

**ENVIRONMENTAL NOTICE**

**THIS ENVIRONMENTAL NOTICE** is made the 17<sup>th</sup> day of April 2014, by the New York State Department of Environmental Conservation (Department), having an office for the transaction of business at 625 Broadway, Albany, New York 12233.

**WHEREAS**, a parcel of real property identified as Schatz Federal Bearing (Site 314003), located on Van Wagner Road in the Town of Poughkeepsie, County of Dutchess, State of New York, which is part of lands conveyed by Richard R. McCabe, George Bennett, Jr., and Michael B. Kerrigan to McKebe Corporation by deed dated May 2, 1985 and recorded in the Dutchess County Clerk's Office on June 18, 1985 in Book 1671 at Page 532 and being more particularly described in Appendix "A", attached to this noticed and made a part hereof, and hereinafter referred to as "the Property" is the subject of a remedial program under the Department's State Superfund program.

**WHEREAS**, the Department approved a cleanup to address contamination disposed at the Property and such cleanup was conditioned upon certain limitations.

**NOW, THEREFORE**, the Department provides notice that:

**FIRST**, the Property subject to this Environmental Notice is as shown on a map attached to this Notice as Appendix "B" and made a part hereof.

**SECOND**, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results or may result in a significantly increased threat of harm or damage at any site as a result of exposure to soils. A violation of this provision is a violation of 6 NYCRR 375-1.11(b)(2).

**THIRD**, no person shall disturb, remove, or otherwise interfere with the installation, use, operations, and maintenance of engineering controls required for the Remedy, including but not limited to those engineering controls described in the SMP, unless in each instance they first obtain a written waiver of such prohibition from the Department or Relevant Agency.

**FOURTH**, the remedy was designed to be protective for the following uses: Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv). Therefore, any use for purposes other than Industrial without the express written waiver of such prohibition by the Relevant Agency may result in a significantly increased threat of harm or damage at any site.

DUTCHESS COUNTY  
CLERK'S OFFICE  
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MAY - 5 PM 3:22


MISC RCDS #2014114

\$85.00

**FIFTH**, no person shall use the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency. Use of the groundwater without appropriate treatment may result in a significantly increased threat of harm or damage at any site.

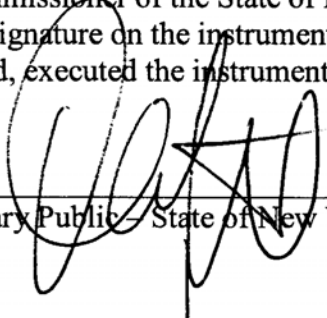
**SIXTH**, it is a violation of 6 NYCRR 375-1.11(b) to use the Property in a manner inconsistent with this environmental notice.

**IN WITNESS WHEREOF**, the undersigned, acting by and through the Department of Environmental Conservation as Designee of the Commissioner, has executed this instrument the day written below.

By:   
Robert W. Schick, P.E.,  
Director, Division of Remediation

STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF                 )

On the 17<sup>th</sup> day of April, in the year 2014, before me, the undersigned, personally appeared Robert Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

  
Notary Public - State of New York

**David J. Chiusano**  
Notary Public, State of New York  
No. 01CH5032146  
Qualified in Schenectady County  
Commission Expires August 22, 2014

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**Appendix A****Real Property Description**

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED**, situate lying and being in the Town of ✓ Poughkeepsie, Dutchess County, State of New York, referred to as the Van Wagner Road property comprised of six parcels of land off North Grand Avenue, Poughkeepsie, New York, as bounded and described in the description annexed hereto and made a part hereof as Schedule "A" together with copies of a survey plot and prior Deeds to the six parcels of land off North Grand Avenue, Poughkeepsie, New York annexed hereto and made a part hereof as Schedule "B", which Deeds are recorded with the County Clerk's Office of Dutchess County, New York, as follows:

1. Theodore H. Bain and wife to The Federal Bearings Co., Inc. -dated July 16, 1948 Recorded in Liber 696 of Deeds at Page 262,
2. The New York, New Haven and Hartford Railroad Company to The Federal Bearings Co., Inc. - dated May 26, 1949 Recorded in Liber 720 of Deeds at Page 272,
3. John D. Crudele to The Federal Bearings Co., Inc., -dated April 22, 1957- Recorded in Liber 942 of Deeds at Page 88.
4. Charles J. Patrick to The Federal Bearings Co., Inc. dated April 3, 1959- Recorded in Liber 992 of Deeds at Page 176, (two parcels)
5. Charles J. Patrick to The Federal Bearings Co., Inc. dated June 18, 1959- Recorded in Liber 998 of Deeds at Page 585.

