

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

December 21, 2022

Mr. Andrew Sargent
Syosset Park Development, LLC
225 West Washington Street
Indianapolis, IN 46204-3438
asargent@simon.com

Re: Certificate of Completion
Syosset Park Lots 251 and 252
Town of Oyster Bay, Nassau County
Site No. C130002

Dear Mr. Sargent:

Congratulations on having satisfactorily completed the remedial program at the Syosset Park Lots 251 and 252 Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record 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. 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Alexander Klein, Bureau A, Section B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2024.

If you have any questions, please do not hesitate to contact Alexander Klein, the Department's project manager, at 518-402-9374.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

B. Cohen, Cerilman Balin Adler & Hyman, LLP, BCohen@certilmanbalin.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
C. Bethoney, NYSDOH, Charlotte.Bethony@health.ny.gov
A. Ghosh, NYSDOH, Arunesh.Ghosh@health.ny.gov
M. Gokey, matthew.gokey@tax.ny.gov
P. Takac, paul.takac@tax.ny.gov

ec w/o enc.:

D. Hignell, Roux, DHignell@rouxinc.com
J. Duminuco, Roux, JDuminuco@rouxinc.com
A. Klein, NYSDEC, Alexander.Klein@dec.ny.gov
R. DeCandia, NYSDEC, Rob.DeCandia@dec.ny.gov
R. Mustico, NYSDEC, Richard.Mustico@dec.ny.gov
K. Pero, NYSDEC, Kyle.Pero@dec.ny.gov
L. Schmidt, NYSDEC, Leia.Schmidt@dec.ny.gov
J. Andaloro, NYSDEC, Jennifer.Andaloro@dec.ny.gov
K. Lewandowski, NYSDEC, Kelly.Lewandowski@dec.ny.gov

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Syosset Park Development, LLC

Address

225 West Washington Street, Indianapolis, IN 46204-3438

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/21/16 **Agreement Execution:** 10/27/16

Agreement Index No.: C130002-09-16

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C130002 **Site Name:** Syosset Park Lots 251 and 252

Site Owner: Syosset Park Development, LLC

Street Address: 305 Robbins Lane

Municipality: Syosset **County:** Nassau

DEC Region: 1

Site Size: 38.990 Acres

Tax Map Identification Number(s): 15-H-251, 15-H-252

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit is 0%. Comprised of 10% Base.

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 BK-D VI-14306 PG-41.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

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

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program; or

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/21/2022

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SUGGESTED DESCRIPTION OF OVERALL
BLANKET EASEMENT FOR D.E.C.
(N.C.T.M.: SECTION 15 BLOCK H LOTS
251 & 252) SITUATED AT SYOSSET,
TOWN OF OYSTER BAY, COUNTY OF
NASSAU, STATE OF NEW YORK.

BEGINNING at the corner formed by the intersection of the northwesterly side of North Service Road (Miller Place – Terrahans Lane) of The Long Island Expressway and the northeasterly side of Robbins Lane, as widened;

RUNNING THENCE along the northeasterly side of Robbins Lane the following three (3) courses and distances to the southeasterly side of The Long Island Railroad.

1. north 39 degrees 01 minutes 25 seconds west, a distance of 1,122.80 feet to an iron pipe;
2. north 69 degrees 01 minutes 25 seconds west, a distance of 14.00 feet;
3. north 39 degrees 01 minutes 25 seconds west, a distance of 65.00 feet;

RUNNING THENCE northeasterly along The Long Island Railroad north 20 degrees 08 minutes 45 seconds east, a distance of 1,052.94 feet;

RUNNING THENCE south 43 degrees 53 minutes 45 seconds east, a distance of 1,831.71 feet;

RUNNING THENCE south 11 degrees 00 minutes 45 seconds east, a distance of 418.89 feet, to an iron pipe on the northeasterly side of the North Service Road (Miller Place – Terrahans Lane) of The Long Island Expressway;

RUNNING THENCE along the northwesterly side of the North Service Road (Miller Place – Terrahans Lane) of The Long Island Expressway south 78 degrees 59 minutes 15 seconds west, a distance of 260.00 feet;

RUNNING THENCE south 11 degrees 00 minutes 45 seconds east, a distance of 1.00 feet;

