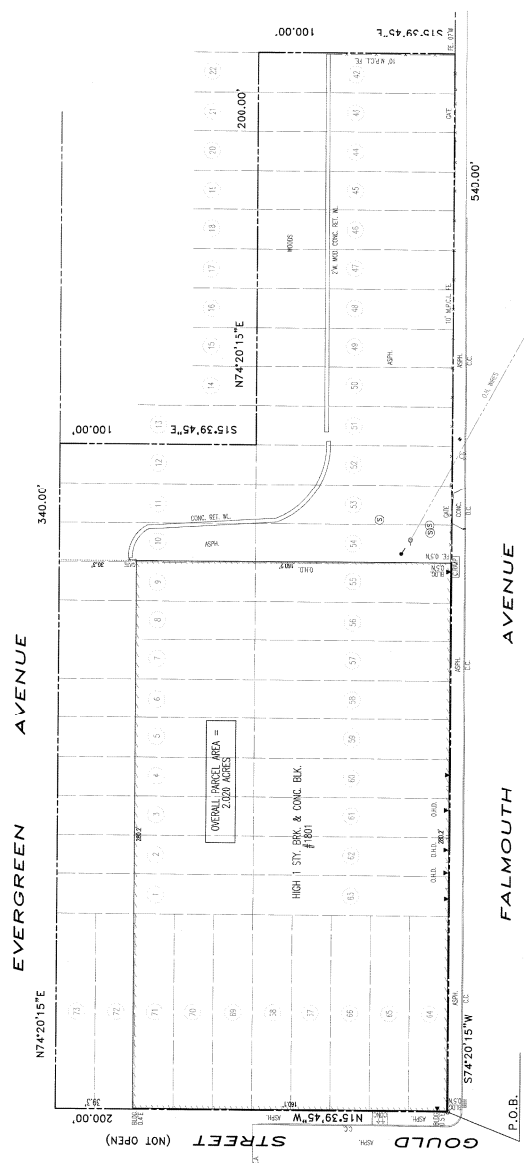


SURVEY OF
LOTS 1-12, 42-73 BLK. 4
MAP OF

"NEW HYDE PARK ESTATES"
 NEW HYDE PARK
 TOWN OF NORTH HEMPSTEAD
 NASSAU COUNTY, NEW YORK
 SCALE 1"=30' MAY 19, 2002



STEPHEN A. RAYN, P.E., (L.S. NO. 194554)
fax: 516.822.2743
www.oilandsurveying.com



LEGAL DESCRIPTION (OVERALL PARCEL) (ENVIRONMENTAL EASEMENT)
 1901 CALIFORNIA AVENUE

1601 FRIDGUTH AVENUE
NEW HYDE PARK, NEW YORK 11042
NASSAU COUNTY TAX MAP DESIGNATION:
SECTION 8 BLOCK 189 LOTS 1-12 & 42-73 BOTH INCLUSIVE

All that certain plot, piece or parcel of land situated, lying and being in New Hyde Park, Town of North Hempstead, County of Nassau, State of New York, known and designated as lots 1 thru 12 and lots 42 thru 73 inclusive in Block 4 on a certain map entitled "Map of New Hyde Park Estates, situated at New Hyde Park, Nassau County, N.Y.", dated June 24, 1926, made by Paul H. Rosen, C.E. and surveyor, filed in the office of the Clerk of Nassau County as Map No. 615. New Map #482.

Said parcel being more particularly described as follows:

BEGINNING at a point at the intersection of the northerly line of Falmouth Avenue and the easterly line of Gould Street. Running thence from said point of BEGINNING the following courses,

Northerly along said easterly line of Gould Street,
North 15 degrees 39 minutes 45 seconds West, 200.00 feet to the southerly line of Evergreen
Avenue.
North 74 degrees 20 minutes 15 seconds East, 340.00 feet to a point.
Thence,
South 13 degrees 39 minutes 45 seconds East, 100.00 feet; thence,
North 74 degrees 20 minutes 15 seconds East, 200.00 feet; thence,

South 15 degrees 39 minutes 45 seconds East, 100.00 feet to a point on said northerly line of
South 15 degrees 39 minutes 45 seconds West, 100.00 feet to a point on said northerly line of
Fairmouth Avenue. Thence westerly along said line,
South 74 degrees 20 minutes 15 seconds West, 540.00 feet to the point or place of BEGINNING.

Said parcel having an area of 2.020 acres more or less.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
VIOLATING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 2705, PARAGRAPH 2, OF THE NEW YORK STATE
ELECTION LAW § 2705.2

NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Zoe Chemical Co., Site ID No. 130211
1801 Falmouth Avenue, New Hyde Park, NY, 11040
New Hyde Park, Nassau County, Tax Map Identification Number: 8-189-1-12 and 8-189-42-73

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Seaboard Estates Inc. for a parcel approximately 2.020 acres located at 1801 Falmouth Avenue in New Hyde Park, Nassau County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 13 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 NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, 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 Nassau County as Liber D14498, Page 816.

