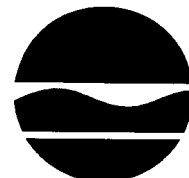


New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • **FAX:** (518) 402-9577
Website: www.dec.state.ny.us



Denise M. Sheehan
Commissioner

M E M O R A N D U M

TO: See Distribution List Below

FROM: Kelly Lewandowski, NYSDEC - DER Bureau of Technical Support *Kelly A. Lewandowski*

SUBJECT: Environmental Restoration Projects Application
Glenmere Lake Property, #E336071

DATE: SEP 22 2006

The attached Environmental Restoration Projects (ERP) Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Environmental Restoration Projects procedures. Upon application review, the following required item was found to be deficient:

- Although there is an original seal and signature by the Town Clerk on the Municipal Resolution and Certificate of Recording Officer (which is acceptable), all signatures must be original. The Municipality must provide another copy of the Municipal Resolution with original signatures before an SAC can be executed.

NOTE: DER staff will no longer receive electronic copies (cd's) of the ERP application. Applications will be in edocs for your use. Any and all missing or additional information that is submitted to the project manager after the package leaves Site Control, must be entered into edocs by the Bureau staff.

For additional assistance using the electronic document file system, please contact Sue Wither at (518) 402-9553.

If you require additional copies or the complete series of the related application's attachments, please contact the project manager, Joshua Cook at 518-402-9564.

T&A Codes for the subject site: 62099.

KAL/dm
Attachments

Distribution

Original (with all attachments) to:

Joshua Cook, NYSDEC - Project Manager

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Electronic Copies (without attachments) to:

Robert Schick, NYSDEC - DER Remedial Bureau C

Ram Pergadia, RHWRE, NYSDEC - Region 3

Rick Sherman, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

Mary VonWergers, Program Attorney



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, AICP
COMMISSIONER

September 7, 2006.

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

To Whom It May Concern:

Please accept the County of Orange's application to the Environmental Restoration Program, Investigation Phase, for the Glenmere Lake Property, located in the Town of Chester, New York. While future plans for the property include park development for recreational purposes, the County must first address immediate and presenting site hazards, the scope of which are described in the enclosed grant application.

We have submitted with this letter an electronic file, one original document and two copies of the application. An additional copy has been sent to the regional office, attention Mr. Ram Pergadia, DEC Region 3, 21 South Putt Corners Road, New Paltz, NY, 12561.

Your favorable consideration of this application is greatly appreciated, and will provide significant assistance to Orange County in our investigation of this property.

Sincerely,

Angela Kays-Burden
Grants Coordinator
Orange County Government

c. Mr. Ram Pergadia, DEC Region 3

**Glenmere Property
County of Orange**

**Environmental Restoration Program Application
Investigation Phase**

Table of Contents

1. Environmental Restoration Program (ERP) Application
2. Investigation Phase Narrative and Environmental History
3. Investigation Phase Cost Estimate
4. USGS Quad Map
5. Tax Map
6. Certification of Condemned Buildings
7. Property Description and Deed
8. Proof of Ownership
9. Certified Municipal Resolution

Supplemental Information:

10. Environmental Management Solutions February 2006 Preliminary
Recommendations
11. Photographs



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



ENVIRONMENTAL RESTORATION PROGRAM (ERP) APPLICATION

1996 CLEAN WATER/CLEAN AIR BOND ACT

ECL ARTICLE 56 - 6NYCRR 375-4

3/14/06

NAME OF MUNICIPALITY County of Orange		FED. ID # 14-6002567	
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION Hon. Edward A. Diana			
TITLE OF AUTHORIZED INDIVIDUAL Orange County Executive			
ADDRESS 255 Main Street			
CITY/TOWN Goshen		ZIP CODE 10924	
PHONE 845-291-2700	FAX 845-291-2724	E-MAIL ediana@co.orange.ny.us	
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE) Alternate Contact: Department of Parks, Recreation & Conservation			
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE Commissioner Brett Simmons			
ADDRESS 211 Route 416			
CITY/TOWN Montgomery		ZIP CODE 12549	
PHONE 845-457-4091	FAX 845-457-4906	E-MAIL bsimmons@co.orange.ny.us	
SITE NAME Glenmere Lake Property			
SITE ADDRESS Sugarloaf Pine Hill Road			
CITY/TOWN Town of Chester		ZIP CODE 10918	
COUNTY County of Orange		SIZE (ACRES) 9.9 acres	
LATITUDE (degrees/minutes/seconds) 74 ° 19 ' 39 "		LONGITUDE (degrees/minutes/seconds) 41 ° 20 ' 12.26 "	
PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.			
1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE IF ONE IS COMPLETED.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
REGISTRY SITE NUMBER: _____ CLASSIFICATION: _____			

1. HAS THE APPLICANT GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF, HAZARDOUS WASTE OR PETROLEUM ON THE SITE? ☐ YES ☒ NO
2. HAS THE APPLICANT UNDERTAKEN, OR INTEND TO UNDERTAKE, ANY INDEMNIFICATION OBLIGATION RESPECTING A PARTY RESPONSIBLE UNDER LAW FOR THE REMEDIATION OF THE SITE? ☐ YES ☒ NO
3. HAS THE APPLICANT LEASED THE SITE TO ANOTHER PARTY THAT GENERATED, TRANSPORTED OR DISPOSED OF, OR THAT ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF HAZARDOUS WASTE OR PETROLEUM ON THE SITE? IF YES, CHECK ONE OF THE FOLLOWING: ☐ YES ☒ NO
- ☐ A. THE APPLICANT DID NOT KNOW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM.
- ☐ B. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND DID NOT TAKE ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.
- ☐ C. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND TOOK ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.
4. DOES THE APPLICANT CURRENTLY OWN THE SITE OR HAS IT OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP FOR AN INVESTIGATION PURSUANT TO ECL 56-0508? ☒ YES ☐ NO

IF THE APPLICANT CURRENTLY OWNS THE SITE, ATTACH A COPY OF THE DEED, ATTORNEY CERTIFICATION OF PROOF OF OWNERSHIP, AND, IF THE APPLICANT HAS OBTAINED ONE WITHIN THE PAST YEAR, A TITLE REPORT. IF THE APPLICANT HAS OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP, ATTACH A COPY OF THE ORDER OF THE COURT.

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK FOR DETAILED INSTRUCTIONS).

- PURPOSE AND SCOPE OF THE PROJECT;
- CURRENT AND PROPOSED FUTURE USE OF THE SITE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL);
- ESTIMATED PROJECT COST (INCLUDE ANY RESPONSIBLE PARTY COST RECOVERY PAYMENTS RECEIVED OR ANTICIPATED, AS WELL AS ANY OTHER ACTUAL OR POTENTIAL FUNDING SOURCES FOR THE PROJECT);
- HOW THE PROJECT WOULD SATISFY THE CRITERIA OF ECL 56-0505; AND AN
- ESTIMATED PROJECT SCHEDULE (FIELD WORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. **ENVIRONMENTAL DATA**
A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.
2. **OWNERS**
A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").
3. **OPERATORS**
A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	✓				
Chlorinated Solvents					
Other VOCs	✓				
SVOCs	✓				
Metals	✓				
Pesticides	✓				
PCBs					
Other* <u>Asbestos</u>	✓				

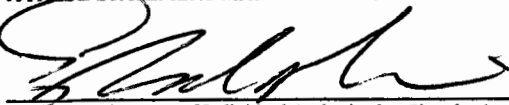
*PLEASE DESCRIBE: Exterior asbestos stucco has degraded and is in soil around structures.