RUNNING THENCE along the northwesterly side of the North Service Road (Miller Place – Terrahans Lane) of The Long Island Expressway south 78 degrees 59 minutes 15 seconds west, a distance of 464.04 feet;

RUNNING THENCE north 11 degrees 07 minutes 29 seconds west, a distance of 1.00 feet;

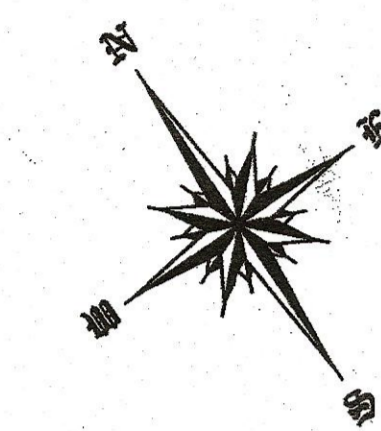
RUNNING THENCE along the northwesterly side of the North Service Road (Miller Place – Terrahans Lane) of The Long Island Expressway south 78 degrees 59 minutes 15 seconds west, a distance of 245.53 feet; to the POINT of BEGINNING.

Containing within said bounds: 1,698,174 Square feet or 38.99 acres



Exhibit B

Site Survey



SCALE IN FEET
1 INCH = 80 FEET
1 INCH = 24.4 METERS
AREA: 1698174 Sq. Feet
38.99 Acres

LEGAL DESCRIPTION IS SHOWN TO MATCH THE RECORDED DEED SYSTEM.
ALSO DEPICTED IS THE ROTATION OF NORTH AMERICAN DATUM (NAD 83).

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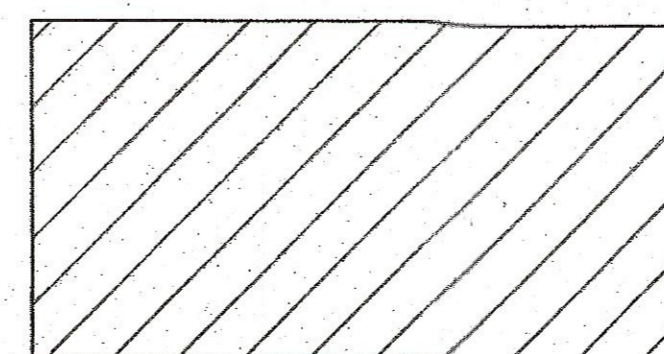
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FEATURES SHOWN LOCATED IN FIELD AS OF 3/23/2022

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KEY MAP



EASEMENT AREA

PAGE 2 OF 3
BLOCK H LOT 251

PAGE 3 OF 3
BLOCK H LOT 252

Long Island Railroad

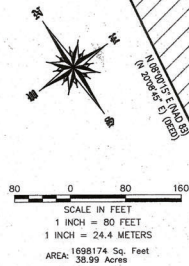
Robbins Lane
(Town R.O.W.)

Long Island Expressway (S.R. 495)
North Service Road (Miller Place)

OVERALL PARCEL CONTAINING 1,689,174 SQ. FT OR 38.99 ACRES

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS OF THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV

NO.	REVISION	DATE
MAP OF OVERALL SITE OF BLANKET ENVIRONMENTAL EASEMENT OF 305 ROBBINS LANE SITUATED AT SYOSSET TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 15, BLOCK H, LOT 251 AND 252		
NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com		
DRAWN BY: JB	CADD: 21114_Easement.dwg	SCALE: 1"=80'
CHECKED BY: EP	FILE NO.: 15-H-251&252	DRAWING NO.:
DATE: APRIL 2022	PROJECT NO.: 21114	SHEET NO.: 1 OF 3



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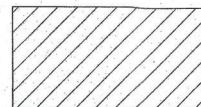
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KEY MAP



