

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, 2021

Mr. Dennis Maguire
Maguire Family Properties, Inc.
770 Rock Beach Road
Rochester, NY 14617

Re: Certificate of Completion
Frm. Alliance Metal Stamping and Fabrication Fac.
Site ID No. C828101
Gates, Monroe County

Dear Mr. Maguire:

Congratulations on having satisfactorily completed the remedial program at the Frm. Alliance Metal Stamping and Fabrication Fac. 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:

Timothy Schneider, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 Avon-Lima Road
Avon, NY 14414



Department of
Environmental
Conservation

- 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 2023.

If you have any questions regarding any of these items, please contact Tim Schneider at 585-226-5480.

Sincerely,

Susan Edwards

Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris
J. Deming
J. Kenney
Dennis Maguire, dext@rochester.rr.com
Tom Wells, tom.wells@stantec.com
Paul Sylvestri psylvestri@hselaw.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

M. Cruden
D. Pratt
T. Schneider
D. Loew
K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Maguire Family Properties, Inc.

Address

770 Rock Beach Road, Rochester, NY 14617

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/23/11 **Agreement Execution:** 10/14/11

Agreement Index No.: C828101-09-11

Application Approval Amendment: none

Agreement Execution Amendment: 6/8/20

SITE INFORMATION:

Site No.: C828101 **Site Name:** Frm. Alliance Metal Stamping and Fabrication Fac.

Site Owner: Maguire Family Properties, Inc.

Street Address: 12 Pixley Industrial Parkway

Municipality: Gates

County: Monroe

DEC Region: 8

Site Size: 7.000 Acres

Tax Map Identification Number(s): 119.17-1-2

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 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder received a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum of 24%.

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 Monroe County as 201910080870.

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;
- (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: Susan Edwards Date: 12/21/2021

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Frm. Alliance Metal Stamping and Fabrication Fac., Site ID No. C828101
12 Pixley Industrial Parkway, Gates, NY 14624
Town of Gates, Monroe County, Tax Map Identification No. 119.17-1-2

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 Maguire Family Properties, Inc. for a parcel approximately 7 acres located at 12 Pixley Industrial Parkway in the Town of Gates and Monroe 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, 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 Monroe County as Easement Agreement #201910080870.

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

***Frm. Alliance Metal Stamping and Fabrication Fac., Site C828101
12 Pixley Industrial Parkway, Gates, NY 14624***

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 8 located at 6274 Avon-Lima Road, Avon, NY 14414, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/c828101>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Maguire Family Properties, Inc.

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:
Maguire Family Properties, Inc.
Mr. Dennis Maguire
770 Rock Beach Road
Rochester, NY 14617

EXHIBIT A

Site Description

County: Monroe Site No: C828101 Brownfield Cleanup Agreement Index : C828101-09-11

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Gates, County of Monroe and State of New York, being a part of Lot #4 of the 4,000 Acre tract, bounded and described as follows:

COMMENCING at a point in the westerly line of Pixley Road where said westerly line is intersected by the north line of said Lot #4; thence running westerly at an included angle of 90° 18' 50" along the north line of said Lot #4, a distance of 423 feet to the point and place of beginning; thence (1) westerly along said north line of Lot #4, a distance of 609.84 feet to a point; thence (2) southerly making an interior angle of 90° with the last described course, a distance of 500 feet to a point; thence (3) easterly making an interior angle with the last described course of 90°, a distance of 609.84 feet to a point; thence (4) northerly making an interior angle with the last described course of 90°, a distance of 500 feet to the point and place of beginning.

Said premises front on the north side of Pixley Industrial Parkway.

Said premises is more recently described as follows:

ALL THAT TRACT OR PARCEL OR LAND situate in part of Town Lot 4, 4,000 Acre Tract, Township 1, Short Range, Town of Gates, County of Monroe, Phelps and Gorham Purchase, and State of New York, being more particularly described as follows:

COMMENCING at a point in the westerly right-of-way line of Pixley Road (66' wide ROW) at its intersection with the northerly line of Town Lot 4; thence, S 88° 01' 56" W, along the northerly line of Town Lot 4, a distance of 423.00 feet to the POINT OF BEGINNING; thence,

