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Janet Aaron, Town Clerk
Town Hall
24 Jordan Street
Skaneateles, NY 13152

March 9, 2016

Re: Stauffer Management Company's Skaneateles Falls Site (NYSDEC Site Number: 734010)
Notice of Certificate of Completion

Ms. Aaron:

Please find attached the Notice of Certificate of Completion for Stauffer Management Company's Skaneateles Falls Site (NYSDEC Site Number: 734010). Please place the enclosed with the established document repository for the project site.

Should you have any question regarding this matter, please do not hesitate to contact me at 518-453-2203.

Sincerely,

Gianna Aiezza

Gianna Aiezza, PE
Principal Engineer

Att: – Notice of Certification of Completion (Hard Copy)
– Notice of Certification of Completion (CD Copy)

NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Site Name: Stauffer Mgt. - Skaneateles Falls, Site No. 734010
Site Address: Jordan Road, Skaneateles, NY 13152
Skaneateles (T), Onondaga County, Section 18, Block 4, Lot 31.1

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 Stauffer Management Company LLC for a parcel approximately 67.921 acres located at Jordan Road in the Town of Skaneateles, Onondaga County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

- ☐ 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 Onondaga County as Book 5312, Page 0480.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 6 NYCRR Part 375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

Stauffer Mgt. - Skaneateles Falls, Site No. 734010, Jordan Road, Skaneateles, NY 13152

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 7 Office located at 615 Erie Boulevard West, Syracuse, NY 13204-2400 by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Stauffer Management Company LLC

By: *Paulo Mendez*

Title: *President*

Date: *3/8/16*

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:
Stauffer Management Company LLC
1800 Concord Pike
PO Box 15437, FOP 3-415
Wilmington, DE 19850-5437

See attached

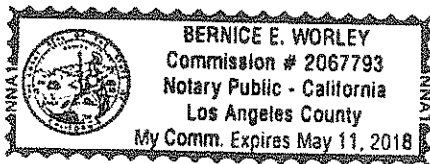
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On March 8, 2016 before me, Bernice E. Worley, notary public,
Date Here Insert Name and Title of the Officer
 personally appeared Charles N. Elmendorf
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bernice E. Worley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certificate of Completion Document Date: 3-1-16
 Number of Pages: 12 pgs Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles N. Elmendorf

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

NYSDEC STATE SUPERFUND PROGRAM (SSF)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Stauffer Management Company LLC

Address

1800 Concord Pike, Wilmington, DE 19850-5437

SITE INFORMATION

Site No.: 734010 Site Name: Stauffer Mgt. - Skaneateles Falls

Order on Consent: Index No. A7-0347-9610 Order Execution Date: June 21, 2012

Site Owner: Stauffer Management Company

Street Address: Jordan Road

Municipality: Skaneateles County: Onondaga DEC Region: 7

Site Size: 67.921 Acres

Tax Map Identification Number(s): 018-04-31.1

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

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to 6 NYCRR §375-1.9.

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

Allowable Uses under the SSF: Commercial and Industrial

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Onondaga County with recording identifier Book 5312, Page 0480.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in 6NYCRR §375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 6NYCRR §375-1.9(f)-(g).

CERTIFICATE MODIFICATION/REVOCATION

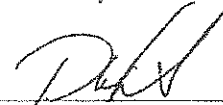
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with 6NYCRR §375-1.9(e)(2) upon a finding that:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

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

Basil Seggos
Acting Commissioner
New York State Department of Environmental Conservation

By:



Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: MARCH 1, 2016



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
1/13/2016



SITE DESCRIPTION

SITE NO. 734010

SITE NAME Stauffer Mgt. - Skaneateles Falls

SITE ADDRESS: Jordan Road **ZIP CODE:** 13152

CITY/TOWN: Skaneateles

COUNTY: Onondaga

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan YES

Monitoring Plan YES

Operation and Maintenance (O&M) Plan YES

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 05/31/2017

Description of Institutional Control

Stauffer Management Company

JORDAN RD

Environmental Easement

Block: 04

Lot: 31.1

Sublot:

Section: 018

Subsection:

S_B_L Image: 018-04-31.1

Ground Water Use Restriction

Land Use Restriction

Description of Engineering Control

Stauffer Management Company

JORDAN RD

Environmental Easement

Block: 04

Lot: 31.1

Sublot:

Section: 018

Subsection:

S_B_L Image: 018-04-31.1

Cover System

Fencing/Access Control

Exhibit A

Metes and Bounds from the Easement

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Skaneateles, County of Onondaga, State of New York, being part of Military Lots Nos. 1 and 10, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection with the division line between the lands now or formerly of Stauffer Management Company, LLC (by virtue of merger with Atkemix Thirty-Seven, Inc. on December 7, 2000) as described in Book 3405 at Page 110 on the south, and the lands now or formerly of Stephen T. Driscoll (reputed owner) as described in Book 3996 of Deeds at Page 305 on the north with the northeasterly 1923 highway line of Jordan Road (66 feet wide per Highway by Use Association Law of 1836);

Thence along the northeasterly and easterly margin of said Jordan Road in a generally southerly direction the following eleven (11) courses and distances:

- 1) South 43 deg. 19 min. 03 sec. East, 819.96 feet to a point; thence
- 2) along the arc of a curve to the right having a radius of 432.62 feet, length of 88.72 feet and chord of South 37 deg. 26 min. 33 sec. East 88.56 feet to a point; thence
- 3) South 31 deg. 34 min. 03 sec. East, 3.88 feet to a point; thence
- 4) along the arc of a curve to the right having a radius of 336.06 feet, length of 163.06 feet and chord of South 17 deg. 40 min. 03 sec. East 161.46 feet to a point; thence
- 5) South 03 deg. 46 min. 03 sec. East, 2.18 feet to a point; thence
- 6) along the arc of a curve to the left having a radius of 540.61 feet, length of 117.94 feet and chord of South 10 deg. 01 min. 03 sec. East 117.71 feet to a point; thence
- 7) South 16 deg. 16 min. 03 sec. East, 18.94 feet to a point; thence
- 8) along the arc of a curve to the right having a radius of 985.22 feet, length of 120.37 feet and chord of South 12 deg. 46 min. 03 sec. East 120.29 feet to a point; thence
- 9) South 09 deg. 16 min. 03 sec. East, 250.56 feet to a point; thence
- 10) along the arc of a curve to the left having a radius of 577.38 feet, length of 208.09 feet and chord of South 19 deg. 35 min. 33 sec. East 206.97 feet to a point; and
- 11) South 29 deg. 55 min. 03 sec. East, 49.16 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC generally on the northeast and the lands now or formerly Nathan R. Card (reputed owner) as described in Book 5270 of Deeds at Page 248 generally on the southwest;

Thence along said division line the following three (3) courses and distances:

- 1) North 60 deg. 24 min. 32 sec. East, 9.34 feet to a point of reference and a total of 25.61 feet to the south bank of Skaneateles Creek; thence
- 2) southeasterly along the south bank of Skaneateles Creek 514 feet more or less to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the east and the said lands of Card on the west; said south bank being reference by a line having a course of South 66 deg. 39 min. 50 sec. East, 530.57 feet between the aforesaid and hereinafter described reference points; and
- 3) South 03 deg. 36 min. 53 sec. East, along said division line, 35.00 feet to a point of reference and a total of 128 feet more or less to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the north and the said lands of Card on the south;

Thence South 86 deg. 15 min. 26 sec. West, along said division line, 311.80 feet to its intersection with the east line of the lands of the Skaneateles Short Line Railroad Company (reputed owner);

Thence South 19 deg. 53 min. 34 sec. East, along said east line of the railroad company, 17.18 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the north, and lands now or formerly of Card Mowing, LLC (reputed owner) as described in Book 5280 of Deeds at page 56 on the south;

Thence along said division line the following three (3) courses and distances:

- 1) North 86 deg. 15 min. 26 sec. East, 331.02 feet to a point; thence
- 2) North 03 deg. 44 min. 34 sec. West, 16.50 feet to a point; and
- 3) North 86 deg. 15 min. 26 sec. East, along said division line, 519.18 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the southwest and north and the lands now or formerly of Rubina Ahmed (reputed owner) as described in Book 5024 of Deeds at Page 236 on the northeast and south;

Thence along said division line the following two (2) courses and distances:

- 1) North 52 deg. 56 min. 35 sec. West, 456.85 feet to a point; and
- 2) North 70 deg. 18 min. 16 sec. East, 358.63 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the west and north and the lands now or formerly of Michael P. and Andrea J. Schoeneman (reputed owner) as described in Book 4061 of Deeds at Page 308 on the east and south;

Thence along said division line the following two (2) courses and distances:

- 1) North 11 deg. 13 min. 23 sec. West, 255.55 feet to a point; and
- 2) North 86 deg. 49 min. 55 sec. East, 501.58 feet to its intersection with the west line of Parcel B of the Stauffer Subdivision filed in the Onondaga County Clerk's Office as Map 9507.

Thence North 03 deg. 27 min. 12 sec. West, along the west line of Parcel B, 1341.42 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC on the south and the lands now or formerly of Robert M. and Bonnie L. Brown (reputed owner), on the north;

Thence South 86 deg. 32 min. 48 sec. West, along said division line 80.60 feet to its intersection with the division line between the said Lands of Stauffer Management Company, LLC on the south and the lands now or formerly of Charles A. Ochsner (reputed owner) on the north;

Thence South 86 deg. 01 min. 40 sec. West, along said division line, 932.20 feet to its intersection with the division line between the said lands of Stauffer Management Company, LLC generally on the south, and the lands now or formerly of Niagara Mohawk Power Corporation (reputed owner) generally on the north;

Thence along said division line the following three (3) courses and distances:

- 1) South 50 deg. 18 min. 13 sec. West, 296.69 feet to a point; thence
- 2) North 44 deg. 56 min. 27 sec. West, 178.30 feet to a point; and
- 3) North 71 deg. 04 min. 27 sec. West, 85.80 feet to its intersection with the division line between the said lands of Stauffer Management, LLC generally on the south and the lands now or formerly of the Town of Skaneateles (reputed owner) as described in Book 4087 of Deeds at Page 18 generally on the north;

Thence along said division line the following three (3) courses and distances:

1) North 55 deg. 09 min. 27 sec. West, 212.80 feet to a point; thence
2) North 87 deg. 54 min. 27 sec. West, 262.20 feet to a point; and
3) South 75 deg. 09 min. 33 sec. West, 113.95 feet to its intersection with the first hereinabove described division line between the said lands of Stauffer Management Company, LLC generally on the south and the said lands of Driscoll generally on the north;

Thence along said division line the following four (4) courses and distances:

1) South 29 deg. 24 min. 27 sec. East, 47.10 feet to a point; thence
2) South 48 deg. 35 min. 33 sec. West, 135.00 feet to a point; thence
3) South 65 deg. 35 min. 33 sec. West, 70.00 feet to a point; and
4) South 76 deg. 16 min. 49 sec. West, 109.29 feet to the point or place of beginning.

Intending to describe part of the lands of Stauffer Management Company, LLC as described in Book 3405 of Deeds at Page 110 and being all of Parcel A as shown on a map entitled "Stauffer Subdivision" filed in the Onondaga County Clerk's Office as Map 9507.

Exhibit B

Survey Map