EASEMENT AREA

PAGE 2 OF 3
BLOCK H LOT 251

PAGE 3 OF 3
BLOCK H LOT 252


Long Island Railroad

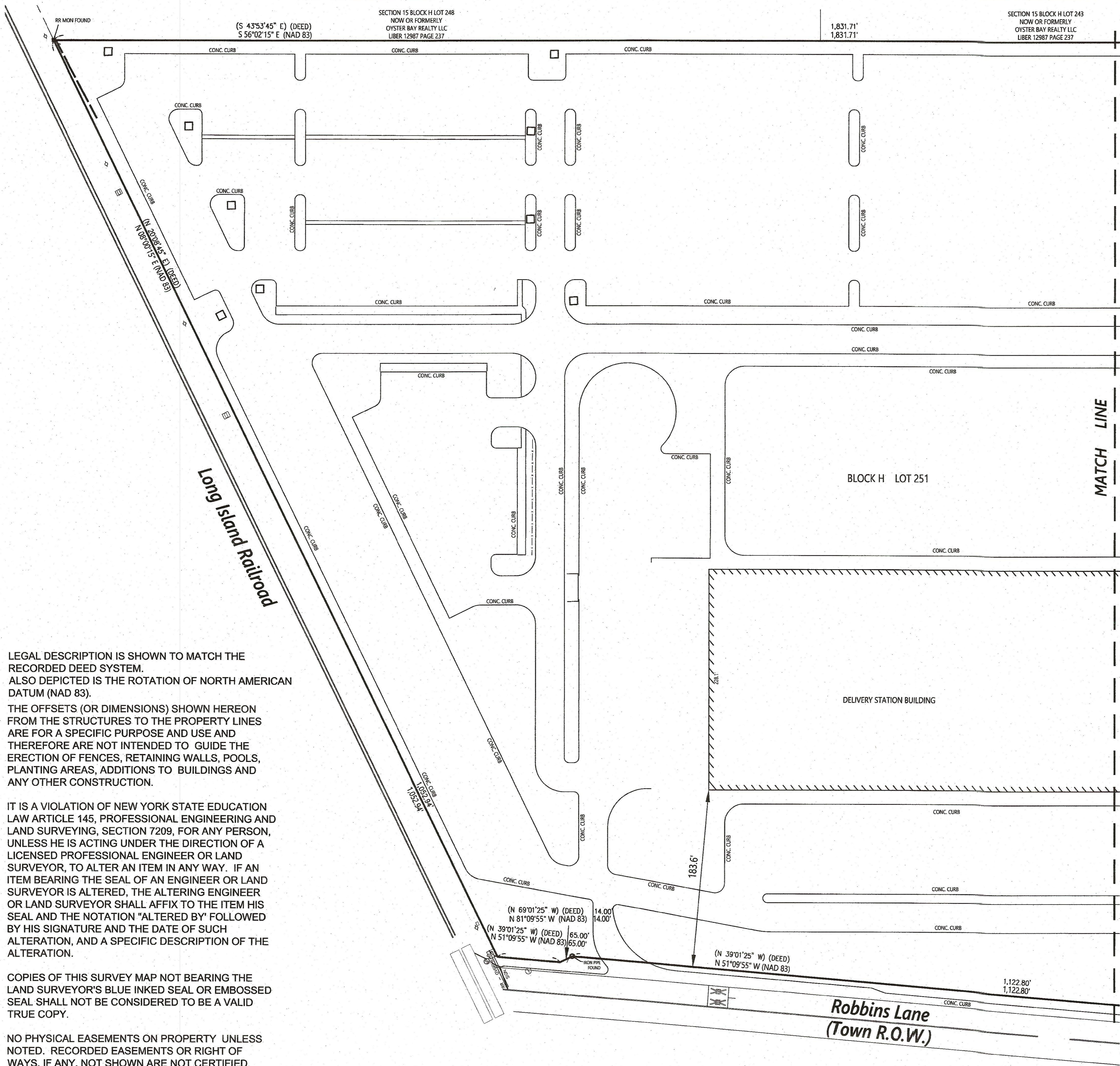
Robbins Lane
(Town R.O.W.)

