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Date: 2026.10.16 11:23:04 -04:00
Reason: Copy Of Record
Location: Albany, New York

Petroleum Bulk Storage (PBS) Transfer of Ownership Application

version 1.9

(Submission #: HQS-A0DA-5JPCY, version 1)

Details

Submitted	10/16/2026 (0 days ago) by Joel Zaleski
PBS Number	8-050970 Rochester (c) (Monroe) (2814)
Submission ID	HQS-A0DA-5JPCY

Form Input

Facility

PBS Number
8-050970

Facility Name
George & Bob's Service

Facility's Address
3392 ST PAUL BLVD
Rochester, NY 14617

Town and County
Rochester (c) (Monroe) (2814)

Facility Location - Please enter your facility's address in order to calculate its Latitude and Longitude. Alternatively, find your facility on the map to automatically generate the Latitude and Longitude.
43.218091739,-77.604872335

Facility's Phone Number
(585) 266-9473

Facility Type
Retail Gasoline Sales

Property Owner

Please attach a copy of the first page of the property deed showing the parties involved and the date of ownership transfer

Deed.pdf - 10/16/2026 11:11 AM

Comment
NONE PROVIDED

Date that ownership was assumed - this must match the date on the attached deed or the application will be returned
06/02/2025

Date when facility will need to be renewed - 5 years from assuming ownership
6/2/2030

Property Owner Name (Legal Entity) as it appears on the deed
Zaleski Property Holdings, LLC

Property Owner Contact Information (facility/property owner on the deed)

Phone Type	Number	Extension
Business	5857661222	

Email
jdzaleski@yahoo.com

Property Owner's Address

145 SACHEM WAY

ROCHESTER, NY 14617-2951

Owner Type
Corporate/Commercial/Other

Are all tanks at this facility owned by this property owner?
Yes

Contacts

Facility Operator

Please enter the facility operator information.

Operator Information

Operator Name (Legal Entity)
JZ Automotive Services

Phone Type	Number	Extension
Business	5857661222	

Email
jzautomotiveservices@yahoo.com

Address
145 SACHEM WAY
ROCHESTER, NY 14617-2951

Facility Correspondence Contact

Please enter the contact information for the individual that we should contact for questions regarding this facility's PBS registration.

Correspondence Name (First and Last)
Joel Zaleski

Correspondence Title
Owner

Facility Correspondence

Correspondence Company Name
JZ Automotive Services

Phone Type	Number	Extension
Business	5857661222	

Email
jzautomotiveservices@yahoo.com

Address
145 SACHEM WAY
ROCHESTER, NY 14617-2951

Emergency Contact Information

Please enter the contact information for the individual that we should contact in the event of an emergency at the PBS facility.

Emergency Contact Name
Joel Zaleski

Emergency Contact Phone Number
5857661222

Tanks (1 of 7)

Tank Number: 006

Modification Type
Tank repair/modification

Name of Tank
006

Is this tank aboveground or underground?
Underground including vaulted with no access for inspection

Type of petroleum stored
used oil (heating, on-site consumption)

Tank installation date
12/01/1990

Tank status
In Service

Tank storage capacity (gallons)
1000

Tank design/construction material
Fiberglass Reinforced Plastic (FRP)

Tank internal corrosion protection
None

Tank external corrosion protection
Fiberglass

Tank secondary containment
Double-Walled (Underground)

Tank leak detection
Interstitial - Electronic Monitoring

Tank overfill prevention
Float Vent Valve

Tank spill prevention
Catch Basin

If this tank has dispenser(s), do they have under dispenser containment?
No

Pumping/dispensing method
Suction Dispenser

Does this tank have piping?
Yes

Piping install date
NONE PROVIDED

Is the piping aboveground or underground?
Aboveground/Underground Combination

Piping design/construction material
Copper

Piping secondary containment
None

Piping external corrosion protection
None

Piping leak detection
Exempt Suction Piping

Tanks (2 of 7)

