

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

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www.dec.ny.gov

## CERTIFIED MAIL

AUG 13 2020

B. Millens Sons, Inc.  
c/o Joan Millens and Peter Anthony Ambrose  
150 Lounsbury Place  
Kingston, NY 12401

Re: Certificate of Completion and Registry Reclassification from 2 to 4  
B. Millens Scrapyard, Kingston, Ulster County, Site No. 356030

Dear Ms. Millens and Mr. Ambrose:

Congratulations on having satisfactorily completed the remedial program at the B. Millens Scrapyard 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 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") 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 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 Institutional Control/Engineering Control (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 October 2021.

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.



Department of  
Environmental  
Conservation

If you have any questions regarding the reclassification or any of the above tasks, please contact Kevin Carpenter at (518) 402-9799.

Sincerely,



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

Enclosure

ec w/ enclosure:

J. Millens, joan.millens@icloud.com  
P. Ambrose, ambrosepetera@yahoo.com  
D. Lenefsky, david@lenefskylaw.com  
T. Johnson, Thomas.johnson@sterlingenvironmental.com  
A. Millspaugh, Andrew.millspaugh@sterlingenvironmental.com  
C. Vooris – NYSDOH  
K. Kulow – NYSDOH  
J. Kenney, NYSDOH  
M. Schuck - NYSDOH

ec w/o enc:

K. Carpenter  
J. Brown  
D. Bendell  
K. Lewandowski  
J. Andaloro  
DEC DOCs

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

**Name**

B. Millens Sons, Inc.

**Address**

150 Lounsbury Place, Kingston, NY 12401

**SITE INFORMATION**

**Site No.:** 356030 **Site Name:** B. Millens Scrapyard

**Order on Consent: Index No.** CO 3-20141112-160 **Order Execution Date:** 12/19/2014

**Site Owner:** Joan Millens (Trustee), Peter Anthony Ambrose (Trustee)

**Street Address:** 290, 296, 312-322 East Strand Street

**Municipality:** Kingston **County:** Ulster **DEC Region:** 3

**Site Size:** 1.458 Acres

**Tax Map Identification Number(s):** 56.36-1-16, 56.36-1-17, 56.36-1-15

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 Ulster County with recording identifier as Book of Deeds 6247, Page 27.

**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).

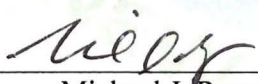
## CERTIFICATE MODIFICATION/REVOCATION

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: 2/13/20  
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)**

***B. Millens Scrapyard, Site ID No. 356030***  
***290, 296, 312-322 East Strand Street, Kingston, NY, 12402***  
***Kingston, Ulster County, Tax Map Identification Number(s) 56.36-1-15, 56.36-1-16, 56.36-1-17***

**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 B. Millens Sons, Inc. for three tax parcels (56.36-1-15, 56.36-1-16, 56.36-1-17) totaling approximately 1.458 acres located at 290, 296 and 312-322 East Strand Street in the City of Kingston, Ulster 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 Ulster County as Book of Deeds 6247, Page 27.

**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

***B. Millens Scrapyard, Site # 356030, 290 East Strand Street, Kingston, NY 12402***

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 3 Office located at <https://www.dec.ny.gov/data/DecDocs/356030/> or at 21 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

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

B. Millens Sons, Inc.

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

Joan Millens (Trustee)

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

**Exhibit A**  
**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**EASEMENT DESCRIPTION 296 EAST STRAND STREET**

BEGINNING at an Iron Rod Set on the Southerly Side of East Strand Street, F.K.A. Columbus Avenue per Filed Map No. 113, marking the Northwest Corner of the Herein Described Premises and marking a Northeast Corner of the Lands of Historic Kingston Waterfront, Kosco, LLC. As described in Deed Book 4461 at Page 282 and being further shown on Filed Map No. 07-290; thence along said street, N 63° 45' 55" E 28.05 feet to a point marking the Northeast Corner of the Herein Described Premises and marking the Northwest Corner of the Lands of Barney Millens Revocable Trust, Millens Family Credit Shelter Trust and Joan Millens Marital Trust as described in Document No. 2017-11257; thence along said Lands, S 14° 04' 04" E 50.27 feet and S 32° 26' 04" E 55.22 feet to an Iron Rod Set marking the most Southerly Corner of the Herein Described Premises; thence along the aforementioned Lands of Historic Kingston Waterfront, Kosco, LLC., and as per Agreement Lines in Liber 1334 of Deeds at Page 409, N 61° 02' 12" W 33.30 feet to an Iron Rod Set and N 29° 31' 38" W 76.82 feet to the Point or Place of Beginning.