**"Schedule A"**

ALL that parcel of piece of land situate in the Town of Poughkeepsie, ✓ Dutchess County, New York, bounded and described as follows:

BEGINNING at the intersection of the northerly line of Van Wagner Road and the easterly line of the former location of the N.Y.N.H. & H. Railroad right of way;

Thence along the easterly line of said railroad North 48° 51' West 1246.06 feet and North 47° 15' West 182.90 feet to the lands of Morrill;

Thence North 38° 13' East 516.27 feet along the wall and the easterly line of Morrill to the lands of now or formerly one Underhill;

Thence along the wall and the southerly line of said Underhill the following courses: South 57° 00' East 176.62 feet, South 66° 32' East 92.25 feet, South 67° 10' East 630.48 feet to a wire fence at the end of the stonewall;

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Thence along the wire fence South  $41^{\circ} 28'$  East 376.10 feet and South  $38^{\circ} 49'$  East 75.42 feet to the lands of Halstead;

Thence along Halstead South  $54^{\circ} 45'$  West 195.00 feet to a corner;

Thence along the southerly line of Halstead South  $38^{\circ} 58'$  East 290.00 feet;

Thence along the rear lot adjoining Halstead to the south, South  $66^{\circ} 55'$  West 50.00 feet to a corner;

Thence along the southerly side of said lot South  $38^{\circ} 58'$  East 150.00 feet to the northerly line of Van Wagner Road;

Thence along the northerly line of Van Wagner Road South  $66^{\circ} 55'$  West 417.27 feet and South  $70^{\circ} 37'$  West 62.53 feet to the place or point of BEGINNING.

ALL that certain piece or parcel of land situate, lying and being in the Town of Poughkeepsie, County of Dutchess and State of New York, delineated and shown on a map to be recorded herewith, entitled: "New York, New Haven & Hartford Railroad Real Estate & Right of Way Department Land in Poughkeepsie, N.Y. To be conveyed to The Federal Bearings Co. Scale 1 in. = 100 Ft., Feb. 1949", and bounded and described as follows:

Southwesterly 1378.89 feet by remaining railroad land in a line parallel with and 50 feet northeasterly, measured at right angles from the monumented center line of the railroad from Poughkeepsie to Hopewell Junction;

Northwesterly 6.15 feet by remaining railroad land in a line making an interior angle of  $98^{\circ} 06'$  with the last described line at a point therein distant 50 feet northeasterly, measured at right angles from station 46 + 91.72 of said monumented center line;

Northeasterly 1430.92 feet by land formerly of Theodore H. Dain now supposed to belong to the party of the second part;

Southeasterly 153.48 feet by Van Wagner Road.

ALL that tract or parcel of land, situate in the Town of Poughkeepsie, County of Dutchess, State of New York, bounded and described as follows:

BEGINNING at the center of a large white oak tree on the easterly side of the road known as the "Underhill Road";

Thence South  $32^{\circ} 18'$  East as the needle pointed in June 1917, 201.5 feet along a stone wall;

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Thence South 66° 22' East 461 feet, still along said stone wall;

Thence North 25° 7' East 789.15 feet to the southeasterly corner of a frame shed;

Thence continuing same course (North 25° 7' East) 22.25 feet;

Thence North 72° 13' West 345.7 feet along the stone wall to the center of said "Underhill Road";

Thence South 40° 50' West 88 feet to a point in the center of said road;

Thence South 65° 19' West 265 feet to a point in the center of said road;

Thence South 43° 58' West 96.4 feet to a point in the center of said road;

Thence South 31° 39' West 126.1 feet to a point in the center of said road;

Thence South 45° 39' West 170.25 feet to a point about in the center of said road;

Thence South 32° 18' East 14.5 feet to the place of BEGINNING.

ALL that tract or parcel of land situate in the Town of Poughkeepsie, Dutchess County, New York, bounded and described as follows: ✓

BEGINNING at the southeast corner of the land heretofore conveyed by Lindley F. Underhill and wife to James H. Newman and wife by deed dated July 2, 1917 and recorded in the Dutchess County Clerk's Office in Book 398 of Deeds at page 538 and running thence easterly along the north line of lands of Charles Noxon South 66° 22' East 345 feet to the southeast corner of land conveyed by Edmund B. Underhill and wife to Lindley F. Underhill September 22, 1906 by deed recorded in said Clerk's Office in Book 350 of Deeds page 12;

Thence northerly along the east line of said land 1080 feet to the northeast corner thereof;

Thence westerly along the south line of lands of E.B. Underhill 345 feet to a corner of said land;

Thence Southerly along the east line of lands of said Underhill and party of the second part, 1080 feet to the place of BEGINNING.

EXCEPTING THEREFROM parcels released from mortgage 380 mp 155.

