

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

OCT 25 2019

Mr. Steven Bellone
County Executive
County of Suffolk
100 Veterans Memorial Highway
PO Box 6100
Hauppauge, NY 11788-0099

Re: Certificate of Completion,
SAC No.: C008010, C302758, D007622
Ronkonkoma Wallpaper Site - Ronkonkoma, New York
Site No. E152191

Dear Mr. Bellone:

Congratulations on having satisfactorily completed the Remediation phase of the environmental restoration project that Suffolk County undertook with State Assistance funds provided pursuant to the 1996 Clean Water/Clean Air Bond Act. The New York State Department of Environmental Conservation (Department) has determined, based upon our inspection of the above-referenced site and upon our review of the documents you have submitted, that you completed the project in accordance with the terms and conditions of the above-referenced State Assistance Contract (SAC).

As a result, the 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. Enclosed please find an original, signed COC. Suffolk County is hereby entitled to the benefit of the liability limitation provisions described in the New York State Environmental Conservation Law (ECL) 56-0509.

Please be advised that the significant benefits described in ECL 56-0509 are contingent upon Suffolk County fulfilling all continuing obligations set forth in ECL Article 56, Title 5, accompanying regulations, and the above-referenced SAC(s), including but not limited to, the obligations involving reimbursement to the State if the municipality receives payments or other consideration with respect to the project; disposition of proceeds upon the sale, transfer, or lease of the property (see the enclosed ERP Site Disposition Form); ensuring that Department has access to the property; and providing complete notice of any proposed change of use, as defined in ECL 56-0511.

Please note that in addition to the requirements discussed above, you are required to perform the following tasks:



Department of
Environmental
Conservation

- 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, and provide the Department with proof of filing within 30 days of receipt. A standard notice form is attached to this letter. Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- 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; 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 January 2021.

The Department will prepare and distribute to the Site Contact List a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls, if any, that are required at the site.

The final payment under the SAC will be made after the execution of all necessary amendments, and the issuance of the COC.

If you have any questions, please do not hesitate to contact Michael Haggerty, the Department's project manager, at 518-402-9688.

Sincerely,



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

Enclosure

ec w/ enclosure:

Jennifer B. Kohn - Jennifer.Kohn@suffolkcountyny.gov
Geraldyn Rosser - Geraldyn.Rosser@suffolkcountyny.gov
C. Vooris – NYSDOH
W. Kuehner – NYSDOH

ec w/o enc:

M. Haggerty
S. Dewes
G. Burke
W. Parish
K. Lewandowski
J. Andaloro

NYSDEC ENVIRONMENTAL RESTORATION PROGRAM (ERP)

CERTIFICATE OF COMPLETION

Name
COUNTY OF SUFFOLK

Address
Po Box 6100, 100 Veterans Memorial Highway, Hauppauge, NY 11788

SITE INFORMATION

Site No.: E152191 **Site Name:** Ronkonkoma Wallpaper Site
State Assistance Contract No.: C008010, C302758, D007622

Site Owner: County of Suffolk
Street Address: 934 Easton Street
Municipality: Ronkonkoma **County:** Suffolk **DEC Region:** 1
Site Size: 3.227 Acres
Tax Map Identification Number(s): 0500063000300041001

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 56, Title 5 of the New York State Environmental Conservation Law ("ECL") and 6NYCRR 375.

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 State Assistance Contract, 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 approved 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 ERP: 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 D00013018 Page 738.

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 56-0509. 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 56-0509. The liability limitation shall be subject to all rights reserved to the State by ECL Section 56-0509 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 56-0509(1) and 6NYCRR Part 375.

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 Part 375-1.9(e) upon a finding that:

(1) either the Municipality or the Municipality's successors or assigns have failed to comply with the terms and conditions of the State Assistance Contract;

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

(3) either the Municipality or the Municipality's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the approved remedial work plan were reached;

(4) the terms and conditions of the environmental easement, if applicable, have been intentionally violated;

(5) the environmental easement as implemented, if applicable, is not protective or enforceable;
or

(6) there is good cause for such modification or revocation.

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: 10/25/19
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Environmental Restoration Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Ronkonkoma Wallpaper Site, Site ID No. E152191
Site Address: 934 Easton Street, Ronkonkoma NY 11779
Ronkonkoma, Suffolk County, Tax Map Identification Number: 0500063000300041001

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 Suffolk County for a parcel approximately 3.227 acres located at the 934 Easton Street in Ronkonkoma, 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 State Assistance Contract, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 56, Title 5 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):

- 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 D00013018 Page 738.

