

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, NY 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

FEB - 4 2020

Curtiss-Wright Flow Control Corporation (CW Target Rock)  
Attn: George McDonald  
400 Interpace Parkway, Building D  
Parsippany, NJ 07054

Re: Certificate of Completion and Registry Reclassification from 2 to 4  
Target Rock Corp.  
1966 East Broadhollow Road  
East Farmingdale, Suffolk County, NY 11735  
Site ID No.: 152119

Dear Mr. McDonald:

Congratulations on having satisfactorily completed the remedial program at the Target Rock Corp. Site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Site Management Plan 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") for 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 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. 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. In all cases, proof of filing must be provided to the Department within 30 days of receipt. A standard notice form is attached to this letter.
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC; and
- Implement the Department-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 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 August 2021.



Department of  
Environmental  
Conservation



The Department 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 Jared Donaldson at 518-402-9176 or [jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov).

Sincerely,



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

Enclosure

ec w/ enclosure:

Carolyn Straton – Curtiss Wright  
C. Vooris – NYSDOH  
Renata Ockerby - NYSDOH  
Charlotte Bethoney - NYSDOH

ec w/o enc:

Jared Donaldson  
Bob Corcoran  
Rick Mustico  
Walter Parish  
Kelly Lewandowski  
Rosalie Rusinko - OGC



NYSDEC STATE SUPERFUND PROGRAM (SSF)  
**CERTIFICATE OF COMPLETION**

**Name**

Curtiss-Wright Flow Control Corporation (CW Target Rock)

**Address**

400 Interpace Parkway, Building D  
Parsippany, NJ 07054

**SITE INFORMATION**

**Site No.:** 152119 **Site Name:** Target Rock Corp.

**Order on Consent: Index No.** W1-1031-04-10 **Order Execution Date:** 07/31/2008

**Site Owner:** Curtiss Wright Flow Control Corporation

**Street Address:** 1966 East Broadhollow Road

**Municipality:** East Farmingdale **County:** Suffolk **DEC Region:** 1

**Site Size:** 10.94 Acres

**Tax Map Identification Number(s):** 0100031000100002002, 0100031000100002003,  
0100031000100002004

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:** Restricted-Residential, 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 Suffolk County with recording identifier Liber D00012934, Page 420.

**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 a finding that:

(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.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: 2/4/20  
Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

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

Target Rock Corp., Site ID No. 152119  
1966 East Broadhollow Road, East Farmingdale, NY 11735  
Town of Babylon, Suffolk County, Tax Map Identification Numbers 0100031000100002002,  
0100031000100002003, 0100031000100002004

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Curtiss-Wright Flow Control Corporation (CW Target Rock) for a parcel approximately 11 acres located at 1966 East Broadhollow Road in East Farmingdale, Suffolk 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 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 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 Suffolk County as Liber D00012934, Page 420.

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

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 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 applicable provision of

***Target Rock Corp., 152119, 1966 East Broadhollow Road, East Farmingdale, NY 11735***

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 be 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 located at 50 Circle Road, Stony Brook, NY 11790, by contacting the Regional Environmental Remediation Engineer.

Curtiss-Wright Flow Control Corporation

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

Town of Babylon Industrial Development Agency  
(Fee Owner)

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:**  
Curtiss-Wright Flow Control Corporation  
(CW Target Rock)  
George McDonald  
400 Interpace Parkway, Building D  
Parsippany, NJ 07054

County: Suffolk Site No: 152119 Order on Consent Index Number: W1-1031-04-10

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**SCHEDULE "A" PROPERTY DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being at Farmingdale, in the Town of Babylon, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point lying in the westerly terminus of the Southwesterly side of the existing 60 foot Right of Way was described in the indenture dated 2/8/61, Liber 4944 cp 359 and 360, said point of beginning also being located 1176.45 feet Westerly from the Westerly side of Broad Hollow Road 130 feet wide as said distance is measured along the southerly side of the 60 foot Right of Way;