1. HAS THE DEC ISSUED A RECORD OF DECISION FOR THE SITE UNDER THE ERP? ☐ YES ☐ NO
2. HAS GROUNDWATER OR A SURFACE WATER BODY BEEN CONTAMINATED ABOVE STANDARDS?
IF YES, CHECK ALL THAT APPLY: ☐ YES ☐ NO
 - ☐ A. THE INFLUENT TO A PUBLIC OR PRIVATE WATER SUPPLY HAS BEEN CONTAMINATED OR THREATENED.
 - ☐ B. A CLASS A OR AA SURFACE WATER BODY OR A PRIMARY OR PRINCIPAL AQUIFER HAS BEEN CONTAMINATED WITHOUT AFFECTING AN EXISTING WATER SUPPLY.
 - ☐ C. GROUNDWATER HAS BEEN CONTAMINATED ABOVE STANDARDS OR A SURFACE WATER HAS BEEN IMPACTED.
3. HAVE ENDANGERED, THREATENED OR RARE SPECIES, STATE PROTECTED STREAMS, OR STATE REGULATED WETLANDS BEEN IMPACTED BY RELEASES FROM THE SITE? ☐ YES ☐ NO
4. ARE CONTAMINANTS PRESENT IN SOILS/WASTE AT LEVELS THAT EXCEED DEC DIVISION OF ENVIRONMENTAL REMEDIATION GUIDANCE VALUES? ☐ YES ☐ NO
5. IS THE SITE LOCATED IN A DESIGNATED EMPIRE ZONE? ☐ YES ☐ NO
6. IS THE SITE LOCATED IN A DESIGNATED EN-ZONE PURSUANT TO TL § 21 (b)(6)? ☐ YES ☐ NO
7. HAS ALL OR PART OF THE SITE BEEN IDLE OR ABANDONED FOR MORE THAN ONE YEAR? ☐ YES ☐ NO
8. HAS THE APPLICANT SIGNED AN AGREEMENT WITH A PRIVATE PARTY TO REUSE THE SITE ONCE IT IS RESTORED? ☐ YES ☐ NO
9. HAS THE APPLICANT COMMITTED TO A NEW PUBLIC OR RECREATIONAL USE? ☐ YES ☐ NO
10. HAS THE APPLICANT COMPLIED WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REGARDING THIS ACTION? IF YES, INCLUDE THE DETERMINATION (NEGATIVE DECLARATION OR FINDINGS STATEMENT) IN THE ATTACHED PROJECT DESCRIPTION AND IDENTIFY ALL INVOLVED AGENCIES IN THE COORDINATED REVIEW. ☐ YES ☐ NO
11. IS THE APPLICANT AWARE OF OTHER FUNDING SOURCES FOR REMEDIATING THE SITE?
IF YES, PROVIDE SOURCES(S) AND DOLLAR AMOUNT IN THE ATTACHED PROJECT DESCRIPTION. ☐ YES ☐ NO

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

- All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full in this application, or are set out in full in exhibits attached to this application and incorporated by this reference; and
- The individual whose signature appears hereon is authorized to sign this application 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 the Application

08/27/06

Date

Please note: The application must include a certified copy of the municipal authorization which designates, by title (Mayor, Town Supervisor, etc.), the representative authorized to act on behalf of that municipality in all matters related to financial assistance. The authorization must empower the representative to make application, execute the State Assistance Contract, and otherwise act for the municipality in all State assistance-related matters. A sample form is provided in the Environmental Restoration Projects Procedures Handbook.

The undersigned, on behalf of the Community Based Organization acting in partnership with the municipality, does hereby certify that:

- The Community Based Organization is a not-for-profit corporation, exempt from taxation under section 501(c)(3) of the internal revenue code whose stated mission is promoting reuse of brownfield sites within a specified geographic area in which the Community Based Organization is located, which has 25% or more of its board of directors residing in the community in such area;
- The Community Based Organization represents a community with a demonstrated financial need;
- Not more than 25% of the members, officers or directors of the Community Based Organization are or were employed by or receiving compensation from any person responsible for a site under title 13 or title 14 of article 27 of the Environmental Conservation Law, article 12 of the navigation law or under applicable principles of statutory or common law liability; and
- The individual whose signature appears hereon is authorized to sign this application for the Community Based Organization.

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 Community Based Organization

Date

SUBMITTAL INFORMATION:

Three (3) complete copies, one with original signatures, are required.

- Two (2) of the copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF), on a CD or diskette, must be sent to:

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

- One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the addresses of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY:

ERP SITE NO: _____ ERP SITE T&A CODE: _____ PROJECT MANAGER: _____

Environmental Restoration Program Grant Application for

Glenmere Lake Property Investigation Phase *County of Orange, New York*

INTRODUCTION

Once part of the 1440-acre Glenmere Lake Estates, the “Glenmere” property owned by Orange County comprises 9.9 gently-sloped acres bordering the beautiful 350-acre Glenmere Lake in the Town of Chester. Easily accessible from Glenmere Lake Road (a turn-off from State Route 17A, just south of the Village of Florida), the property is situated across the road from the 40,000 square foot Glenmere Estates mansion. The property overlooks Glenmere Lake and the Village of Florida’s water treatment facility.

Acquired by the County of Orange in 1978 for payment of back-taxes, formal plans to develop Glenmere as a park for public use have existed since 1989. Conversations regarding the site’s development renewed in 2005 and subsequently received legislative support and funding. A cursory inspection of the property in early 2006 followed and revealed that the more urgent need was not park development, but investigation and remediation of immediate and presenting site hazards. The findings of the cursory inspection have resulted in this application. Need for proper and thorough investigation is all the more critical, as the property is situated fifty feet from the Village of Florida’s drinking water supply.

PURPOSE AND SCOPE

The purpose of the environmental site investigation is to determine whether any past or present conditions/activities have contributed to the contamination of the site and to delineate any contamination if encountered. Once specific contamination is defined and delineated, the proper and appropriate remediation activities will be formulated into a remediation plan. The site is complicated, since structures on the property are unstable and must be removed in order to safely conduct the investigative work. At this time, investigation of point source contamination is not possible due to the unstable nature of the buildings. The presence of asbestos on the exterior of the buildings and in the soil requires abatement in the demolition process, which must be conducted by properly trained and certified workers. Since these immediate site hazards must first be addressed in order to proceed with the required investigation, the project scope includes partial demolition of these buildings as an interim remedial measure (IRM).

In spring of 2006, Environmental Management Solutions, Inc. (EMS) conducted a cursory inspection of the overgrown property and found four dilapidated buildings, including a barn, milk-barn, house associated with the milk-barn and a multi-use, connected structure consisting of barn areas and garage areas. The combined square footage of these buildings is

estimated at 20,000 square feet. The buildings have been abandoned for at least twenty years and were subject to fire at some point, causing further collapse and ruin. Vast quantities of asbestos are found in the stucco plaster of the building exteriors, some of which is now in contact with the soil. Oil tanks are associated with all buildings, as many as six tanks in total. In one of the maintenance buildings, there is a steep staircase leading below grade in the area of the garage. Engineers are concerned about the potential for quantities of waste fluid storage associated with automotive repair activities. Also, during the course of the cursory inspection, four 55 gallon empty drums marked “perchloroethylene” were removed from the site. It is unknown whether the contents leaked into the ground or evaporated.

The following tasks will be performed in the proposed Investigation Phase:

1. Interim Remedial Measures:

- a) Removal of unstable and unsafe structures, including abatement of asbestos contamination, due to compromised structural integrity of on-site buildings. (See appendix for EMS certification to this effect.) Notify NYSDOL/EPA of abatement activities. Perform remediation of shingle and roof tar cans around area. Abate asbestos containing structures following 12 NYCRR part 5 applicable Variance AV106.
- b) Removal and proper closure of onsite tanks.

2. Investigation Measures:

- a) As per NYS DEC 6 NYCRR Part 595.3b, a suspected or probable spill must be investigated and disproved or proved. Soil samples will be collected at the perimeter of the buildings, on the lake side, to begin the investigation of possible contamination migration.
- b) Erect silt fence, hay bail system to control sediment runoff into the lake.
- c) Investigate UST presence and location, mark and protect.
- d) Once abatement activities are completed (IRM as above), further investigate possible point source contamination for targeted compounds.
- e) If investigation reveals no contamination of soil, close matter.
- f) If investigation reveals contamination, report to NYS DEC, follow NYS DEC STARS Memo procedures for site remediation in consultation with NYSDEC Representatives until closure is obtained.
- g) All work must be performed by properly trained and licensed workers (Asbestos/HazMat).