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 NYSDEC'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 6 NYCRR Part 375-2.9. 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 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other

**Zoe Chemical Co., 130211
1801 Falmouth Avenue, New Hyde Park, NY 11040**

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 NYSDEC 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 only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by 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 1 Office located at 50 Circle Road, Stony Brook, NY 11790, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/130211>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Seaboard Estates Inc.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 2025, 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:
Seaboard Estates Inc.
1 Jericho Turnpike, 2nd Floor
New Hyde Park, NY 11040



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
8/26/2025



SITE DESCRIPTION

SITE NO. 130211

SITE NAME Zoe Chemical Co.

SITE ADDRESS: 1801 Falmouth Avenue ZIP CODE: 11040

CITY/TOWN: New Hyde Park

COUNTY: Nassau

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan YES

Monitoring Plan YES

Operation and Maintenance (O&M) Plan YES

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 10/30/2026

Description of Institutional Control

Seaboard Estates Inc.

1801 Falmouth Avenue

Environmental Easement

Block: 189

Lot: 1

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-1

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 10

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-10

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 11

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-11

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 12

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-12

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 2

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-2

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan
Site Management Plan

Lot: 3
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-3
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 4
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-4
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 42
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-42
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 43
Sublot:
Section: 8
Subsection:

S_B_L Image: 8-189-43
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 44

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-44
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 45

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-45
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 46

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-46
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 47
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-47
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 48
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-48
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 49
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-49
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 5
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-5
Building Use Restriction

Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 50

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-50

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 51

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-51

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 52

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-52

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 53
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-53
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 54
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-54
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 55
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-55
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 56
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-56
Building Use Restriction
Ground Water Use Restriction

IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 57
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-57
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 58
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-58
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 59
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-59
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 6

Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-6
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 60
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-60
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 61
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-61
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 62
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-62
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan

O&M Plan
Site Management Plan

Lot: 63
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-63
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 64
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-64
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 65
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-65
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 66
Sublot:
Section: 8
Subsection:

S_B_L Image: 8-189-66
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 67

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-67
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 68

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-68
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 69

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-69
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 7
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-7
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 70
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-70
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 71
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-71
Building Use Restriction
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 72
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-72
Building Use Restriction

Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Lot: 73

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-73

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 8

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-8

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Lot: 9

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-9

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

Seaboard Estates Inc.

1801 Falmouth Avenue

Environmental Easement

Block: 189

Lot: 1

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-1

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 10

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-10

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 11

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-11

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 12

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-12

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 2

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-2

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 3

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-3

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 4

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-4

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 42
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-42
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 43
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-43
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 44
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-44
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 45
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-45
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 46
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-46
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 47
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-47
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 48
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-48
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 49
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-49
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 5
Sublot:

Section: 8
Subsection:
S_B_L Image: 8-189-5
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 50
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-50
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 51
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-51
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 52
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-52
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 53
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-53
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 54
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-54
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 55
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-55
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 56
Sublot:
Section: 8
Subsection:
S_B_L Image: 8-189-56
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 57
Sublot:
Section: 8
Subsection:

S_B_L Image: 8-189-57
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 58

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-58
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 59

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-59
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 6

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-6
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 60

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-60
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 61

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-61
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 62

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-62
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 63

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-63
Air Sparging/Soil Vapor Extraction
Cover System

Lot: 64

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-64

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 65

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-65

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 66

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-66

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 67

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-67

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 68

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-68

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 69

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-69

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 7

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-7

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 70

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-70

Air Sparging/Soil Vapor Extraction
Cover System

Lot: 71

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-71

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 72

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-72

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 73

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-73

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 8

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-8

Air Sparging/Soil Vapor Extraction

Cover System

Lot: 9

Sublot:

Section: 8

Subsection:

S_B_L Image: 8-189-9

Air Sparging/Soil Vapor Extraction

Cover System

Description of Institutional Control

An environmental easement is in place, which requires 1) the implementation, maintenance, and monitoring of the Engineering Controls; 2) prevention of exposure to remaining contamination by controlling disturbances to subsurface contamination; and 3) the limitation of the use and development of the site to commercial use only. A Site Management Plan is also in place.

Description of Engineering Control

Exposure to remaining contamination at the site is prevented by a cover system consisting of asphalt pavement and concrete building slabs. Any redevelopment at the site is required to have a cover of asphalt or soil where the upper one foot meets applicable standards, and any disturbance to the existing cover must be overseen by an NYS-licensed and registered P.E. The remaining contamination in the soil vapor will continue to be treated with an SVE system, where vacuum draws up the air and passes it through two GAC-containing drums then discharged to the atmosphere.