



ALBANY COUNTY – STATE OF NEW YORK
BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

| | |
|---------------------------|-------|
| Cover Page | 5.00 |
| Recording Fee | 35.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |

INSTRUMENT #: R2024-17070

Total: 60.00
**** NOTICE: THIS IS NOT A BILL ****

Receipt#: 20240737400
Clerk: HC
Rec Date: 10/10/2024 09:10:09 AM
Doc Grp: D
Descrip: DEED, AGREEMENT
Num Pgs: 4
Rec'd Frm: Frontier Abstract and Research
Services

Party1: NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
Party2: JEON SEKYUNG
LETTSOME LOUIS

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Record and Return To:

FRONTIER ABSTRACT AND RESEARCH SERVICES
69 CASCADE DRIVE SUITE 101
ROCHESTER, NY 14614

Bruce A. Hidley
Albany County Clerk

ENVIRONMENTAL NOTICE

To be issued in lieu of Environmental Easement/Deed Restriction as referenced in DER-33

THIS ENVIRONMENTAL NOTICE is made the 3rd day of October 2024, by the New York State Department of Environmental Conservation (NYSDEC), having an office for the transaction of business at 625 Broadway, Albany, New York 12233.

WHEREAS, a parcel of real property identified as Former RKO Dry Cleaners (Site # 401065), located on 566 Washington Avenue in the City of Albany, County of Albany, State of New York, which is part of lands conveyed by FSW Associates to Sekyung Jeon and Louis Lettsome by deed dated May 19, 1997 and recorded in the Albany County Clerk's Office on May 22, 1997 in Book 2579 of Deeds at Page 863 and being more particularly described in Appendix "A", attached to this noticed and made a part hereof, and hereinafter referred to as "the Property" as part of NYSDEC's State Superfund Program; and

WHEREAS, NYSDEC approved a cleanup to address contamination disposed at the Property and such cleanup was conditioned upon certain limitations.

NOW, THEREFORE, NYSDEC provides notice that:

FIRST, the Property subject to this Environmental Notice is as shown on a map attached to this Notice as Appendix "B" and made a part hereof.

SECOND, unless prior written approval by NYSDEC or, if NYSDEC shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results or may result in a significantly increased threat of harm or damage at any site as a result of exposure to soils. A violation of this provision is a violation of 6 NYCRR 375-1.11(b)(2).

THIRD, no person shall disturb, remove, or otherwise interfere with the installation, use, operations, and maintenance of engineering controls required for the Remedy, including but not limited to those engineering controls described in the SMP and listed below, unless in each instance they first obtain a written waiver of such prohibition from NYSDEC or Relevant Agency.

FOURTH, the remedy was designed to be protective for the following uses: **Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).** Therefore, any use for purposes other than Restricted Residential without the express written waiver of such prohibition by the Relevant Agency may result in a significantly increased threat of harm or damage at any site.

FIFTH, no person shall use the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from NYSDEC or Relevant Agency. Use of the groundwater without appropriate treatment may result in a significantly increased threat of harm or damage at any site.

SIXTH, it is a violation of 6 NYCRR 375-1.11(b) to use the Property in a manner inconsistent with this environmental notice.

IN WITNESS WHEREOF, the undersigned, acting by and through NYSDEC of Environmental Conservation as Designee of the Commissioner, has executed this instrument the day written below.

By: Andrew Guglielmi
Andrew Guglielmi, Director
Division of Remediation

STATE OF NEW YORK)
) ss:
COUNTY OF Albany)

On the 3 day of October, in the year 2024, before me, the undersigned, personally appeared Andrew Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

Cheryl A. Salem
Notary Public – State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

Appendix A

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the City of Albany, County of Albany, State of New York, bounded and described as follows:

BEGINNING at a point of the intersection of the southerly line of Washington Avenue and the easterly line of Ontario Street, and running thence easterly along the southerly line of Washington Avenue, forty-eight (48) feet; thence southerly, parallel with the easterly line of Ontario Street seventy (70) feet; thence westerly, parallel with the southerly line of Washington Avenue forty-eight (48) feet to the easterly line of Ontario Street; and thence northerly along the easterly line of Ontario Street, seventy (70) feet to the place of beginning.

SUBJECT to covenants, conditions, easements and restrictions of record affecting said premises.

Designated by the Albany County Clerk as Section: 65.54 Block: 3 Lot: 1



Invoice

| Date | Order |
|-----------|--------|
| 10/9/2024 | 948705 |

69 Cascade Drive
Suite 101
Rochester, NY 14614

BILL TO

REPRINT

AECOM
50 LAKEFRONT BLVD SUITE 111 ---BUFFALONY14202

ATTN: TAMI RABY

| Folder Number | Underwriter | Terms | County | Client Number | Ordered By |
|--|--|--------|--------|--------------------|----------------|
| 5207557 | n/a | Net 30 | Albany | 401065 | CHERYL SALEM |
| ITEM | DESCRIPTION | | | | AMOUNT |
| Filing | 5207557 LOUIS LETTSOME JEON SEKYUNG 566 WASHINGTON AVENUE ALBANY NY - Environmental Notice | | | | 175.00 |
| Fees Advanced | | | | | 60.00 |
| Thank you for your business. Our client's experience drives our business growth and vitality. | | | | Sales Tax Total | 0.00 235.00 |

Tax Status: Is Taxed

| Phone # | Email | Web Site |
|--------------|---------------------------------|--------------------------|
| 585-955-6111 | Accounting@FrontierAbstract.com | www.FrontierAbstract.com |



www.FrontierAbstract.com
Recordings@FrontierAbstract.com

RECORDING INFORMATION

| | | | |
|------------|---|--------------|--------------------------|
| Client | <i>AECOM</i> | Today's Date | <i>10/15/2024</i> |
| Client's # | <i>401065</i> | FRO # | <i>948705</i> |
| County | <i>Albany</i> | Folder # | <i>5207557</i> |
| Address | <i>566 WASHINGTON AVENUE ALBANY NY</i> | | |
| Owner(s) | <i>LOUIS LETTSOME JEON SEKYUNG</i> | | |

| <i>Document</i> | <i>Instrument</i> | <i>Date Recorded</i> | <i>Time Recorded</i> | <i>Note</i> | <i>Proof of Recording</i> |
|------------------------|--------------------------|-----------------------------|-----------------------------|--------------------|----------------------------------|
| Environmental Notice | Inst # R2024-17070 | 10/10/2024 | | | Attached |

No continuation of Search was performed.

Invoice Attached