CURRENT AND PROPOSED FUTURE USE OF THE SITE

Although the Glenmere site has not been maintained for any official use in the last twenty years, it remains a desirable location for fishing, hunting and boating. Because of its remote location and easy lake access, the property has been subject to public abuse over many years. Local residents have frequented the property without permission. The site has also been a local hangout, resulting in vandalism and an abundance of litter. In fact, the site became an uncontrolled dumping ground for garbage and trash. Measures taken by the new Parks

Commissioner to secure the property, including the installation of a new fence and additional surveillance, have not completely deterred public access. Without proper development, Glenmere has lacked the necessary supervision to safeguard both people and the property. Over the years, various community organizations, including the Orange County Citizens Foundation and the Glenmere Lake Club, Inc., have advocated for recreational access to the lake and park development.

With public, legislative and executive support, the County Parks Department proposes to develop the Glenmere property for recreational purposes, for the purpose of public use and enjoyment. Future plans includes boating, fishing, picnicking and swimming. The site plans include playground facilities, a comfort station, picnic grills and tables, boat dock and boat rental, with properly maintained service roads in a well-supervised situation.

ESTIMATED PROJECT COST

The County of Orange has received an estimate for the Subsurface Environmental Site Investigation in the amount of \$450,000 - \$500,000. The breakdown of this estimate is included as an appendix in this application. Because unstable and unsafe structures contaminated with asbestos need to be removed prior to this investigative work in order to provide adequate and safe access, demolition and abatement costs are included in the investigation estimate as an Interim Remedial Measure (IRM). Cost of tank removal and proper closure are also included as an IRM.

HOW PROJECT SATISFIES CRITERIA OF ECL 56-0505

(a) the benefit to the environment realized by the expeditious remediation of the property proposed to be subject to such project;

The target property is immediately adjacent to Glenmere Lake. This lake serves as the municipal water supply to the near by village. The property slopes toward the lake. To avoid any contamination to this water supply the property should be cleaned up expeditiously. In addition, the 350 acre lake is a prime recreational asset that needs to be preserved for future generations. The land and lake will both benefit from the proposed investigation phase.

(b) the economic benefit to the state by the expeditious remediation of the property proposed to be subject to such project;

Investigation and remediation of this property will protect the Village of Florida's water supply, removing any potential for more costly measures if the property is not investigated and contaminates the lake in the future. Investigation will pave the way to develop the site for public use, with appropriate supervision of the property. In addition, this project will ensure that the lake is protected and that property values around the lake are preserved for future generations.

(c) the potential opportunity of the property proposed to be subject to such project to be used for public recreational purposes;

The potential contamination was discovered in a cursory investigation towards the County's goal to develop the Glenmere property as a public park. Plans already exist to develop the site for public recreational purposes, and the Orange County Legislature has approved funding for park development on the Glenmere land. The public has demonstrated strong support and interest in these purposes, even going as far as using the undeveloped site for recreational purposes.

(e) the opportunity for other funding sources to be available for the remediation of such property, including, but not limited to, enforcement actions against responsible parties ...

While the county is committed to covering its portion of cost for the proposed investigation project, there is no other known source of funding or potential funding.

2. The department shall not enter into a contract with a municipality pursuant to section 56-0503 of this title for an environmental restoration project for any site listed in the registry of inactive hazardous waste sites under section 27-1305 of this chapter and given a classification as described in subparagraph one or two of paragraph b of subdivision two of such section 27-1305.

The Glenmere property is not listed in the registry of inactive hazardous waste sites, nor given such a classification.

3. The remediation objective of an environmental restoration remediation project shall meet the same standard for protection of public health and the environment that applies to remedial actions undertaken pursuant to section 27-1313 of this chapter.

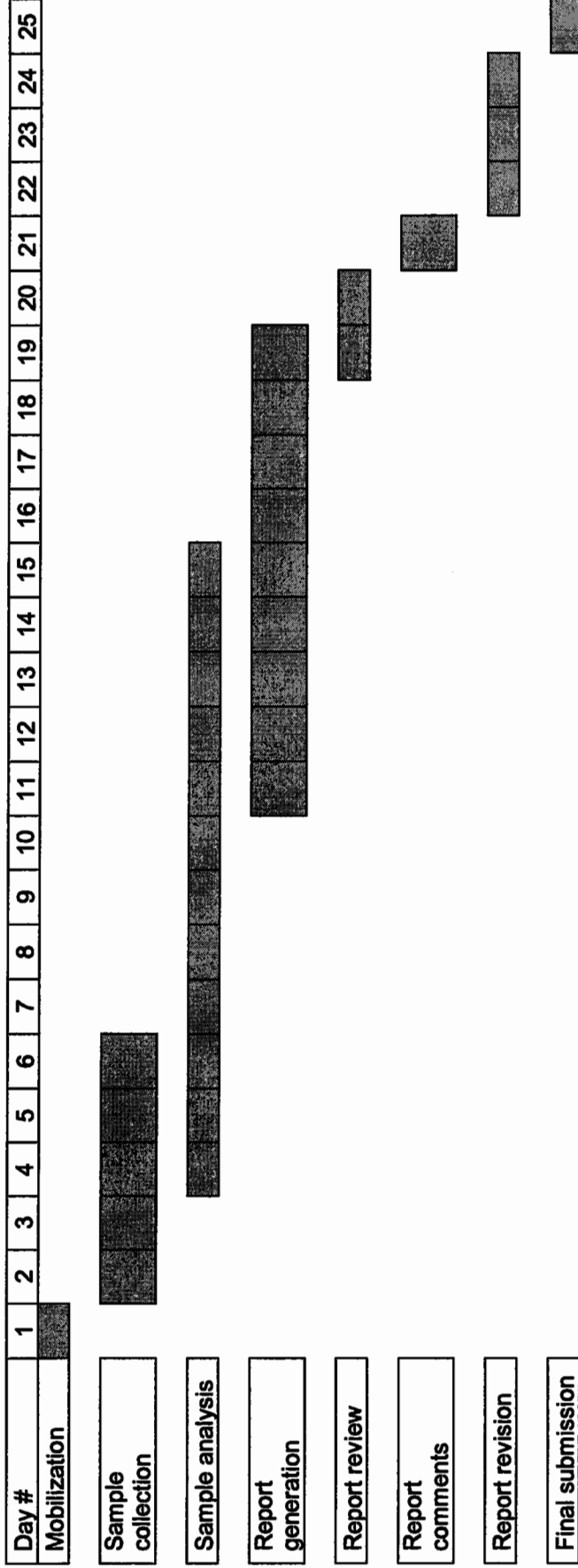
4. After completion of such project, the municipality may use the property for public purposes or may dispose of it. If the municipality shall dispose of such property by sale to a responsible party, such party shall pay to such municipality, in addition to such other consideration, an amount of money constituting the amount of state assistance provided to the municipality under this title plus accrued interest and transaction costs and the municipality shall deposit that money into the environmental restoration project account of the hazardous waste remedial fund established under section ninety-seven-b of the state finance law.

5. In the event that an environmental restoration project's remediation objective shall not have been attained to the department's satisfaction at the time of the municipality's disposition of such property, such municipality shall be liable to ensure that such objective is attained within the time called for in the state assistance contract.

ESTIMATED PROJECT SCHEDULE FOR GLENMERE LAKE PROPERTY INVESTIGATION PHASE

Provided by Environmental Management Solutions of New York, Inc., August 2006

(work to begin within 12 months of application approval date)



Prior to mobilization for environmental investigation asbestos abatement will have to proceed first to ensure safe access for sample collection.
 The abatement project would take approximately 30 days.

Environmental History

The 9.9 acre Glenmere parcel was originally part of a 1440-acre estate owned by Richard Goelet in the 1940's, under the name "Glenmere Lake Estates, Inc.". Mr. Goelet built a 40,000 s.f. mansion on the hill across from the property, and built servant's quarters, a maintenance facility and stables on the 9.9 acres to service his estate. The Glenmere property was also developed as the last three holes of a 12-hole golf course. Majestic and extravagant in its day, it is said that Babe Ruth hunted quail on the property. The land was sold to A.M Gootnick in 1977 and Abraham Prusoff operated the land as a resort and golf course. The business was not profitable and in 1978, the County of Orange acquired the land for back-taxes, with the rationale that the 350 acre lake could be used to support the development of a county-wide water loop. It was thought the lake could be used as flood skimming for the Black Meadow reservoir. The land was not acquired for recreation purposes, but for general county purposes. Portions of the acreage were later sold, including the mansion parcel, leaving reservoir lands and the 9.9 acre parcel in the County's ownership. Over the years, local interest in using the land and lake for recreation has been high, resulting in unofficial use of 9.9 acres, despite lack of proper development and/or supervision.