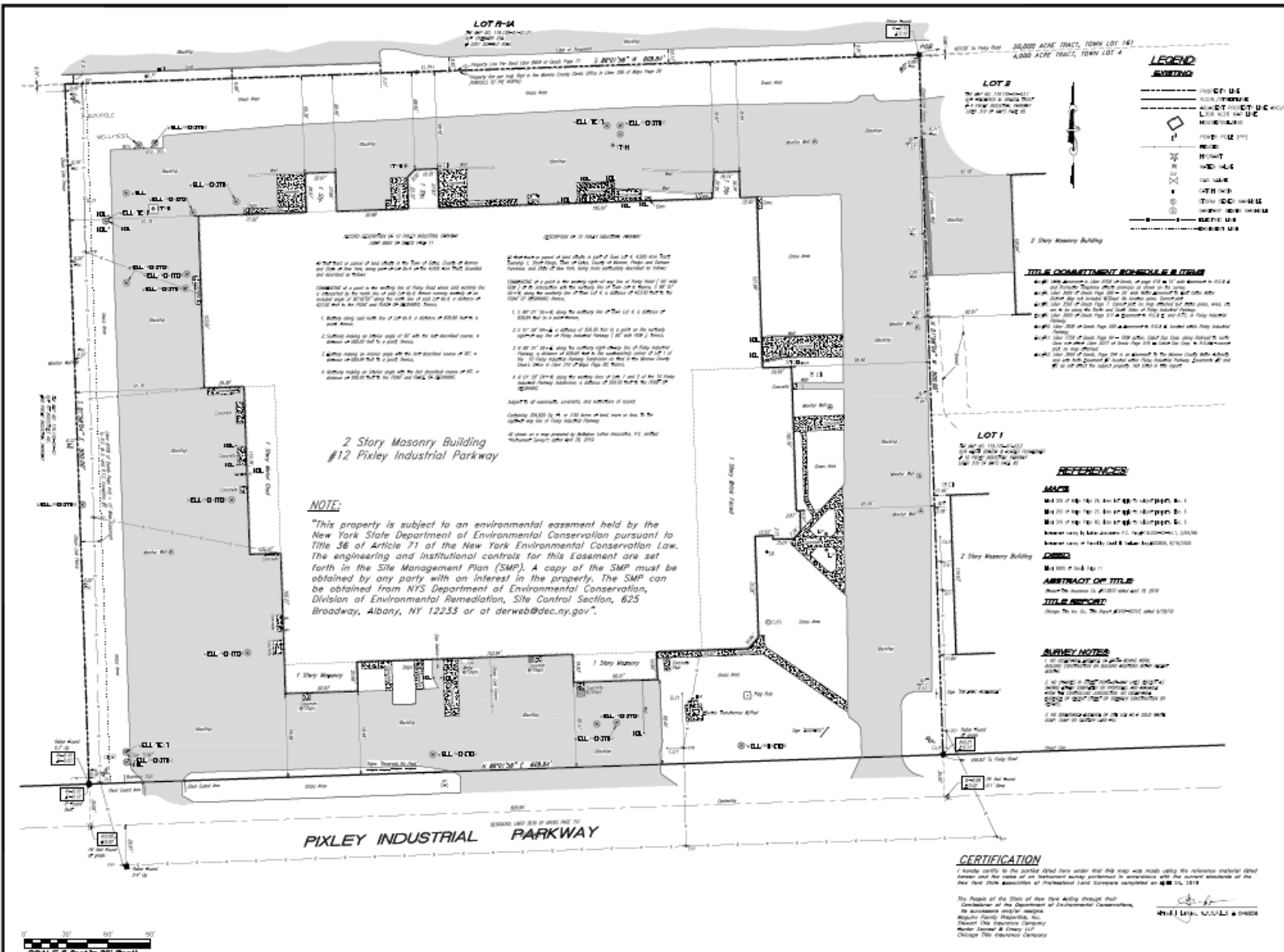
1. S 88° 01' 56" W, along the northerly line of Town Lot 4, a distance of 609.84 feet to a point thence,
2. S 01° 58' 04" E, a distance of 500.00 feet to a point on the northerly right-of-way line of Pixley Industrial Parkway (60' wide ROW); thence,
3. N 88° 01' 56" E, along the northerly right-of-way line of Pixley Industrial Parkway, a distance of 609.84 feet to the southwest corner of Lot 1 of the 10 Pixley Industrial Parkway Subdivision as filed in the Monroe County Clerk's Office in Liber 319 of Maps Page 80; thence,
4. N 01° 58' 04" W, along the westerly lines of Lots 1 and 2 of the 10 Pixley Industrial Parkway Subdivision, a distance of 500.00 feet to the POINT OF BEGINNING.

Containing 304,920 Sq. Ft. or 7.00 Acres of land, more or less, to the right-of-way line of Pixley Industrial Parkway.

All shown on a map prepared by McMahon LaRue Associates, P.C. entitled "Instrument Survey" dated April 26, 2019 and last revised May 21, 2019.

EXHIBIT B

Site Survey



McMahon LaRue Associates, P.C.
SURVEYORS AND ENGINEERS

PROPERTY INFORMATION	
OWNER	ALBANY INDUSTRIAL PARK
PROJECT	12 PIXLEY INDUSTRIAL PARKWAY
DATE	2009-03-10
BY	JOHN J. LARUE

STATE OF NEW YORK

12 PIXLEY INDUSTRIAL PARKWAY	
OWNER	ALBANY INDUSTRIAL PARK
PROJECT	12 PIXLEY INDUSTRIAL PARKWAY
DATE	2009-03-10
BY	JOHN J. LARUE

INSTRUMENT SURVEY	
OWNER	ALBANY INDUSTRIAL PARK
PROJECT	12 PIXLEY INDUSTRIAL PARKWAY
DATE	2009-03-10
BY	JOHN J. LARUE

TOWN OF ALBANY	
OWNER	ALBANY INDUSTRIAL PARK
PROJECT	12 PIXLEY INDUSTRIAL PARKWAY
DATE	2009-03-10
BY	JOHN J. LARUE

TOWN OF ALBANY	
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DATE	2009-03-10
BY	JOHN J. LARUE



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/20/2021



SITE DESCRIPTION

SITE NO. C828101

SITE NAME Frm. Alliance Metal Stamping & Fabrication

SITE ADDRESS: 12 Pixley Industrial Parkway ZIP CODE: 14624

CITY/TOWN: Gates

COUNTY: Monroe

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: 04/30/2023

Description of Institutional Control

Maguire Family Properties, Inc.

12 Pixley Industrial Parkway

12 Pixley Industrial Parkway

Environmental Easement

Block: 1

Lot: 2

Sublot:

Section: 119

Subsection: 17

S_B_L Image: 119.17-1-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Maguire Family Properties, Inc.

12 Pixley Industrial Parkway

12 Pixley Industrial Parkway

Environmental Easement

Block: 1

Lot: 2

Sublot:

Section: 119

Subsection: 17

S_B_L Image: 119.17-1-2

Cover System

Monitoring Wells

Vapor Mitigation