**Containing 0.038 Acre of Land**

Being and intended to be all of the lands as described in Document No. 2017-8314 and being known and designated as Tax Parcel #510800-56.36-1-15 as surveyed by Richard P. Hanback, N.Y.S.L.S.



**EASEMENT DESCRIPTION 290 AND 312-322 EAST STRAND STREET**

BEGINNING at a point on the Southerly Side of East Strand Street, F.K.A. Columbus Avenue per Filed Map No. 113, marking the Northwest Corner of the Herein Described Premises and marking the Northeast Corner of the Lands of Barney Millens Revocable Trust, Millens Family Credit Shelter Trust and Joan Millens Marital Trust as described in Document No. 2017-8314; thence along said East Strand Street, N 63° 45' 55" E 409.73 feet to an Iron Rod Set marking the Northeast Corner of the Herein Described Premises and being on the Westerly Side of North Street; thence along said North Street, S 7° 18' 05" E 200.78 feet to an Iron Rod Set marking the Southeast Corner of the Herein Described Premises and being on a Northerly Line of the Lands of City of Kingston as described in Liber 1480 of Deeds at Page 769; thence along said Lands of City of Kingston, S 73° 51' 55" W 358.86 feet to an Iron Rod Set marking the Southwest Corner of the Herein Described Premises and marking a Southeast Corner of the Lands of Historic Kingston Waterfront, Kosco, LLC. As described in Deed Book 4461 at Page 282 and being further shown on Filed Map No. 07-290; thence along said Lands of Historic Kingston Waterfront, Kosco, LLC., and as per Agreement Lines in Liber 1334 of Deeds at Page 409, N 16° 08' 05" W 23.31 feet to an Iron Rod Set marking the most Southerly Corner of the aforementioned Lands of Barney Millens Revocable Trust, Millens Family Credit Shelter Trust and Joan Millens Marital Trust; thence along said Lands, N 32° 26' 04" W 55.22 feet and N 14° 04' 04" W 50.27 feet to the Point or Place of Beginning.

**Containing 1.42 Acres of Land**

Being and intended to be all of the lands as described in Document No. 2017-11257 and being known and designated as Tax Parcels #510800-56.36-1-16 and #510800-56.36-1-17 as surveyed by Richard P. Hanback, N.Y.S.L.S.

*Per:  
The Title Service Co  
185 Fair Street  
Kingston, NY 12401*

**Exhibit B**  
**Site Survey**







NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
4/13/2020



**SITE DESCRIPTION**

**SITE NO.** 356030

**SITE NAME** B. Millens Scrapyard

**SITE ADDRESS:** 290 East Strand Street ZIP CODE: 12402

**CITY/TOWN:** Kingston

**COUNTY:** Ulster

**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 NO

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 10/31/2021

**Description of Institutional Control**

**B. Millens & Sons**

296 E Strand St

Environmental Easement

Block: 1

Lot: 15

Sublot:

Section: 56

Subsection: 36

S\_B\_L Image: 56.36.-1-15

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Lot: 16

Sublot:  
Section: 56  
Subsection: 36  
S\_B\_L Image: 56.36-1-16  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

Lot: 17  
Sublot:  
Section: 56  
Subsection: 36  
S\_B\_L Image: 56.36-1-17  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

#### Description of Engineering Control

**B. Millens & Sons**

296 E Strand St

Environmental Easement

Block: 1

Lot: 15

Sublot:

Section: 56

Subsection: 36

S\_B\_L Image: 56.36.-1-15

Cover System

Monitoring Wells

Lot: 16

Sublot:

Section: 56

Subsection: 36

S\_B\_L Image: 56.36-1-16

Cover System

Monitoring Wells

Lot: 17

Sublot:

Section: 56

Subsection: 36

S\_B\_L Image: 56.36-1-17

Cover System and Monitoring Wells