Preliminary asbestos investigations have identified asbestos on piping, vessels, boilers and in the deteriorated exterior stucco of the buildings. Due to structural collapse of the buildings, asbestos contained in the stucco plaster has found its way into the ground into the soil. Evidence of above ground and underground storage tanks (AST's and UST's) are on site, as many as six in number. Visible in the uncontrolled landfill, is a six' by nine' pile of asbestos shingles, directly in contact with the soil. Also present are antifreeze containers and car batteries. Evidence of automotive repair activities is located in the garage area. Past farming and agricultural activities have also used materials that may impact the environment. As mentioned, four empty 55-gallon drums marked "perchlorethylene" were removed from the perimeter of one of the buildings after the cursory investigation. Additional 55 gallon rusting drums are also visible inside some buildings, the prior contents of which are unknown. The ruinous condition of the structures restricts anything more than a visual assessment, making it impossible to ascertain the full extent of the potential contamination. Given the structural instability of the buildings, this application can only describe contaminant information readily attainable from outside the footprint of the structures.

No preliminary site reports or prior environmental investigations are available.

Environmental
Science

August 23, 2006

Safety
Engineering

Attn: Bob Wilcox
Orange County Department of Public Works
2455-2459, Route 17M
Goshen, New York 10924

Industrial
Hygiene

Tel: 845-291-4744
Fax: 845-291-4570

Re: Glenmere Lake Investigation

Environmental
and
Occupational
Health

Environmental Management Solutions of New York, Inc. (EMS of NY) is please to provide a cost estimate for the **Investigation Phase** of the above referenced location. The cost estimate covers filing fees, water collection trench, and catch basin installation, asbestos abatement of existing structures following applicable NYS DOL procedures, remediation of UST/AST's. The unsafe asbestos containing structures would need to be removed prior to the actual site investigation works to ensure safe access.

Medical
Ecology

1. Interim Remediation Measures

Hazardous
Materials
Management

Cost estimate for demolition/asbestos abatement

Initial Trenching for water collection	\$25,000.00
Asbestos abatement of structures	\$280,000.00
Air monitoring for asbestos project	\$35,000.00

Laboratory
Testing

Cost for tank removal and closures

UST/AST removal	\$40,000.00
Soil sampling and analysis for UST/AST's	Included below*
Project management, report generation	

Environmental
Health and
Safety Training

2. Sub-Surface Investigation

Emergency
Response
Services

1) Soil Boring Analyticals, estimate \$950 /sample:
VOCs, SVOCs, PCB/Pesticides, Metals (TAL 23)

2) Monitoring Wells and Analyticals, estimate \$40,000 (done simultaneously with probes):
Install wells with Drill Rig, estimate 4 days
Groundwater analysis for VOC, SVOC, chlorinated pesticides, TAL metals, estimate 15 samples

Remediation
and Restoration
Services

3) Test Pits, estimate \$44,000 (done simultaneously with wells):
Analysis of approximately 30 soil/water samples for VOC, SVOC, PCB/Pesticides, Metals
Geoprobe / Drill Rig, estimate 15 probes / 4 days

*note if soil contamination is encountered additional fee's for soil removal, additional monitoring well installation and further soil/ground water testing may be warranted but the cost could not be speculated upon at this time.

4) Consultant Oversight and Work Plan Preparation, estimate \$20,000

The total project can be estimated between \$450,000.00 to \$500,000.00.

Sincerely

Environmental Management Solutions of New York, Inc.

A handwritten signature in black ink, appearing to read "Bob Friedl".

Bob Friedl CHMM
Senior Project Manager



[illegible]



County of Orange – Division of Risk Management

Edward A. Diana
County Executive

Michael T. Morris
Risk Management Officer
18 Seward Avenue, Middletown, New York 10940
Tel: (845) 615-3600 Fax: (845) 346-1169

Angela Kays-Burden
Grants Coordinator
Orange County Planning
124 Main Street
Goshen, NY 10924

August 24, 2006

Re.: Orange County Property at intersection of Glenmere & Pine Hill Rd.

Dear Ms. Kays-Burden,

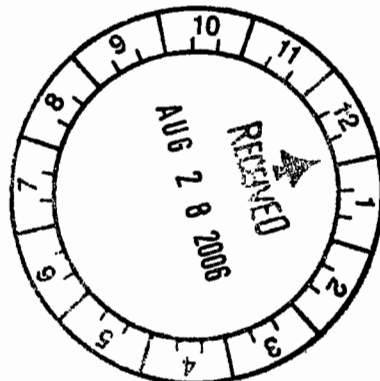
The structures that you inquired about at SBL: 16-1-3.12 in the Town of Chester are considered condemned under NYS Uniform Code. These structures are dangerous to enter and have been placarded accordingly. Please do not send anyone to visit this location that is not employed by a demolition company, or is accompanied by same.

Signed:

Richard L. Jones
Safety & Loss Control Specialist,
Code Enforcement

Copies:

Mike Morris, Risk Manager
Ed Fares, Commissioner of Public Works
Brett Simmons, Commissioner of Parks



SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT				ASSESSED VALUE			
				FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL	
16	01	0030003	TOWN OF CHESTER	SCHOOL							
OWNER NO.	LOCATION			DIMENSIONS			ACRES				

SCHOOL	SPECIAL DISTRICT
	FIRE
	LIGHT
	WATER
	OTHER

ASSESSED VALUE			SECTION
LAND	IMPROV.	TOTAL	
			N

$$\begin{array}{r} 220.5 \\ - 393.6 \\ \hline \end{array}$$

CHESTER N Y

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HERO SERVICE
DIVISION OF LITTON INDUSTRIES

ORANGE COUNTY PROPERTY MAP and RECORDS SYSTEM

Updated On	6/12/1992	Prior Record	332289	16-1-3.3	Prior Record	Next Curr Record	Reverse Curr Order
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332289

332289	016	000	0001	003	300	0000	F	Change Or Enter New SWIS, USE DOWN
Description:								

Prior	016	000	0001	003	300	0000	East Coord	W S SUGARLOAF PINE HILL RD
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Orig	016	000	0001	003	300	0000	0502670
COUNTY OF ORANGE							

Name	COUNTY OF ORANGE	North Coord

Address 0485950

255-275 MAIN ST Acreage **220.5** Sq Foot Condo

City	GOSHEN NY	Zip	10924	Frontage		Depth		Irreg. Code	
------	-----------	-----	-------	----------	--	-------	--	-------------	--

-- Deed Recorded --	335401	WARWICK CENTRAL	Total Dept	
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Date	Book	* - Special Districts - *	Notes

03061978	02093	0120			NOTES
GLENMERE LAKE, PART IN WARWICK9-1-6, AND VILL OF					

FLA 113-4-3111-2-17. SEE 394/32 FOR RIGHTS OF FLORIDA WATER WORKS

[illegible]

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Note

Town/City
Village
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Return to Main Menu

Print Key

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 2093 PAGE 120

RD 33-5956

THIS INDENTURE, made the 6th day of March, nineteen hundred and seventy-eight,
BETWEEN GLENMERE LAKE ESTATES, INC., a New York corporation

with an office and place of business at Glenmere Road (no number),
Chester, New York, and A. M. GOOTNICK, residing at Pine Tree Road
(no number), Monroe, New York,

part of the first part, and the COUNTY OF ORANGE, one of the Counties of the
State of New York, having its principal place for the transaction of business
at Nos. 255-275 Main Street in the Village of Goshen, County of Orange,
State of New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

***** TEN (\$10.00) ***** dollars,

lawful money of the United States, and other good and valuable consideration,

by the party of the second part, does hereby grant and release unto the party of the first part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated
lying and being in the Towns of Chester and Warwick, ^{Goshen} and Village of Florida, County of Orange, State of
New York, more particularly bounded and described on Schedule A annexed
hereto and made a part hereof.