Long Island Expressway (S.R. 493)
North Service Road (Mile Post 1.93)

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OVERALL PARCEL CONTAINING 1,688,174 SQ. FT OR 38.99 ACRES

NO. REVISION		DATE	
<div><div>MAP OF OVERALL SITE OF BLANKET ENVIRONMENTAL EASEMENT 305 ROBBINS LANE SITUATED AT SYOSSET TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 15, BLOCK 14, LOT 251 AND 252</div><div>NELSON & POPE engineers • architects • surveyors 70 Mearns Road, Melville, NY 11747 • 631.427.3665 • nelsonpage.com</div></div>			
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CHECKED BY:	EP	FILE NO.:	15-01-251&252
DATE:	APRIL 2022	PROJECT NO.:	21114
SCALE:	1"=80'		DRAWING NO.:
			SHEET NO. 1 OF 3



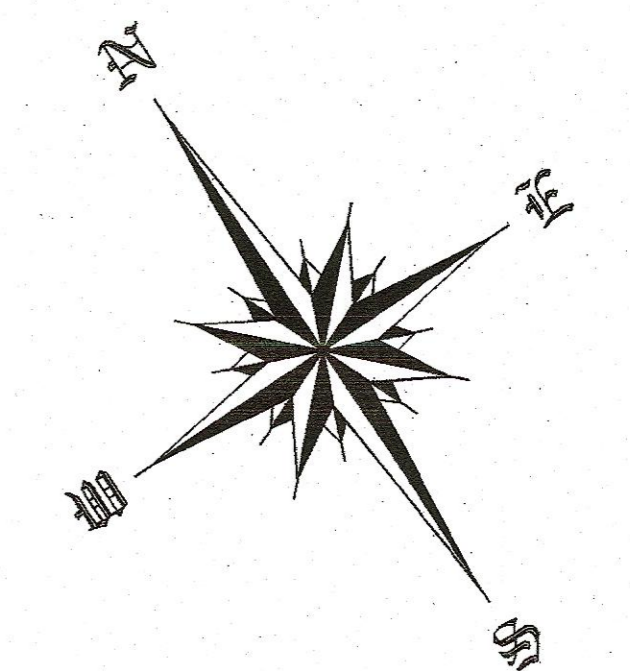
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50 0 50 100
SCALE IN FEET
1 INCH = 50 FEET
1 INCH = 15.2 METERS

LEGEND


- WATER HYDRANT
- VENT
- DRAINAGE INLET
- UNKNOWN MANHOLE
- IRON PIPE
- UTILITY POLE
- VAULT
- CATCH BASIN
- SEWER MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE