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 56-0509. 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 56-0509. The liability limitation shall be subject to all rights reserved to the State by ECL Section 56-0509 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

Ronkonkoma Wallpaper Site, Site No. E152191, 934 Easton Street, Ronkonkoma NY 11779

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

WHEREFORE, the undersigned has signed this Notice of Certificate

Suffolk County

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:
Steve Bellone, Suffolk County Executive
PO BOX 6100
100 Veterans Memorial Highway
Hauppauge, NY 11788

Exhibit A
Property Description

SCHEDULE "A" PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying, and being at Ronkonkoma, Town of Islip, County of Suffolk and State of New York, known and designated as Lots 770, 771, 772, 773, 774, 775, 776, and 777, as shown on Subdivision, "Ronkonkoma Pine Gardens", filed in the Office of the Clerk of Suffolk County as File No. 1018, more particularly bounded and described as follows:

BEGINNING at a point marked by a monument found at the corner formed by the intersection of the southerly side of Easton Street and the easterly side of Elm Avenue:

RUNNING thence from said point of beginning North 82 deg. 53 min. 53 sec. East along the southerly side of Easton Street 238.48 feet to the westerly side of Raynor Avenue;

RUNNING thence South 06 deg. 56 min. 07 sec. East along the westerly side of Raynor Avenue 603.40 feet to land now or formerly Riccardo Cervini;

RUNNING thence along land now or formerly Riccardo Cervini the following three (3) courses and distances:

1. South 82 deg. 53 min. 53 sec. West 200.00 feet,
2. North 06 deg. 56 min. 07 sec. West 36.40 feet,
3. South 82 deg. 53 min. 53 sec. West 38.48 feet to the easterly side of Elm Avenue;

RUNNING thence North 06 deg. 56 min. 07 sec. West along the easterly side of Elm Avenue 100.00 feet to the southerly side of Baeck Street, as shown on Subdivision, "Ronkonkoma Pine Gardens";

RUNNING thence along the southerly side, easterly terminus and northerly side of Baeck Street, as shown on Subdivision, "Ronkonkoma Pine Gardens" the following three (3) courses and distances:

1. North 82 deg. 53 min. 53 sec. East 38.48 feet,
2. North 06 deg. 56 min. 07 sec. West 50.00 feet,
3. South 82 deg. 53 min. 53 sec. West 38.48 feet to the easterly side of Elm Avenue;

RUNNING thence North 06 deg. 56 min. 07 sec. West along the easterly side of Elm Avenue 417.00 feet to the monument found at the point or place of Beginning.

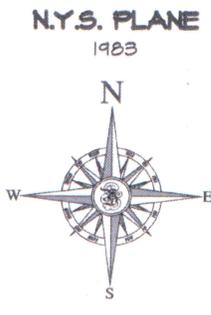
CONTAINING an area of 3.2271 Acres.

Exhibit B
Site Survey

□ = MONUMENT SET ■ = MONUMENT FOUND △ = STAKE SET ▲ = STAKE FOUND DI = DRAINAGE INLET

MTA (LIRR)

EASTON STREET
N82°53'53"E 238.48'



ELM AVENUE

RAYNOR AVENUE

BAECK STREET

BAECK STREET

NOTES

- P.O.B. SOURCE:
GLOBAL POSITIONING SYSTEM
- VERTICAL DATUM = N.A.V.D. 1988
- TOTAL AREA = 9.2712 ACRES
- PARCEL 1 = 9.2271 ACRES
- PARCEL 2 = 0.0442 ACRES

now or formerly
Riccardo Cervini

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE N.Y. E.O.M. STATE ELECTION LAW (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO FENCIBLE STRUCTURES ARE FOR A GENERAL PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR THE LOCATION OF ANY STRUCTURE OR ENCLOSURE (3) THIS SURVEY IS BASED ON THE DATA PROVIDED AND ON THE BELIEF OF THE SURVEYOR THAT THE DATA IS CORRECT AND ACCURATE AND THAT THE SURVEYOR HAS EXERCISED REASONABLE CARE AND DILIGENCE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (4) THIS SURVEY IS NOT TO BE USED TO ESTABLISH PROPERTY LINES OR THE LOCATION OF ANY STRUCTURE OR ENCLOSURE (5) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (6) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (7) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (8) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (9) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY (10) THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE AND MALPRACTICE IN THE PERFORMANCE OF HIS/DHER PROFESSIONAL DUTY



400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2309 fax. 631.727.0144
admin@youngengineering.com

Howard W. Young, Land Surveyor
Thomas C. Walpert, Professional Engineer
Robert C. Tost, Architect
Douglas E. Adams, Professional Engineer

SURVEYOR'S CERTIFICATION

* WE HEREBY CERTIFY TO P.W. GROSSER CONSULTING, INC. THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

Howard W. Young
HOWARD W. YOUNG, N.Y.S. E.S. NO. 45645



SURVEY FOR
P.W. GROSSER CONSULTING, INC.