BEING and intended to be the same premises conveyed to Glenmere Lake
Estates, Inc., by deed from Robert Golet and Roberta Golet, dated
May 6, 1940, and recorded in the Orange County Clerk's Office in
Liber 837 of Deeds at page 216.

ALSO BEING the premises conveyed to A. M. Gootnick by deed dated
March 31, 1977, and recorded in the Orange County Clerk's Office in
Liber 2063 of Deeds at page 781, which premises are also included in
the metes and bounds description annexed hereto as Schedule A.

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND situated
partly in the Town of Chester and partly in the Town of Warwick, County
of Orange and State of New York, and bounded and described as follows:

BE-10-10-10 at the intersection of the center line
of the road leading from Glenmore to Sugarloaf with the
center line of the road leading to Chester; said point was
formerly the corner of lands of W. S. Jessup and Julia
Subcock, and running from thence along the center of the
said Chester road and lands of Robert Coelet (1) N 52° 30'
E, 555.0 feet to a point; thence along the lands of Robert
Coelet (2) N 34° 40' W, 750.0 feet to a point; thence along
the same N 55° 20' E, 837.0 feet to the line of the lands
of Mrs. Edwin Danner; thence along the lands of the said
Danner (4) N 34° 40' W, 640.4 feet to an iron thence along
the same (5) N 55° 20' E, 539.1 feet to an iron; thence
along the same (6) S 30° 38' E, 930.1 feet to an iron;
thence along the same (7) N 55° 20' E, 191.0 feet to an
iron; thence along the same (8) S 34° 40' E, 277.8 feet to
the center of the Chester road; thence along the center of
the said Chester road (9) N 55° 20' E, 427.4 feet to a
corner of the lands of Patrick Powers; thence along the
lands of the said Powers (10) N 32° 00' W, 587.6 feet to
a point; thence along the same (11) N 37° 50' W, 355.0 feet
to a point; thence along the same (12) N 39° 33' W, 565.6
feet to a point; thence along the same (13) N 39° 18' W,
1471.9 feet to a point; thence along the lands of E. Roland
Harriman (14) S 74° 55' W, 811.1 feet to a point; thence
along the same (15) S 53° 30' W, 300.0 feet to a point;
thence along the same (16) S 83° 45' W, 323.0 feet to the
center of the Florida road; thence along the center of the
said Florida road (17) S 19° 38' E, 161.7 feet to a point;
thence along the same (18) S 8° 02' E, 142.5 feet to a
point; thence along the same (19) S 6° 41' W, 39.4 feet to
a point; thence along the lands of Robert Coelet (20) S 69°
45' E, 270.7 feet to a point; thence along the same (21)
S 20° 15' W, 1141.0 feet to the said Florida road; thence
along the lands of the said Robert Coelet (22) S 41° 26'
W, 116.8 feet to a point; thence along the same (23) N 82°

47° W, 551.1 feet to a corner of the lands of Charles Brad-
 ner; thence along the line of the said Bradner; (24) S 6°
 14' W, 103.9 feet to a point; thence along the same (25)
 S 56° 53' W, 735.6 feet to a point; thence along the same
 (26) S 42° 18' W, 731.5 feet to the center of Glenmere Ave.;
 thence along the center of the said Glenmere Ave.; (27)
 S 79° 35' W, 96.0 feet to a point; thence along the same
 (28) S 60° 22' W, 163.3 feet to a point; thence along the
 same (29) S 33° 43' W, 202.9 feet to a point; thence along
 the same (30) S 34° 04' W, 210.5 feet to a point; thence
 along the same (31) S 62° 59' W, 197.6 feet to a point;
 thence along the same (32) S 71° 33' W, 156.0 feet to a
 point; thence along the same (33) S 66° 03' W, 349.4 feet
 to a point; thence along the same (34) S 79° 20' W, 431.3
 feet to a point; thence along the same (35) N 62° 53' W,
 441.8 feet to a point; thence along the same (36) N 77°
 54' W, 544.0 feet to a corner of the lands of Vanderburgh
 and Arnott; thence along the lands of the said Vanderburgh
 and Arnott (37) S 7° 05' E 847.3 feet to a point; thence
 along the same (38) S 6° 51' E 859.4 feet to a point;
 thence along the same (39) S 6° 30' E 149.4 feet to a
 point; thence along the same (40) S 62° 24' W 939.5 feet
 to a point; thence along the same (41) N 6° 17' W 72.6 feet
 to the line of the lands of the said Vanderburgh and Arnott;
 thence along the lands of the said Vanderburgh and Arnott
 (42) S 83° 43' W 501.7 feet to a point; thence along the
 lands of George Scanlon (43) S 4° 33' E 141.0 feet to a
 point; thence along the same (44) S 87° 42' W 487.0 feet to
 a corner of the lands of Joseph Finnegan and Walter Brown;
 thence along the lands of the said Finnegan and Brown (45)
 S 2° 12' E 320.0 feet to a point; thence along the same
 (46) S 50° 09' W 1108.9 feet to a point; thence along the
 same (47) S 19° 25' W 1000.0 feet to a point; thence along
 the same (48) S 6° 13' E 539.4 feet to a point; thence
 along the same (49) S 77° 13' E 1369.1 feet to a point;
 thence along the same (50) N 55° 12' E 1237.6 feet to the
 line of the lands now or formerly of The Shawnee Park Land
 & Development Co; thence along the lands of the said Shawnee
 Park Land & Development Co. (51) N 7° 31' W 112.5 feet

to a corner of lands of McDougall; thence along the lands of the said McDougall (52) S 53° 12' W 121.6 feet to an iron; thence along the same (53) N 7° 31' W 398.5 feet to the shore of Glenmere Lake; thence along the shore of the said Lake (54) N 51° 17' E 125.3 feet to the lands of the said Shawnee Park Land & Development Co.; thence along the shore of said Lake (55) northerly about 1600 feet to the northeasterly corner of the sixth Edward lot; thence along the lands now or formerly of the said Shawnee Park Land & Development Co. (56) S 84° 32' W 660.0 feet to a point; thence along the same (57) S 5° 28' E 351.8 feet to a point; thence along the same (58) N 84° 32' E 660.0 feet to a point; thence along the same (59) S 5° 28' E 1407.2 feet to a point; thence along the same (60) S 84° 32' W 660.0 feet to a point; thence along the same (61) S 5° 28' E 351.8 feet to the line of the lands of J. D. Wilson; thence along the lands of the said Wilson (62) N 84° 32' E 660.0 feet to a point; thence along the same (63) S 31° 00' E 55.8 feet to a corner of lands of the heirs of James A. Boyd; thence along the lands of the said heirs of Boyd (64) N 66° 02' E 1155.8 feet to an iron; thence along the same (65) S 13° 47' W 316.8 feet to an iron; thence along the same (66) S 70° 02' W 930.8 feet to the line of the lands of J. D. Wilson; thence along the lands of the said Wilson (67) S 66° 00' E 204.6 feet to a point; thence along the same (68) S 42° 00' E 158.4 feet to a point; thence along the same (69) S 00° 35' W 494.9 feet to a point; thence along the same (70) S 80° 00' W 957.0 feet to a point; thence along the same (71) S 3° 42' E 659.2 feet to a point; thence along the same (72) S 80° 02' W 651.8 feet to a point; thence along the same (73) S 6° 36' E 715.9 feet to an iron at Robert Goclet's corner; thence along the lands of said Robert Goclet (74) S 53° 29' E 1578.5 feet to a corner of the lands of Charles J. Schlesinger; thence along the lands of the said Schlesinger (75) N 80° 15' E 2252.0 feet to a point; thence along the lands of