Tank Number: 007

Modification Type
Tank repair/modification

Name of Tank
007

Is this tank aboveground or underground?
Underground including vaulted with no access for inspection

Type of petroleum stored
used oil (heating, on-site consumption)

Tank installation date
12/01/1990

Tank status
In Service

Tank storage capacity (gallons)
1000

Tank design/construction material
Fiberglass Reinforced Plastic (FRP)

Tank internal corrosion protection
None

Tank external corrosion protection
Fiberglass

Tank secondary containment

Double-Walled (Underground)

Tank leak detection
Interstitial - Electronic Monitoring

Tank overfill prevention
Float Vent Valve

Tank spill prevention
Catch Basin

If this tank has dispenser(s), do they have under dispenser containment?
No

Pumping/dispensing method
None

Does this tank have piping?
No

Tanks (3 of 7)

Tank Number: 008A

Modification Type
Tank repair/modification

Name of Tank
008A

Is this tank aboveground or underground?
Underground including vaulted with no access for inspection

Type of petroleum stored
gasoline/ethanol

Tank installation date
05/09/2017

Tank status
In Service

Tank storage capacity (gallons)
3000

Percent ethanol or biodiesel
10.00

Tank design/construction material
Fiberglass Reinforced Plastic (FRP)

Tank internal corrosion protection
None

Tank external corrosion protection
Fiberglass

Tank secondary containment
Double-Walled (Underground)

Tank leak detection
Interstitial - Electronic Monitoring

Tank overfill prevention
Automatic Shut-Off

Tank spill prevention
Catch Basin

If this tank has dispenser(s), do they have under dispenser containment?
Yes

Pumping/dispensing method
Pressurized Dispenser

Does this tank have piping?
Yes

Piping install date
05/09/2017

Is the piping aboveground or underground?
Aboveground/Underground Combination

Piping design/construction material
Flexible Piping

Piping secondary containment
Double walled UG

Piping external corrosion protection
Jacketed

Piping leak detection
Interstitial - Electronic Monitoring
Pressurized Piping Leak Detector

A/B OPERATORS

This tank is regulated under subpart 2. Therefore this tank requires an A and B Operator.

Class A Operator's Name
Joel Zaleski

Class A Operator's Authorization Number
ALX-YWX

Is your Class A Operator also your Class B Operator?
Yes

Tanks (4 of 7)

Tank Number: 008B

Modification Type
Tank repair/modification

Name of Tank
008B

Is this tank aboveground or underground?
Underground including vaulted with no access for inspection

Type of petroleum stored
gasoline/ethanol

Tank installation date
05/09/2017

Tank status
In Service

Tank storage capacity (gallons)
12000

Percent ethanol or biodiesel
10.00

Tank design/construction material
Fiberglass Reinforced Plastic (FRP)

Tank internal corrosion protection
None

Tank external corrosion protection
Fiberglass

Tank secondary containment
Double-Walled (Underground)

Tank leak detection
Interstitial - Electronic Monitoring

Tank overfill prevention
Automatic Shut-Off

Tank spill prevention
Catch Basin

If this tank has dispenser(s), do they have under dispenser containment?
Yes

Pumping/dispensing method
Pressurized Dispenser

Does this tank have piping?
Yes

Piping install date
05/09/2017

Is the piping aboveground or underground?
Aboveground/Underground Combination

Piping design/construction material
Flexible Piping

Piping secondary containment
Double walled UG

Piping external corrosion protection
Jacketed

Piping leak detection
Interstitial - Electronic Monitoring
Pressurized Piping Leak Detector

A/B OPERATORS

This tank is regulated under subpart 2. Therefore this tank requires an A and B Operator.