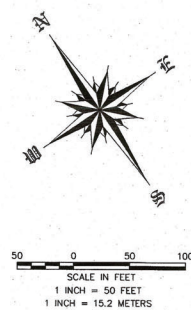
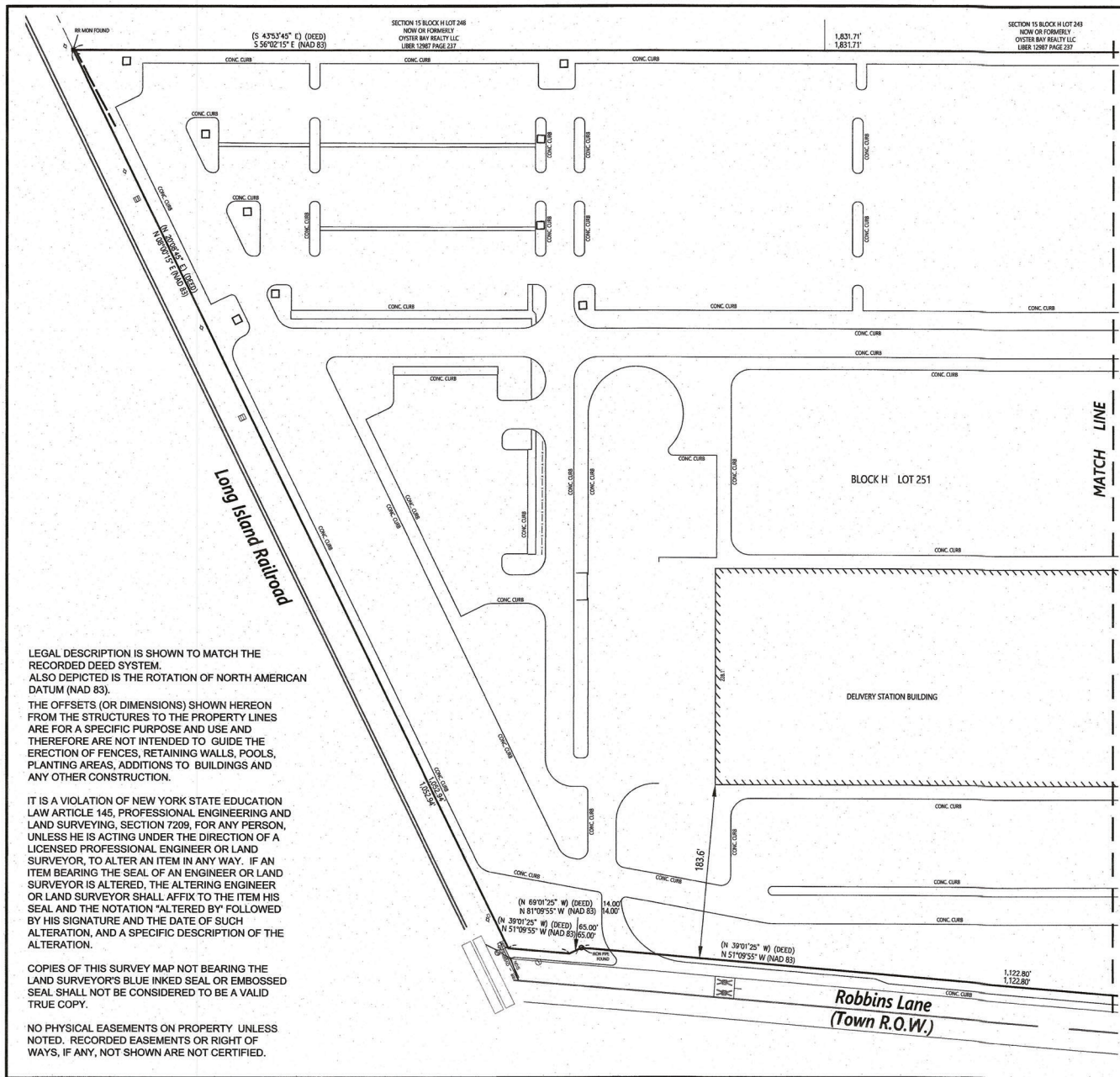
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CHECKED BY: EP		FILE NO.: 15-H-251&252		DRAWING NO.: 1"	
DATE: MARCH 2022		PROJECT NO.: 21114		SHEET NO.: 2 OF 3	





- LEGEND
- WATER HYDRANT
 - VENT
 - DRAINAGE INLET
 - UNIONMAN MANHOLE
 - POLE
 - UTILITY POLE
 - VAULT
 - CATCH BASIN
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - TELEPHONE MANHOLE

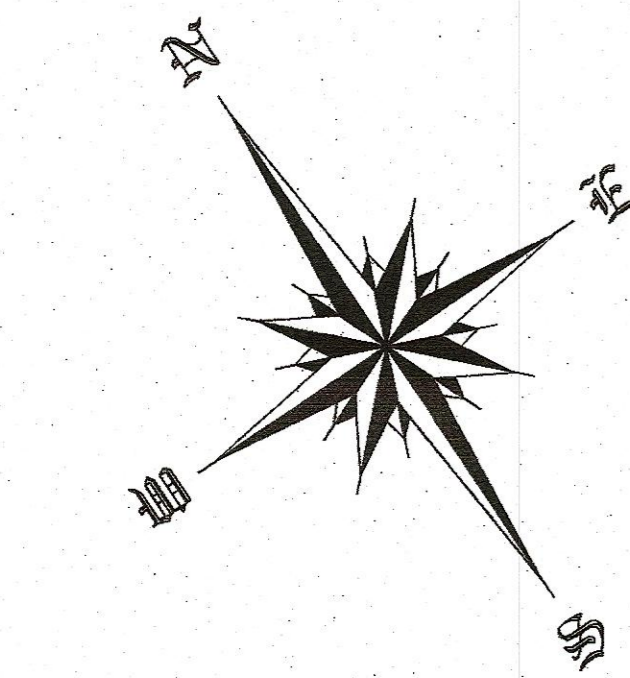
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CHECKED BY:	EP	FILE NO.:	15-H-2516252
DATE:	MARCH 2022	PROJECT NO.:	2114
SCALE:		DRAWING NO.:	
1"=50'		SHEET NO. 2 OF 3	



50 0 50 100
SCALE IN FEET
1 INCH = 50 FEET
1 INCH = 15.2 METERS

LEGEND

- WATER HYDRANT
- VENT
- DRAINAGE INLET
- UNKNOWN MANHOLE
- IRON PIPE
- UTILITY POLE
- VAULT
- CATCH BASIN
- SEWER MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE

LEGAL DESCRIPTION IS SHOWN TO MATCH THE RECORDED DEED SYSTEM.
ALSO DEPICTED IS THE ROTATION OF NORTH AMERICAN DATUM (NAD 83).