thence along the lands of the said Howard (77) S 58° 02' E, 10.9 feet to a point; thence along the same (78) S 57° 32' E, 346.8 feet to a point; thence along the same (79) S 00° 42' E, 159.6 feet to a point; thence along the same (80) S 43° 11' E, 161.7 feet to a point; thence along the same (81) S 82° 57' E, 575.8 feet to a point; thence along the same (82) N 63° 07' E, 216.6 feet to a point; thence along the same (83) S 87° 37' E, 124.1 feet to a point; thence along the same (84) N 9° 53' E, 67.9 feet to a point; thence along the same (85) N 64° 11' E, 791.9 feet to a stone in the fence; thence (86) N 84° 43' E, 1315.4 feet to the line of the lands of Fred Clarke; thence along the line of the lands of the said Clarke (87) N 35° 06' E, 194.1 feet to a point; thence along the same (88) N 43° 32' E, 261.5 feet to a point; thence along the same (89) N 51° 53' E, 222.0 feet to the line of lands of Ira Fitzgerald; thence along the lands of the said Fitzgerald (90) N 54° 19' W, 132.5 feet to a corner of the lands of Michael Reidy; thence along the lands of the said Reidy (91) N 88° 22' W, 914.00 feet to a point; thence along the same (92) N 47° 56' W, 533.3 feet to a point; thence along the same (93) N 24° 04' E, 696.6 feet to an iron; thence along the same (94) N 32° 01' E, 585.3 feet to the center of the Sugar Leaf road and lands of Robert Goelet; thence along the center of the said road (95) N 56° 44' W, 41.0 feet to a point; thence along the same (96) N 12° 20' W, 398.1 feet to a point; thence along the same (97) N 1° 07' W, 311.1 feet to a point; thence along the same (98) N 26° 19' E, 162.5 feet to a point; thence along the same (99) N 32° 26' E, 328.4 feet to a point; thence along the same (100) N 16° 15' E, 223.7 feet to a point; thence along the

same (101) N 3° 15' E, 103.6 feet to a point; thence along
 the same (102) N E° 15' E, 197.6 feet to a point; thence
 along the same (103) N 13° 07' W, 216.2 feet to a point;
 thence along the same (104) N 26° 55' W, 457.4 feet to a
 point; thence along the same (105) N 29° 21' W, 273.6 feet
 to a point; thence along the same (106) N 21° 55' W, 159.6
 feet to a point; thence along the same (107) N 65° 54' W,
 209.2 feet to a point; thence along the same (108) N 32°
 20' W, 139.1 feet to the place of beginning and containing
 1322.1 acres of land more or less.

APC ALL THAT CERTAIN LOT, PIECE OR PARCEL OF
LAND situate in the Town of Chester, County of Grange and
 State of New York, bounded and described as follows:— All
 that certain strip of land forty-five feet in width ex-
 tending from the southerly line of the Chester-Florida
 highway to a point near the line of lands now or lately of
 Bevil Green to the line of lands of the said Robert
 Goellet, being twenty-two and five tenths ($22 \frac{5}{10}$) feet
 in width on either side of the hereinafter described center
 line, and being a part of the same premises heretofore
 conveyed by Ebenezer Bull to the said Patrick Powers dec'd.
 by deed dated April first, 1871, and recorded in Liber 245
 at page 161 on the 21st day of September 1872, and contain-
 ing, according to the survey thereof, a map of which has
 been this day filed in the Office of the Clerk of the
 County of Grange, three & thirteen hundredths ($3 \frac{13}{100}$)
 acres of land, be the same more or less.

The center line of the above described premises
 is, according to said survey, described as follows:—
 BEGINNING at a point in the southerly fence line of the
 Chester-Florida Highway on the lands of Patrick Powers

22.5 ft. west of the intersection of the division line between the lands of the said Patrick Powers and Bennett Green with the said highway line; thence S 10° 53' E 180.8 ft.; thence on a curve to the right of 441.0 ft. radius 209.2 ft.; thence on a curve to the right of 231.2 ft. radius 220.2 ft.; thence S 49° 23' W 345.4 ft.; thence on a curve to the left of 1432.7 ft. radius 142.8 ft.; thence S 43° 41' W 237.4 ft.; thence on a curve to the right of 718.5 ft. radius 205.2 ft.; thence S 60° 06' W 144.7 ft.; thence on a curve to the right of 953.4 ft. radius 218.9 ft.; thence S 73° 14' W 723.1 ft.; thence on a curve to the right of 1432.7 ft. radius 113.7 ft.; thence S 77° 47' W 227.1 ft. to the division line between the lands of Patrick Powers and Robert Cooley, a total distance of 3028.2 ft. (all bearings are magnetic azimuths.)

Reserving, however, to Patrick Powers and Mary Powers, their heirs and assigns, a right of way to cross and recross the above described premises at a point about nineteen hundred feet distant from the said Chester-Florida highway measured along the above described center line, and which right of way across said premises shall be fourteen feet in width, shall be on grade with the road which the party of the second part shall build upon the above granted premises. And the party of the second part shall have the right to erect and maintain gates across the right of way herein reserved, ~~which said gates~~ shall be in the line of the fences to be erected along the premises herein conveyed, and which said gates, when erected, the parties of the first part hereto agree shall be kept closed except when the said right of way is in use by the said Patrick Powers and Mary Powers.

As the said last described premises were described in, and being the same lands and premises described in, a deed executed from Margaret Fowers and others, to Robert Coelet, dated October 18, 1912, and recorded in the Orange County Clerk's Office on October 18, 1912, in Book 533 of Deeds at page 438.

Subject, however, to the rights of the public therein for all street and highway purposes as to all roads or highways, or portions thereof, which are included within the description of the premises hereinabove set forth, and subject, also, to the rights, if any, of the owners of adjoining or abutting lands in any private roads or highways, included within the said description hereinabove set forth.

Subject, also, to all rights, covenants, restrictions, exceptions or reservations, if any, as may appear of record in the Orange County Clerk's Office and particularly in and for the benefit of Patrick Fowers; Florida Water Works; C. E. Schultz; Louis C. Schultz; Helen C. Howard; Joseph E. Finnegan; Walter Crown and the heirs, if any, of one House, and any of the heirs and assigns of the above mentioned persons.

The lands and premises hereby intended to be conveyed are shown and delineated on a map entitled "Plan of Lands to be conveyed by Robert Coelet to Glenmere Lake Estates, Inc., Towns of Chester & Warwick, Orange Co., N.Y." made by Horson Booth, surveyor, dated May 1, 1940, and to

~~be shown and delineated on a map entitled "Plan of Lands to be conveyed by Robert Coelet to Glenmere Lake Estates, Inc., Towns of Chester & Warwick, Orange Co., N.Y." made by Horson Booth, surveyor, dated May 1, 1940, and to~~

~~be shown and delineated on a map entitled "Plan of Lands to be conveyed by Robert Coelet to Glenmere Lake Estates, Inc., Towns of Chester & Warwick, Orange Co., N.Y." made by Horson Booth, surveyor, dated May 1, 1940, and to~~

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

This deed is given with the unanimous consent of the stockholders of
Glenmere Lake Estates, Inc.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties," whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Witness to execution of deed
Witness to execution of deed
Witness to execution of deed
Witness to execution of deed

GLENMERE LAKE ESTATES, INC.


L.S.
Abraham Prusoff, President and
Sole Surviving Director

STATE OF NEW YORK, COUNTY OF ORANGE

On the 6th day of March, 1978, before me personally came A. M. Gootnick,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

[Signature]
Notary Public.

ALAN S. LIPMAN
Notary Public, State of New York
Qualified in Orange County
My Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ORANGE

On the 6th day of March, 1978, before me personally came Abraham Prusoff, to me known, who, being by me duly sworn, did depose and say that he resides at 286 Glenmere Road (no number), Chester, New York that he is the President and Sole Surviving Director of Glenmere Lake Estates, Inc., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

[Signature]
Notary Public.

ALAN S. LIPMAN
Notary Public, State of New York
Qualified in Orange County
My Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

GLENMERE LAKE ESTATES, INC.
and A. M. GOOTNICK

TO

COUNTY OF ORANGE

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by



TITLE GUARANTEE-
NEW YORK

A TICO COMPANY

[Handwritten notes and signatures]
R/R
Peter Staph
County Clerk
Orange County, N.Y.
Zip No. 10924

USE OF RECORDING OFFICE

5/19/78
N.Y. STATE
COUNTY OF ORANGE
TOWN OF

File's Office, S.S.