ALL that certain piece or parcel of land situated in the Town of Poughkeepsie, Dutchess County, State of New York, bounded and described as follows: ✓

BEGINNING at a point in the center of a stone wall in the north line of lands of Federal Bearing Inc., the said point being the southwesterly corner of the herein described parcel and being the southeasterly corner of lands of Patrick;

Thence along the easterly line of lands of Patrick and following the line of a wire fence in part North  $24^{\circ} 51' 50''$  East 1039.94 feet;

Thence through lands of Underhill South  $61^{\circ} 15' 30''$  East 350.88 feet and South  $24^{\circ} 51' 50''$  West 1009.09 feet;

Thence along the north line of lands of Federal Bearing Inc. North  $66^{\circ} 18' 10''$  West 350.07 feet to the point or place of BEGINNING.

ALL that certain piece or parcel of land situate in the City of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the lands of Samuel Rock which point is South  $86^{\circ} 11' 50''$  West 265.00 feet from the southeasterly corner of the lands of Samuel Rock on the westerly line of Fairview Avenue;

Thence southerly South  $3^{\circ} 48' 10''$  East 142.66 feet to a point on a fence;

Thence westerly and southerly, along said fence, South  $88^{\circ} 57' 30''$  West 26.78 feet, South  $0^{\circ} 18' 30''$  East 24.25 feet, South  $1^{\circ} 50' 40''$  East 77.05 feet and South  $3^{\circ} 17' 50''$  East 35.30 feet to a point on a fence, the northerly line of the Central New England Railroad, New York, New Haven & Hartford Railroad;

Thence westerly, along said fence, South  $73^{\circ} 53' 30''$  West, 561.20 feet to the easterly line of the Central New England Railroad (New York, New Haven & Hartford Railroad) Hospital Branch;

Thence northerly, along the easterly line of said Railroad, North  $3^{\circ} 07' 00''$  East 734.16 feet to the southwesterly corner of land of The Federal Bearings Co. Inc.;

Thence easterly, along said land, South  $80^{\circ} 41' 50''$  East 504.16 feet to land of Margaret Gulick;

Thence southerly along said land of Gulick, land of Anthony Doreo and the aforesaid land of Samuel Rock, South  $3^{\circ} 48' 10''$  East 217.00 feet to the southwesterly corner of said land of Rock to the point of BEGINNING.

ALL that certain piece or parcel of land situate in the City of Poughkeepsie, County of Dutchess, and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly line of Fairview Avenue, said point being the southeasterly corner of land of Samuel Rock;

Thence southerly along said westerly line of Fairview Avenue, South  $3^{\circ} 48' 10''$  East 94.18 feet to the northerly line of Rowena Avenue;

Thence westerly along the northerly line of Rowena Avenue, South  $88^{\circ} 55' 50''$  West 265.30 feet to the end of Rowena Avenue;

Thence North  $3^{\circ} 48' 10''$  West 81.53 feet to the southwestly corner of the land of Samuel Rock;

Thence easterly along said Rock's land North  $86^{\circ} 11' 50''$  East 265.00 feet to the point of BEGINNING.

ALL that certain lot of land situate on the westerly side of Fairview Avenue in the City of Poughkeepsie, County of Dutchess and State of New York, described as follows:

BEGINNING at a point in the westerly line of Fairview Avenue South  $3^{\circ} 48' 10''$  East 94.18 feet from the southeasterly corner of the lands now or formerly of Samuel Rock and at the southeasterly corner of other lands of the Federal bearings Co. Inc., and running thence South  $3^{\circ} 48' 10''$  East along the westerly line of Fairview Avenue 30.035 feet;

Thence westerly through the center line of Rowena Avenue as shown on Map of H. M. T. Rowe on file in the Office of the Dutchess County Clerk, No. 241, 265.15 feet to the lands of The Federal Bearings Co. Inc.;

Thence North  $3^{\circ} 48' 10''$  West 30.035 feet to the lot of The Federal Bearings Co. Inc.;

Thence North  $86^{\circ} 11' 50''$  East 265 feet to the place of BEGINNING; being on the northerly one half of Rowena Avenue as shown on said Map No. 241 on file in the Office of the Dutchess County Clerk.

ALL that certain piece, parcel or tract of land situate in the Town of Poughkeepsie, Dutchess County, New York, bounded and described as follows:

BEGINNING at a point where the East side of North Street Avenue intersects the northerly boundary of the lands of the New York, New Haven and Hartford Railroad;

Thence in a Northeasterly direction along the East side of North Grand Avenue, a distance of 420 feet more or less, to a stone wall, at the corner of lands now or formerly owned by Bessie Abramsky;

Thence in a general easterly direction along said stone wall 202 feet, more or less, to an angle therein;

Thence continuing along said stone wall in said lands now or formerly of the said Bessie Abramsky 461 feet, more or less, to a junction of said stone wall with another stone wall running southerly;

Thence southerly along said stone wall and being along lands now or formerly of Federal Bearings Co., Inc., 510 feet, more or less, to the northerly boundary of the lands of the New York, New Haven-Hartford Railroad;

