

March 2, 2023

*via email and FedEx*

**New York State Department of Environmental Conservation  
Region 3 – Division of Environmental Remediation  
Spill Prevention, Response and Remediation  
21 S. Putt Corners Road  
New Paltz, New York 12561**

**Attention:** Josh Cummins

**Regarding:** AST CLOSURE SUMMARY  
Novartis Pharmaceuticals Corp. (Former)  
25 Old Mill Road  
Parcel ID: 55.22-1-1  
Village of Suffern, Rockland County, New York  
Dynamic Earth Project No.: 3709-98-010EC

Dear Mr. Cummins:

Dynamic Earth, LLC (Dynamic Earth) was retained by IV2 Rockland Logistics Center, LLC to manage and oversee closure via removal activities associated with eight No. 2 fuel oil aboveground storage tanks (ASTs) of various sizes at the above-referenced property (hereinafter referred to as the "Site"). Attached to this letter are documents that detail proper closure of the ASTs including photographs of tank removal activities, manifests for disposal of residual tank contents and the tank scrap yard receipts.

### ***AST CLOSURE ACTIVITIES***

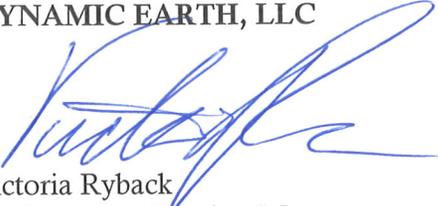
Between December 14 and December 22, 2022, eight No. 2 fuel oil ASTs of various sizes were pumped of residual fluids, cut open and cleaned for subsequent off-site disposal by AWT Environmental Services, Inc. under Dynamic Earth's supervision. The tanks were found to be in good condition with no penetrations, corrosion holes, pitting, etc. A total of 16,378 gallons of residual oil were pumped from the tanks and disposed of at Clean Water of New York located at 3249 Richmond Terrace, Staten Island, New York on December 15, 17 and 19, 2022. Waste manifests are included as an appendix. Tanks 5 and 6 were disposed of off-site as scrap metal at SIMS Metal Management in Newark, New Jersey by Vollers Excavating & Construction, Inc. on February 9, 2023. Due to access restraints, the tank carcasses of tanks 2, 7, 13, 15, 16 and 17 were cut and cleaned, but remain at the Site. The tank carcasses will be removed and recycled at a licensed facility upon building demolition. Photographs of the AST closure activities are attached.

This letter is intended to supplement the PBS Tank Closure Application submitted to the NYSDEC Region 3 office.

I trust this information is useful to you. If you have any questions or comments regarding this UST closure, please do not hesitate to contact me at (908) 879-7095.

Sincerely,

**DYNAMIC EARTH, LLC**



Victoria Ryback  
Environmental Project Manager



# Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

**PBS Number:**  
3-990100

**Return Completed Form & Fees To:**

## Section A - Facility/Property Owner/Contact Information

Expiration Date:

<b>Transaction Type:</b> 3	<b>Facility Name:</b> Novartis Pharmaceuticals Corp. (Former)	<b>Tax Map Info</b>	<b>TYPE OF PETROLEUM FACILITY</b> (Check only one)
1) Initial/New Facility	<b>Facility Address</b> (Physical Address, No P.O. Boxes): 25 Old Mill Road	<b>Block:</b> 55.22-1-1	<input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor
2) Change of Ownership	<b>Facility Address</b> (cont.):	<b>Lot</b>	<input type="checkbox"/> 02=Retail Gasoline Sales
3) Tank Installation, Closing, or Repair	<b>City:</b> Suffern	<b>State:</b> NY	<input type="checkbox"/> 03=Other Retail Sales
4) Information Correction	<b>County:</b> Rockland	<b>ZIP Code:</b> 10901	<input type="checkbox"/> 04=Manufacturing
5) Renewal	<b>Township/City:</b> Suffern	<b>Facility Phone Number:</b> (551) 427-7171	<input type="checkbox"/> 05=Utility
	<b>Facility Operator:</b> Lisa Lyng		<input type="checkbox"/> 06=Trucking/Transportation/Fleet
			<input type="checkbox"/> 07=Apartment/Office Building
			<input type="checkbox"/> 08=School
			<input type="checkbox"/> 09=Farm
			<input type="checkbox"/> 10=Private Residence
			<input type="checkbox"/> 11=Airline/Air Taxi/Airport
			<input type="checkbox"/> 12=Chemical Distributor
			<input type="checkbox"/> 13=Municipality
			<input type="checkbox"/> 15=Railroad
			<input type="checkbox"/> 25=Auto Service/Repair (No Gasoline Sales)
			<input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.)
			<input type="checkbox"/> 27=Hospital/Nursing Home/Health Care
			<input type="checkbox"/> 52=Marina
			<input type="checkbox"/> 53=Nuclear Power Plant
			<input checked="" type="checkbox"/> 99=Other (Specify): Vacant Industrial Building