Class A Operator's Name
Joel Zaleski

Class A Operator's Authorization Number
ALX-YWX

Is your Class A Operator also your Class B Operator?
Yes

Tanks (5 of 7)

Tank Number: L01

Modification Type

Tank repair/modification

Name of Tank
L01

Is this tank aboveground or underground?
Aboveground on saddles, legs, stilts, rack or cradle

Type of petroleum stored
motor oil

Tank installation date
03/19/2024

Tank status
In Service

Tank storage capacity (gallons)
160

Tank design/construction material
Steel/Carbon Steel/Iron

Tank internal corrosion protection
None

Tank external corrosion protection
Painted/Asphalt Coating

Tank secondary containment
None

Tank leak detection
Impervious Barrier/Concrete Pad (A/G)

Tank overfill prevention
Product Level Gauge (A/G)

Tank spill prevention
None

If this tank has dispenser(s), do they have under dispenser containment?
No

Pumping/dispensing method
Suction Dispenser

Does this tank have piping?
No

Tanks (6 of 7)

Tank Number: LO II

Modification Type
Tank repair/modification

Name of Tank
LO II

Is this tank aboveground or underground?
Aboveground on saddles, legs, stilts, rack or cradle

Type of petroleum stored
motor oil

Tank installation date
11/01/2014

Tank status
In Service

Tank storage capacity (gallons)
160

Tank design/construction material
Steel/Carbon Steel/Iron

Tank internal corrosion protection
None

Tank external corrosion protection
Painted/Asphalt Coating

Tank secondary containment
None

Tank leak detection
Impervious Barrier/Concrete Pad (A/G)

Tank overfill prevention
Product Level Gauge (A/G)

Tank spill prevention
None

If this tank has dispenser(s), do they have under dispenser containment?
Yes

Pumping/dispensing method
Suction Dispenser

Does this tank have piping?

No

Tanks (7 of 7)

Tank Number: WO

Modification Type
Tank repair/modification

Name of Tank
WO

Is this tank aboveground or underground?
Aboveground on saddles, legs, stilts, rack or cradle

Type of petroleum stored
used oil (heating, on-site consumption)

Tank installation date
12/01/2002

Tank status
In Service

Tank storage capacity (gallons)
275

Tank design/construction material
Steel/Carbon Steel/Iron

Tank internal corrosion protection
None

Tank external corrosion protection
Painted/Asphalt Coating

Tank secondary containment
None

Tank leak detection
Impervious Barrier/Concrete Pad (A/G)

Tank overfill prevention
Product Level Gauge (A/G)

Tank spill prevention
None

If this tank has dispenser(s), do they have under dispenser containment?
Yes

Pumping/dispensing method
Gravity

Does this tank have piping?
Yes

Piping install date
NONE PROVIDED

Is the piping aboveground or underground?
Aboveground

Piping design/construction material
Copper

Piping secondary containment
None

Piping external corrosion protection
None

Piping leak detection
Exempt Suction Piping

Fee

Attention applicants looking to pay online:
Credit cards, debit cards, and e-check payments are available. Credit cards have a 2.25% fee associated with all transactions and debit cards have a 1.25% fee associated with all transactions. E-checks, which draw directly from your bank account, are also available and have a flat $0.20 fee associated with all transactions.

Fee Schedule

Total Storage Capacity	5-Year Fee for Facility
0 - 1,100 gallons	$0 - Fee not required
1,101 - 2,000 gallons	$100 per storage facility
2,001 - 4,999 gallons	$300 per storage facility
5,000 - 399,999 gallons	$500 per storage facility
400,000 gallons and greater	Registration not required but license is required under the Major Oil Storage Facilities Program (MOSF)

Calculated Fee Due ($) - This will be made payable upon submitting the application
500

> Fees are based on the total storage volume of all tanks on site storing petroleum. Fees can be manually calculated using the following form:
> https://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsform.pdf

Are you a State government/entity that will be paying using the Statewide Financial System (SFS)?
No

Certification Statement

By submitting this form electronically, 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.

MONROE COUNTY CLERK'S OFFICE
RECORDED

JUN - 4 2025

Time: 2:34

WARRANTY DEED with Lien Covenant

This Indenture, made the 2 day of June, 2025.