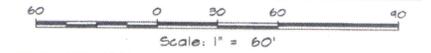
at Ronkonkoma, Town of Islip
Suffolk County, New York

TOPOGRAPHIC SURVEY

County Tax Map District 500 Section 63 Block 03 Lot 41

MAP PREPARED MAR. 21, 2017

Record of Revisions
RECORD OF REVISIONS DATE



JOB NO. 2017-0040
DWG. 2017-0051/2017-0040_survey
1 OF 1



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 8/22/2019



SITE DESCRIPTION

SITE NO. **E152191**

SITE NAME Ronkonkoma Wallpaper Site

SITE ADDRESS: 934 Easton Street ZIP CODE: 11779

CITY/TOWN: Ronkonkoma

COUNTY: Suffolk

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Periodic Review Frequency: 1 year		

Description of Institutional Control

Steve Bellone, Suffolk County Executive
 934 Easton Street
 Environmental Easement
 Block: 03
 Lot: 41.001
 Sublot:
 Section: 63
 Subsection:
 S_B_L Image:
 Ground Water Use Restriction
 IC/EC Plan
 Landuse Restriction
 Site Management Plan
 Soil Management Plan

Description of Engineering Control

Steve Bellone, Suffolk County Executive

934 Easton Street

Environmental Easement

Block: 03

Lot: 41.001

Sublot:

Section: 63

Subsection:

S B L Image: 0500063000300041001
Cover System



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL RESTORATION PROGRAM (ERP) SITE DISPOSITION

ECL ARTICLE 56 - 6 NYCRR 375-4.5(b)(4)

10/18/17

Site Information		
ERP Site No.	Site Name	
Site Address		
City / Town	Zip Code	
Calculation of Reimbursement Amount for Disposition ¹ of Site		
Date of Disposition of Site		
Gross Sale Price (GSP)	\$	(A)
Standard Closing Costs	\$	(B)
GSP Minus Standard Closing Costs (Net Amount Received)	\$	(C)
Legal Name of Entity Purchasing Site:		
Cost to Municipality for the Approved Project		
1) <i>Projects with ERP State Assistance Contract (SAC)</i> (Amounts should equal Cost Control Report from final Municipal Application for Payment) (Skip to (F) and enter 0 if there is no SAC for the site)		
Total Eligible Project Costs	\$	(D)
State Share of Total Eligible Costs	\$	(E)
(D) – (E) = Municipal Share of Total Eligible Costs	\$	(F)
2) <i>Project with ERP Agreement</i> (Enter 0 in (G) if there no Agreement for the site)		
Total amount paid to NYSDEC under Agreement Invoices (this equals the Municipal Share of Total Eligible Costs)	\$	(G)
Sum (F) and (G) = Municipal Share of Project Costs	\$	(H)
Assistance from Responsible Party or Otherwise ²	\$	(I)
Subtract (I) from (H) for the Approved Project's Cost to the Municipality	\$	(J)
Taxes Owed to the Municipality Upon Acquisition of the Site	\$	(K)
Subtract (K) and (J) from (C) [i.e., C – K – J]	\$	(L)
State Share of Project Costs ³	\$	(M)
The Required Reimbursement is the Smaller of (L) ⁴ or (M).	\$	(N)

¹ "Disposition of the site" means the leasing or the transfer of title interest in the site through sale or other means. If the disposition is by means other than a sale, please contact the Bureau of Program Management, Division of Environmental Remediation to determine the figure to be used for the disposition amount.

² 100% of the value of any assistance from a responsible party or otherwise that is directly related to items in (H) must be reported here. Federal or State funds received for the project do not need to be entered in (I).

³ State Share of Project Costs is the amount paid by the State under the Environmental Restoration Program State Assistance Contract and/or Agreement. If you have questions on this amount, please contact the Bureau of Program Management at 518-402-9764.

⁴ If (L) is less than zero, the reimbursement amount is zero.



Municipal Certification

The undersigned, on behalf of the Municipality, does hereby certify that:

All statements made for the purpose of calculating the amount to be reimbursed to the State are accurate.

The individual whose signature appears hereon is authorized to sign for the Municipality.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Signature of Individual Authorized to Sign for the Municipality

Date

Print Name

Print Title

Submittal Information

Two (2) complete copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent along with payment to:

Director, Bureau of Program Management
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233 -7012

Checks should be made payable to the Commissioner of NYSDEC