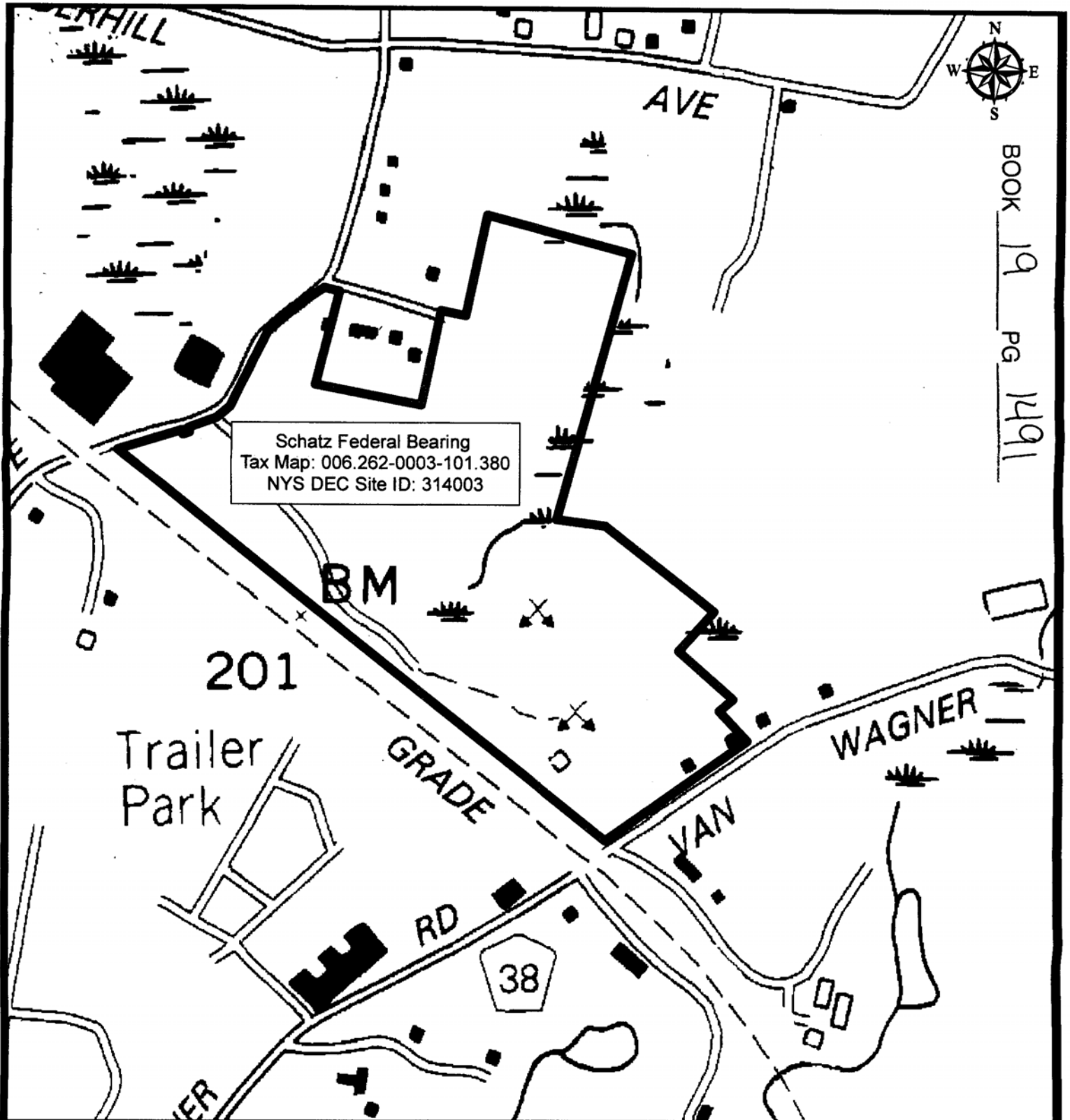
Thence in a general northwesterly direction along the northerly boundary of said lands of the New York, New Haven-Hartford Railroad 960 feet, more or less, to the point of BEGINNING.

R&R: Frontier Abstract & Research Service  
30 W. Broad St.  
Rochester, N.Y. 14614

DUTCHESS COUNTY CLERK'S OFFICE  
RECEIVED MAY 5 20 14  
IN BOOK 19 AT PAGE 1483  
OF Miscellaneous & EXAMINED.

CLERK *km*





# Schatz Federal Bearing Appendix B Environmental Notice

Tax Map: 006.262-0003-101.380

NYS DEC Site ID: 314003

Van Wagner Road  
Poughkeepsie, NY

Project Manager: Carl Hoffman  
Map Created By: Payson Long  
Date Created: April 3, 2014



0 210 420 840 1,260 1,680 Feet

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Site Location