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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

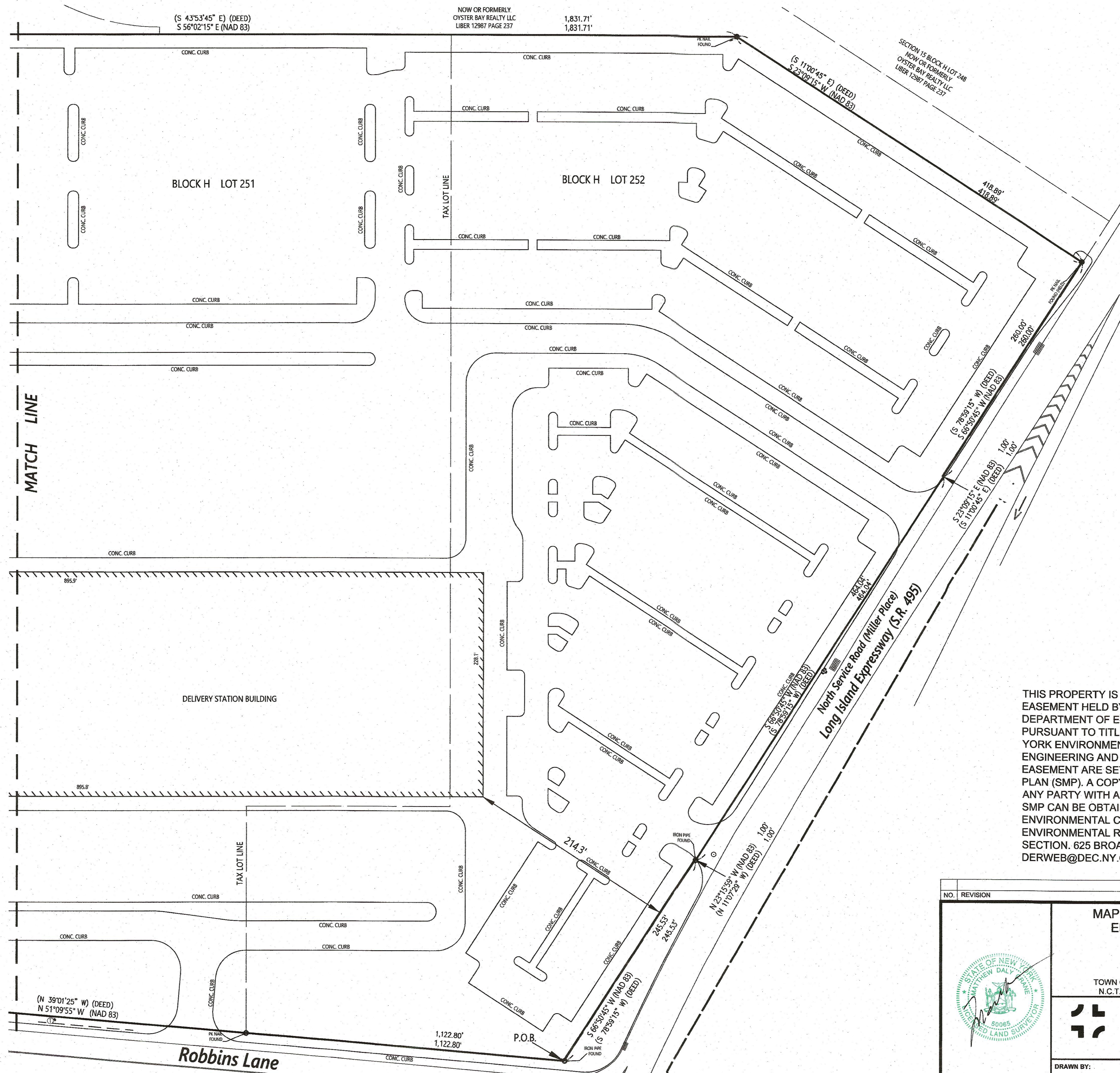
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S BLUE INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

NO PHYSICAL EASEMENTS ON PROPERTY UNLESS NOTED. RECORDED EASEMENTS OR RIGHT OF WAYS, IF ANY, NOT SHOWN ARE NOT CERTIFIED.