Emergency Contact Name: Lisa Lyng  
 Emergency Telephone Number: (551) 427-7171

I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.

Name of Owner or Authorized Representative:  
Victoria Ryback  
 Amount Enclosed:  
 Title: Project Manager  
 Signature:   
 Date: 3/2/23

<b>NOTE:</b>	<b>Facility (Property) Owner (from Deed):</b> IV2 Rockland Logistics Center LLC
<b>Fill in Property Owner information here...&gt;&gt;&gt;</b>	<b>Facility Owner Address</b> (Street and/or P.O. Box): 250 Vesey Street, 15th Floor
<b>Indicate Tank Owner in Section C.</b>	<b>City:</b> New York <b>State:</b> NY <b>ZIP Code:</b> 10281
<b>Official Use Only</b>	<b>Owner Telephone Number:</b> (551) 427-7171
<b>Date Received:</b> / /	<b>Type of Owner</b> (check only one): <input type="checkbox"/> 1 Private Resident <input type="checkbox"/> 2 State Government <input checked="" type="checkbox"/> 3 Local Government <input type="checkbox"/> 4 Federal Government <input type="checkbox"/> 5 Corporate/Commercial/Other
<b>Date Processed:</b> / /	(Please keep this information up to date.)
<b>Amount Received:</b> \$	<b>Facility Contact Person Name:</b> Lisa Lyng
<b>Reviewed By:</b>	<b>Contact Person Company Name:</b> IV2 Rockland Logistics Center LLC
<b>Rev. 6/26/19 c</b>	<b>Address:</b> 250 Vesey Street, 15th Floor
	<b>Address (cont.):</b>
	<b>City/State/ZIP Code:</b> New York, New York 10281
	<b>Tel. Number:</b> (551) 427-7171
	<b>eMail Address:</b> lisa.lyng@brookfieldproperties.com



PBS Number:

3-990100

# Petroleum Bulk Storage Application

## Section C - Tank Ownership Information (for PBS tanks listed in Section B)

<b>Tank Owner Information</b> <input checked="" type="checkbox"/> Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:		
Tank Owner Name (Company/Individual):		
Contact Person:		
Tank Owner Address:		
City:	State:	ZIP:
Contact Person Telephone Number:	Contact Person email:	
<b>Specific Tanks Owned</b> <input checked="" type="checkbox"/> Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:		
Tank Number:		
Name of Class B (Daily On-Site) Operator:	Authorization No:	
Name of Class A (Primary) Operator:	Authorization No:	

<b>Tank Owner Information</b> <input type="checkbox"/> Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:		
Tank Owner Name (Company/Individual):		
Contact Person:		
Tank Owner Address:		
City:	State:	ZIP:
Contact Person Telephone Number:	Contact Person email:	
<b>Specific Tanks Owned</b> <input type="checkbox"/> Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:		
Tank Number:		
Name of Class B (Daily On-Site) Operator:	Authorization No:	
Name of Class A (Primary) Operator:	Authorization No:	

# PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEY

## Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

## Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

## Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

## Products Stored (7)

### Heating Oils: On-Site

#### Consumption

0001. #2 Fuel Oil
0002. #4 Fuel Oil
0259. #5 Fuel Oil
0003. #6 Fuel Oil
0012. Kerosene
0591. Clarified Oil
2711. Biodiesel (Heating)
2642. Used Oil (Heating)

### Heating Oils: Resale/

- #### Redistribution
2718. #2 Fuel Oil
  2719. #4 Fuel Oil
  2720. #5 Fuel Oil
  2721. #6 Fuel Oil
  2722. Kerosene
  2723. Clarified Oil
  2724. Biodiesel (Heating)

### Motor Fuels

0009. Gasoline
2712. Gasoline/Ethanol

0008. Diesel
2710. Biodiesel
0011. Jet Fuel
1044. Jet Fuel (Biofuel)
2641. Aviation Gasoline

### Emergency Generator Fuels

0001. #2 Fuel Oil
2730. Biodiesel (E-Gen)
2731. Diesel (E-Gen)

### Lubricating/Cutting Oils

0013. Lube Oil
0015. Motor Oil
1045. Gear/Spindle Oil
0010. Hydraulic Oil
0007. Cutting Oil
0021. Transmission Fluid
1836. Turbine Oil
0308. Petroleum Grease

### Oils Used as Building Materials

2626. Asphaltic Emulsions
0748. Form Oil

### Petroleum Spirits

0014. White/Mineral Spirits
1731. Naphtha

### Mineral/Insulating Oils

0020. Insulating Oil (e.g., Transformer, Cable Oil)
2630. Mineral Oil

### Waste/Used/Other Oils

0022. Waste/Used Oil
9999. Other-Please list:\*

### Crude Oil

0006. Crude Oil
0701. Crude Oil Fractions

### Tank Type (8)

01. Steel/Carbon Steel/Iron
02. Galvanized Steel Alloy
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Tank in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology

09. Concrete
  10. Urethane Clad Steel
  99. Other-Please list:\*
07. Statistical Inventory Reconciliation (SIR)
  08. Weep holes in vaults with no access for inspection
  99. Other-Please list: \*

## Overflow Protection (13)

00. None
01. Float Vent Valve
02. High Level Alarm
03. Automatic Shut-Off
04. Product Level Gauge (AST Only)
05. Vent Whistle
99. Other-Please list: \*

## Spill Prevention (14)

00. None
01. Catch Basin
99. Other-Please list: \*

## Pumping/Dispensing Method (15)

00. None
01. Pressurized Dispenser
02. Suction Dispenser
03. Gravity
04. On-Site Heating System (Suction)
05. On-Site Heating System (Supply/Return)
06. Tank-Mounted Dispenser
07. Loading Rack/Transfer Pump

## Piping Location (16)

00. No Piping
01. Aboveground
02. Underground/On-ground
03. Aboveground/Underground Combination

## Piping Type (17)

00. None
01. Steel/Carbon Steel/Iron
02. Galvanized Steel
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Encased in Concrete

06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology
09. Concrete
10. Copper
11. Flexible Piping
99. Other-Please list:\*

## Piping Secondary Containment (19)

00. None
01. Diking (Aboveground Only)
02. Vault (w/access)
04. Double-Walled (Underground Only)
06. Remote Impounding Area
07. Trench Liner
12. Double-Walled (Aboveground Only)
99. Other-Please list: \*

## Pipe Leak Detection (20)

00. None
01. Interstitial Electronic Monitoring
02. Interstitial Manual Monitoring
03. Vapor Well
04. Groundwater Well
07. Pressurized Piping Leak Detector
09. Exempt Suction Piping
10. Statistical Inventory Reconciliation (SIR)
99. Other-Please list:\*

## Under Dispenser Containment (UDC) (21)

Check Box if Present

.....

\* If other, please list on a separate sheet including tank number.

\*\* Each of these codes must be combined with code 01 or 06 to meet compliance requirements.