Between

Furner Corp., f/k/a Furner-Reynolds Corp., party of the first part, with an office at 3392 Saint Paul Boulevard, Rochester, New York 14617, Grantor(s)

And

Zaleski Property Holdings, LLC, party of the second part, with an address of 145 Sachem Way, Rochester NY 14617, Grantee(s)

Witnesseth, that the Grantor, in consideration of One and More Dollars, and other valuable consideration, paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Irondequoit, County of Monroe and State of New York, and being a part of Lot No. 13, Township 14, Range 7, bounded and described as follows: Beginning at an iron pin in the east line of St. Paul Boulevard, said iron pin being also the southwest corner of Lot No. 1 of the Mason S. Drake Subdivision, as shown on a Map filed in Monroe County Clerk's Office in Liber 57 of Maps, page 25; thence easterly and forming an angle in the northeast quadrant of 55° 45' a distance of 172.4 feet measured along the south line of Lot No. 1 as shown on above mentioned map, to stake; thence northerly at right angles with the last described course 143.14 feet to a stake in the north line of Lot No. 2 as shown on the above mentioned map; thence westerly at right angles with the last described course and along the north line of said Lot No. 2 a distance of 74.8 feet to an iron pin at the northwest corner of said Lot No. 2; thence southerly on a course forming an angle on the southeast quadrant of 124° 17' a distance of 173.26 feet measured along the east line of St. Paul Boulevard, as shown on the above mentioned map to the place of beginning.

Being and hereby intending to describe and convey the premises conveyed to the Grantor herein by Deed dated September 20, 1994 and recorded in the Monroe County Clerk's office on January 6, 1995 in Liber 85 .

Subject to all Declaration of covenants, conditions, easements and restrictions and amendments of record.

TAX ACCOUNT NO.: 076.06-3-42

PROPERTY ADDRESS: 3392 St. Paul Boulevard, Town of Irondequoit, New York

MAILING ADDRESS: 3392 St. Paul Boulevard, Rochester, New York 14617

Together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

To Have And To Hold the premises herein granted unto the Grantee(s), the heirs or successors and assigns of the Grantee(s) forever.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

In Witness Whereof, the Grantor has executed this deed the day and year first above written.

In Presence of:

Furner Corp., f/k/a Furner-Reynolds Corp.

X David Furner L.S.

David Furner, President

State of **New York**
County of **Monroe** ss:

On the 30 day of May, in the year 2025 before me, the undersigned, personally appeared **David Furner** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are(is) 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(s) upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

MARK S. GUNTHER
NOTARY PUBLIC, State of New York
Reg. No. 02GU5012975
Qualified in Monroe County
My Commission Exp. June 15, 2027

MONROE COUNTY – STATE OF NEW YORK

JAMIE ROMEO, COUNTY CLERK
39 W. MAIN ST, ROOM 101
ROCHESTER, NEW YORK 14614

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 13098 / 197
INSTRUMENT #: 202503297580

Receipt#: 4318343
Clerk: CT
Rec Date: 06/04/2025 02:34:27 PM
Doc Grp: D
Descrip: DEED OTHER
Num Pgs: 3
Rec'd Frm: OLVER KORTS C/O STEWART TITLE

Party1: FURNER CORP
FURNER-REYNOLDS CORP
Party2: ZALESKI PROPERTY HOLDINGS LLC
Town: IRONDEQUOIT - 263400

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	310.00

Transfer Tax

Transfer Tax - State	2400.00
Sub Total:	2400.00
Total:	2710.00

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

***** Transfer Tax *****
Transfer Tax #: 15860
Commercial Transfer Tax
Consideration: 600000.00

Transfer Tax - State	2400.00
Total:	2400.00

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING – THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE

JAMIE ROMEO

MONROE COUNTY CLERK

Record and Return To:

ZALESKI PROPERTY HOLDINGS
3392 ST PAUL BLVD
ROCHESTER NY 14617