1978 at 2:14
In Light 2093
if page 120

[Handwritten signature]

ORANGE COUNTY LEGISLATURE

Committee: Physical Services
Sponsor: Paduch
Co-Sponsors: Spencer, Pahucki

Agenda No. 14

RESOLUTION NO. 224 OF 2006

RESOLUTION AUTHORIZING THE ORANGE COUNTY LEGISLATURE, IN CONJUNCTION WITH THE DEPARTMENT OF PARKS, RECREATION AND CONSERVATION, TO APPLY FOR A GRANT FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, PURSUANT TO THE CLEAN WATER/CLEAN AIR BOND ACT OF 1996.

WHEREAS, Orange County, herein called the "Municipality" after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments herein called the "Project," is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it to be in the public interest and benefit under this law to enter into a contract therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY OF ORANGE

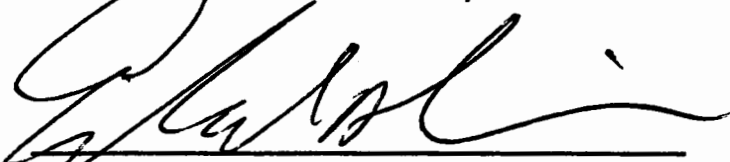
1. That the County Executive is the representative authorized to act on behalf of the Municipality in all matters related to State assistance under ECL Article 56, Title 5, and that the County Executive be and hereby is authorized to execute all necessary documents and assurances necessary to carry out the purposes of this Resolution subject to the review thereof by the County Attorney for purposes of form and content. The County Executive is also authorized to make application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the Municipality's governing body in all matters related to the Project and to State assistance;

2. That the Municipality agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation;

3. That one (1) certified copy of this Authorization be prepared and sent to the Albany office of the New York State Department of Environmental Conservation together with the Application for State assistance;

4. That this Authorization shall take effect immediately.

APPROVED: SEPTEMBER 7, 2006

A handwritten signature in black ink, appearing to read 'E. Diana', is written over a horizontal line.

EDWARD A. DIANA, COUNTY EXECUTIVE

CERTIFICATE OF RECORDING OFFICER

That the attached Resolution is a true and correct copy of the Resolution, as regularly adopted at a legally convened meeting of the Orange County Legislature duly held on the 7th day of September, 2006; and further that such Resolution has been fully recorded in the Proceedings of the Orange County Legislature.

In Witness Whereof, I have hereunto set my hand this 8th day of September, 2006.

Laurie M. Whightsil
(Signature - Seal)

Clerk
(Title)

STATE OF NEW YORK
COUNTY OF ORANGE
OFFICE OF THE CLERK OF
THE COUNTY LEGISLATURE }

THIS IS TO CERTIFY THAT I,

LAURIE M. WHIGHTSIL

Clerk of the County Legislature of said County of Orange, have compared the foregoing copy of resolution with the original resolution now on file in my office and which was passed by the County Legislature of said County of Orange on the 7th day of September, 2006 and that the same is a correct and true transcript of such original resolution and the whole thereof.

In Witness Whereof, I have hereunto set my hand and the official seal of said County Legislature this 8th day of September, 2006.

Laurie M. Whightsil
CLERK OF THE COUNTY LEGISLATURE OF THE COUNTY OF ORANGE

Attachment 2: Certification of Ownership

I, Mark S. Nash, being an attorney duly admitted to the practice of law in the State of New York, affirm under the penalties of perjury the following

1. That I am the Senior Assistant County Attorney for the County of Orange, the Municipality which is the applicant for State Assistance pursuant to Title 5 of Article 56 of the Environmental Conservation Law to undertake an Environmental Restoration Project known as the "Glenmere Lake" Project;
2. That the Property located at Sugarloaf Pine Hill Road, Town of Chester, New York 10918, County of Orange, the subject of the Project and is more particularly described as Section 16, Block 1 and Lot 3.12 in the Town of Chester;
3. That I hereby certify to the Commissioner of Environmental Conservation that I have examined or caused to be examined the title to the Property, and that I have approved the same, and that as of the date of this affirmation a good and marketable title thereto in fee is vested in and may be conveyed by the County of Orange;
4. That annexed hereto is a certified copy of the deed whereby such title to the Property was conveyed to the County of Orange, and that I hereby certify to the Commissioner of Environmental Conservation that the property title, conveyed by said deed, is identical to the Property which is the subject of the Project; and,
5. That I make this affirmation to be attached as an exhibit and incorporated by reference into such application.

Dated: September 13, 2006

Mark S. Nash
MARK S. NASH
Senior Assistant County Attorney



Environmental Management Solutions of New York

23 SNOWDEN AVENUE
SUITE B
OSSINING, NY 10562

TEL: (914) 762-6333
FAX: (914) 762-5578

www.emsofny.com

Environmental
Science

Draft Workplan and Preliminary Recommendations for :

Safety
Engineering

**Glenmere Lake Site
Florida, NY**

2/9/2006

Industrial
Hygiene

Prepared By:
Dr. Marco Pedone, CIH, CSP, CHMM
President

Environmental
and
Occupational
Health

It is recommended that the following actions be undertaken in order to protect public health and safety and provide for the protection of the environment.

Medical
Ecology

1: Cordon off, post and secure the area to restrict access to the site. Investigate the type of water sampling performed by Florida to determine if they have useful data.

Hazardous
Materials
Management

2: As per NYS DEC 6 NYCRR Part 595.3 b a suspected or probable spill must be investigated and disproved (not reported) or proved (reported). Soil samples will be collected at the perimeter of the buildings, on the lake side, to begin the investigation of possible contamination migration. At this time point source contamination can not be investigated due to the unstable nature of the buildings. These structures must be removed in order to facilitate the investigation of this area further.

Laboratory
Testing

3: Erect silt fence, hay bail system to control sediment run off into the lake

Environmental
Health and
Safety Training

4: Investigate UST presence and location, mark and protect.

Emergency
Response
Services

5: Notify NYSDOL / EPA of abatement activities.

6: Perform remediation of shingle and roof tar cans around area.

Remediation
and Restoration
Services

7: Abate asbestos containing structures following 12 NYCRR part 56 Applicable Variance AV106. (see attached).

- 8: Once this is completed further investigate possible point source contamination for targeted compounds.
- 9: Remove all UST's and AST's and perform sampling protocols following NYS DEC STARS Memos.
- 10A: If investigation reveals no contamination of soil, close matter.
- 10B: If investigation reveals contamination, report to NYS DEC, follow NYS DEC STARS Memo procedures for site remediation (In consultation with NYSDEC Representatives) until closure is obtained.

All work must be performed by properly trained and licensed workers (Asbestos / HazMat).



**ENVIRONMENTAL MANAGEMENT
SOLUTIONS OF NY, INC.**

23 Snowden Ave. Ossining, NY 10562
PH (914) 762 - 6333 FAX (914) 762 - 5578

PLM Analytical Report

NYS DOH ELAP Lab ID # 11618
EPA Lab Code: NY01396
NVLAP Lab Code 200701-0
State of CT, Dept of Public Health Lab ID # PH-0317

DRAFT

Client

Orange County

Project

Glenmere Lake/Glenmere Road

Date Analyzed

02/09/06

Analyst

Fabio Pedone

Scope #

PLM001 - Olympus BH-2

Lab ID #	Sample #	Date Collected	Sample Description	Sample Location	Gross Appearance	Treatment	Analysis Method	Dispersion Staining (pos or neg)	Asbestos Type, %	Other Fibrous, %	Misc Non Fibrous, %
34915	1	2/8/2006	Exterior Stucco	Milk Barn		None	PLM + DS		Chrysotile 18	N/A	Calcite 30, Qtz 10, Opqs 4, Gypsum 10, Cements 30
34916	2	2/8/2006	Exterior Stucco	Milk House		None	PLM + DS		N/A	N/A	N/A
34917	3	2/8/2006	Exterior Stucco	Stable Barn		None	PLM + DS		N/A	N/A	N/A
34918	4	2/8/2006	Exterior Stucco	Garage		None	PLM + DS		N/A	N/A	N/A

NAD - No Asbestos Detected, N/A - Not Applicable

NYS DOH ELAP Analytical Guidelines for "Asbestos Containing Material (ACM)" is 1% or greater

Lab does not validate or certify field data

PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative

TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Analysis Methods: EPA 600 / M4-82-020

ELAP ITEM 198.6

Chris Pepino, Laboratory Director

ENS of NY, Inc.