FEATURES SHOWN LOCATED IN FIELD AS OF 3/23/2022

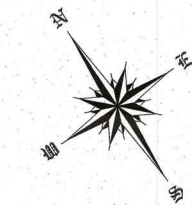
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THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS OF THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION. 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV

NO.	REVISION	DATE
MAP OF OVERALL SITE OF BLANKET ENVIRONMENTAL EASEMENT OF 305 ROBBINS LANE SITUATED AT SYOSSET TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 15, BLOCK H, LOT 251 AND 252		
 NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com		
DRAWN BY:	JB	CADD: 21114_Easement.dwg
CHECKED BY:	EP	FILE NO.: 15-H-251&252
DATE:	MARCH 2022	PROJECT NO.: 21114
SCALE: 1"=50'		DRAWING NO.: SHEET NO.: 3 OF 3



SCALE IN FEET
1 INCH = 50 FEET
1 INCH = 15.2 METERS

LEGEND

- WATER HOBWENT
- WELL
- SEWER INLET
- UNDERGROUND MANHOLE
- SEWER PIPE
- UTILITY POLE
- VALVE
- CATCH BASIN
- SEWER MANHOLE
- UNDERGROUND MANHOLE
- TELEPHONE MANHOLE

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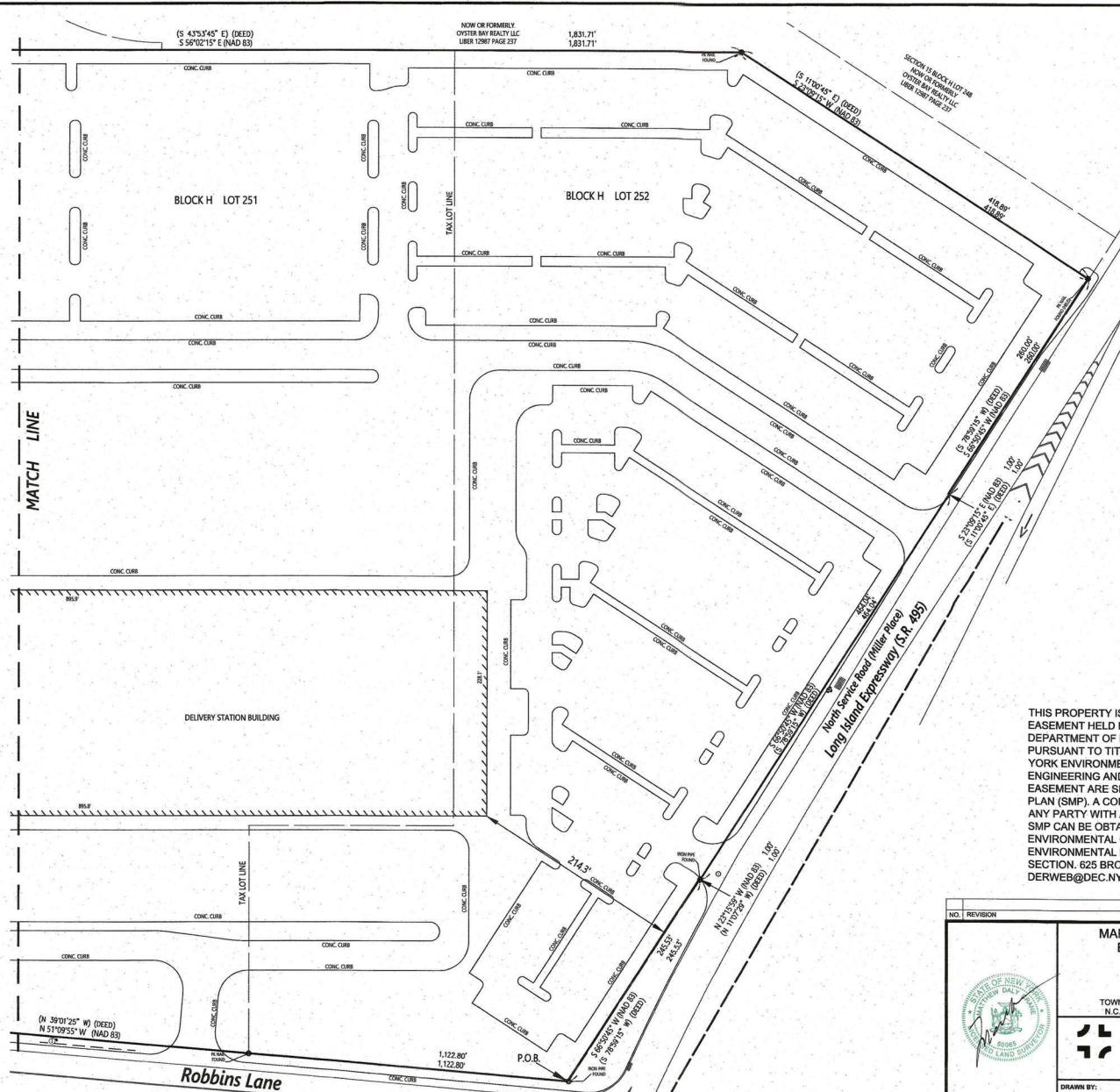
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FEATURES SHOWN LOCATED IN FIELD AS OF 3/23/2022