RUNNING THENCE from this point of beginning South 22 degrees 28 minutes 52 seconds West 171.14 feet;

RUNNING THENCE North 67 degrees 45 minutes 18 seconds West 90.00 feet;

RUNNING THENCE South 22 degrees 28 minutes 52 seconds West 310.00 feet;

RUNNING THENCE North 67 degrees 45 minutes 18 seconds West 438.47 feet;

RUNNING THENCE South 22 degrees 28 minutes 52 seconds East 543.62 feet to a point;

RUNNING THENCE South 67 degrees 31 minutes 48 seconds East 528.46 feet to a point;

RUNNING THENCE South 22 degrees 28 minutes 52 seconds West 0.41 feet to a point lying in the Northerly terminus of the Northwesterly end of the existing 60 feet Right of Way as described in the indenture dated 2/8/61, Liber 4944 cp 359 and 360;

RUNNING THENCE along the Westerly side of the existing 60 foot Right of Way, South 22 degrees 28 minutes 52 seconds West 60 feet to the point or place of BEGINNING.

TOGETHER WITH an easement or right of way in common with others over the above mentioned right of way for access to and from Broad Hollow Road and the installation and maintenance of utilities therein.  
TAX LOTS 2.002 & 2.003

Also

All that certain plot, piece or parcel of land, situate, lying and being at Farmingdale, Town of Babylon, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point distant the following four courses and distances along the Northerly side of a right of way created by deed recorded in Liber 4944 cp 359 and Declaration recorded in Liber 6736 cp 237 from a point on the Westerly side of Broad Hollow Road distant 1756.90 feet Northerly when measured along the same from the Northerly side of land of Long Island Railroad:

- 1) North 87 degrees 46 minutes 27 seconds West 133.11 feet ;
- 2) North 67 degrees 31 minutes 08 seconds West 1023.66 feet;
- 3) North 22 degrees 28 minutes 52 seconds East 0.41 feet;
- 4) North 67 degrees 31 minutes 48 seconds West 528.46 feet to the true point of beginning;

RUNNING THENCE South 22 degrees 28 minutes 52 seconds West partly along the Westerly side of said right of way 543.62 feet;

RUNNING THENCE North 67 degrees 45 minutes 18 seconds West 497.64 feet;



County: Suffolk Site No: 152119 Order on Consent Index Number: W1-1031-04-10

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RUNNING THENCE North 42 degrees 09 minutes 17 seconds East 579.44 feet;

RUNNING THENCE South 67 degrees 31 minutes 48 seconds East 302.56 feet to the  
Westerly side of said right of way and the point or place of BEGINNING.

TOGETHER WITH an easement or right of way in common with others over the  
above mentioned right of way for access to and from Broad Hollow Road and the  
installation and maintenance of utilities therein.

TAX LOT 2.004





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
8/2/2019



**SITE DESCRIPTION**

**SITE NO.** 152119

**SITE NAME** Target Rock Corp.

**SITE ADDRESS:** 1966 East Broadhollow Road **ZIP CODE:** 11735

**CITY/TOWN:** East Farmingdale

**COUNTY:** Suffolk

**ALLOWABLE USE:** Restricted-Residential, 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:** 08/29/2021

**Description of Institutional Control**

**TARGET ROCK CORP**

1966 EAST BROAD HOLLOW RD

Environmental Easement

Block: 0100

Lot: 002004

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002004

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

**Target Rock Corp.**

1966 East Broadhollow Road

Environmental Easement

Block: 0100

Lot: 002002

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002002

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 002003

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002003

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**TARGET ROCK CORP**

1966 EAST BROAD HOLLOW RD

Environmental Easement

Block: 0100

Lot: 002004

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002004

Cover System

Vapor Mitigation



**Target Rock Corp.**

1966 East Broadhollow Road

Environmental Easement

Block: 0100

Lot: 002002

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002002

Cover System

Vapor Mitigation

Lot: 002003

Sublot:

Section: 3100

Subsection:

S\_B\_L Image: 0100031000100002003

Cover System

Vapor Mitigation