Fabio Pedone, Analyst

ENS of NY, Inc.

(1)

**ASBESTOS
DEMOLITION OF CONDEMNED BUILDINGS OR STRUCTURES
(AV 106)***

(as Amended Effective November 9, 1994)
Code Rule Section 56-1.9(a); Section 56-6.1; Section 56-8.1;
Section 56-9.1; Section 56-10.1; Section 56-11.1(b);
Section 56-12.1(c); Section 56-15.2(b-e)

DATED JUNE 3, 1997

***This DECISION supersedes APPLICABLE VARIANCE 100, COMMISSIONER'S DECISION dated December 1, 1994.**

Pursuant to Section 30 of the Labor Law, the Commissioner of Labor has reviewed the aforecited provisions of Industrial Code Rule 56 as they relate to the felling of structurally unsound asbestos containing buildings or structures and the imminent danger said buildings or structures present to the public, were they to collapse due to fire, rain, snow loads, or other unpredictable natural disasters.

The Commissioner of Labor has also reviewed numerous petitions for variance or other relief relative to condemned buildings or structures and the decisions rendered relative to these petitions.

The Commissioner of Labor finds that the issuance of an applicable variance from the aforecited provisions of Industrial Code Rule 56, as such pertain to felling structurally unsound buildings that contain asbestos or asbestos materials which meet the aforecited qualifications, would not violate the spirit and purpose of the said rules and would secure the public safety as contemplated by the said rules.

For the purposes of this variance, a building may be determined to be structurally unsound only by a building official of the local municipality or by a currently registered New York State Licensed Professional Engineer or Registered Architect who has deemed the building condemned due to its being unsafe and in imminent danger of collapse.

APPLICABLE VARIANCE

A variance from the aforecited provisions of Industrial Code Rule (ICR) 56 is hereby granted, relative to felling a structurally unsound asbestos containing buildings which has been inspected and condemned by a local building official or a currently registered New York State Professional Engineer or Registered Architect licensed in the State of New York after the building was deemed structurally unsound/unsafe as a result of damage incurred from fire, rain, snow loads or other unpredictable natural disaster. Pursuant to this variance, the condemned building may be felled without surveying the building for the quantity and locations of asbestos and without remediating the asbestos and asbestos containing materials prior to proceeding with building demolition, subject to the following conditions:

THE CONDITIONS

Letter of Condemnation:

1. A copy of the letter of condemnation issued by either a local building official or a currently registered New York State Licensed Professional Engineer or Registered Architect shall be received by the New York State Department of Labor, Division of Safety and Health, Engineering Services Unit prior to commencing the demolition. A copy of the Letter of Condemnation shall be posted with this APPLICABLE VARIANCE at the work site.

Notification Fee:

1. Unless the size of the project can be positively quantified, the project shall be deemed to be a large project with the appropriate notification fee of \$2,000.00.

Work Area Notification:

1. The entire demolition area shall be enclosed within a barrier or fence (example: orange construction fence or snow fence). The intent of this barrier is to define the work area, alert the public to the asbestos work and associated hazards and to prevent unauthorized entry into the work area.
2. The work area shall be vacated as per ICR Section 56-8.1(a) and secured against unauthorized entry/exit. The building/structure shall be secured by sealing and/or boarding up all doors, windows and other openings to the maximum extent possible.
3. Signage in accordance with the requirements of ICR 56-8.1(b) shall be posted on the exterior of the work areas barrier warning the public of the asbestos hazard.

Unauthorized Individuals:

1. Unauthorized persons shall be prohibited from the work area during the entirety of the asbestos project; that is, prior to preparation of the work area and until satisfactory clearance air monitoring results have been achieved.

Personnel:

1. Entry/exit of all persons and equipment shall be through one designated and secured "doorway" in the barrier or fence which shall provide an adequate and appropriate means of egress from the work area.
2. Personal protective equipment as required by ICR Section 56-4.1(d) shall be provided and used by all persons within the work area.
3. Only persons who are directly involved with the project and who have the required certification shall be permitted within the barrier.

Plasticizing:

1. Fire-resistant six-mil polyethylene shall be used to plasticize dumpsters and to cover debris and contain waste water.

Decontamination Areas:

1. A personal decontamination enclosure system that complies with Subpart 56-9 shall be utilized. It shall be located in close proximity to the work area. This personal decontamination system shall be removed only after satisfactory clearance air monitoring results have been achieved.
2. An equipment decontamination area shall be cordoned off within the worksite for cleaning of heavy equipment, i.e., backhoes, excavators, loaders, etc. The ground surface in this decontamination area shall be banked on the sides to confine the contaminated waste water.
3. Equipment shall be decontaminated utilizing a pressure wash system, after which all exposed surfaces of the equipment shall be manually wet wiped. Upon completion of the decontamination procedures, the interior of the equipment decontamination area shall be wet wiped.
4. The earth surface below the equipment decontamination area shall be scraped and any residual asbestos contamination shall be removed and disposed of as asbestos contaminated material.

Waste Water:

1. The demolition waste shall be wetted on a continuous basis prior to, during and subsequent to its actual collection and removal. Fog nozzles, or similar type equipment, shall be used to perform the wetting.
~~Waste water shall be confined to within the controlled demolition area. All waste water shall be collected by~~
~~the trenching or ditches and directed into a holding tank. Disposal of waste water shall be in~~
accordance with all applicable laws, regulations, etc. *discharge?*
3. After the waste water has dissipated, the earth surface below the trenches and holding tank shall be scraped and any residual asbestos contamination shall be removed and disposed of as asbestos contaminated material.

Demolition Debris:

1. All debris, structural-members, barrier components, used filters and similar items shall be considered to be asbestos containing materials/asbestos contaminated waste unless fully decontaminated as per this Rule.
2. No dry disturbance or removal of asbestos material shall be permitted.
3. All material being removed shall be kept completely saturated at all times. This shall be accomplished by misting debris prior to and during removal. Until each disposal container is sealed for removal from the site, each container shall be continually misted.
4. Pending disposal, all demolition waste shall be placed in hardwall, closed containers or vehicles with at least six-mil plastic draped loosely over the sides and top so as to facilitate being wrapped over the top of the load and sealed prior to transport from the site.
5. The earth surface below the rubble shall be scraped and any residual asbestos contamination shall be removed and disposed of as asbestos contaminated material.

Air Monitoring:

1. Air monitoring shall be conducted in accordance with the requirements of Industrial Code Rule Subpart 56-17.7.
2. In addition to the requirements of Industrial Code Rule Subpart 56-17.7, air monitoring of the entire work area shall be conducted daily. If air sample results indicate any airborne asbestos fiber concentration(s) at or above 0.01 fibers per cubic centimeter, or the background level, whichever is greater, work shall be stopped immediately, methods shall be altered to reduce the airborne asbestos fiber concentration(s) to the aforementioned level and work shall not resume until that level is attained.
3. Work area perimeter air sampling shall be conducted during the project in accordance with ICR Subpart 56-17.
4. Final air clearance shall be obtained in accordance with ICR Subpart 56-17.

General Conditions:

1. A copy of this APPLICABLE VARIANCE shall be conspicuously posted at the entrance to the personal decontamination enclosure.
2. This APPLICABLE VARIANCE is limited in its applicability to the demolition project involving the demolition and removal of waste from the subject premises.
3. The Petitioner shall perform inspections of the worksite at least daily to ensure that the provisions of the APPLICABLE VARIANCE are being complied with.
4. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule Subparts 56-1 through 56-18.

This variance shall apply and shall be applied by all enforcement officials to all persons and in all places to which the aforesaid provisions of Industrial Code Rule 56 apply to the demolition of condemned buildings with the same force and effect as if this variance were duly granted upon separate petition for the use and benefit of every person affected by the aforesaid provisions of Industrial Code Rule 56.