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NO.	REVISION	DATE

	
MAP OF OVERALL SITE OF BLANKET ENVIRONMENTAL EASEMENT OF 305 ROBBINS LANE SYOSSET	
TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 15, BLOCK H, LOT 251 AND 252	
 NELSON & POPE engineers • architects • surveyors	
70 Main Street, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com	
DRAWN BY: JB	CADD: 0110_Summit.dwg
CHECKED BY: EP	FILE NO.: 15-H-251&252
DATE: MARCH 2022	PROJECT NO.: 21114
SCALE: 1"=50'	DRAWING NO.: SHEET NO. 3 OF 3

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Syosset Park Lots 251 and 252, Site ID No. C130002

305 Robbins Lane, Syosset, New York, 11791

Town of Oyster Bay, Nassau County, Tax Map Identification Numbers: 15-H-251, 15-H-252,

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Syosset Park Development, LLC for a parcel approximately 38.990 acres located at 305 Robbins Lane in Syosset, Town of Oyster Bay, Nassau 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 Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☐ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, 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 BK-D VI-14306 PG-41.

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 ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

Syosset Park Lots 251 and 252, C130002
305 Robins Lane, Syosset, New York, 11791

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 1 Office located at SUNY Stonybrook, 50 Circle Rd. Stony Brook, NY 11790-3409, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C130002>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Syosset Park Development, LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
Syosset Park Development, LLC
Attn: Andrew Sargent
225 West Washington Street
Indianapolis, IN 46204-3438

Feb. 2022



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/14/2022



SITE DESCRIPTION

SITE NO. C130002

SITE NAME Syosset Park Lots 251 and 252

SITE ADDRESS: 305 Robbins Lane ZIP CODE: 11791

CITY/TOWN: Syosset

COUNTY: Nassau

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year ☐ ☒

Periodic Review Report Submitted Date: 04/30/2024

Description of Institutional Control

Syosset Park Development, LLC

225 West Washington Street

305 Robbins Lane

Environmental Easement

Block: H

Lot: 251

Sublot:

Section: 15

Subsection:

S_B_L Image: 15-H-251

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

Soil Management Plan

Lot: 252

Sublot:

Section: 15

Subsection:

S_B_L Image: 15-H-252

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Syosset Park Development, LLC

225 West Washington Street

305 Robbins Lane

Environmental Easement

Block: H

Lot: 251

Sublot:

Section: 15

Subsection:

S_B_L Image: 15-H-251

Cover System

Lot: 252

Sublot:

Section: 15

Subsection:

S_B_L Image: 15-H-252

Cover System