



MONROE COUNTY – STATE OF NEW YORK
JAMIE ROMEO, COUNTY CLERK
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ROCHESTER, NEW YORK 14614

COUNTY CLERK'S RECORDING PAGE
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BOOK/PAGE: 13199 / 930
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Total: 70.00

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

Receipt#: 4521855
Clerk: NB
Rec Date: 06/04/2026 04:33:35 PM
Doc Grp: D
Descrip: NOTICE (DEED)
Num Pgs: 6
Rec'd Frm: FRONTIER ABSTRACT AND RESEARCH
SERVICES

Party1: NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
Party2: SHI KELLY
Town: ROCHESTER - 261400

Related: Bk: 12981 Pg: 439

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

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JAMIE ROMEO

MONROE 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 22nd day of May 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, Kelly Shi is owner of a parcel of real property identified as Dinaburg Distribution (Site # 828103), located at 1012 South Clinton Avenue and 350 Benton Street in the City of Rochester, County of Monroe, State of New York, designated by the Monroe County Clerk as Section, Block, & Lot: 121.74-5-66 & 68, being the same land conveyed by Larry Wong to Kelly Shi by deed dated July 16, 2024 and recorded in the Rochester County Clerk's Office on July 18, 2024 in Book 12981 of Deeds at Page 439 and being more particularly described in Appendix "A", attached to this noticed and made a part hereof, and hereinafter referred to as "the Property" is the subject of a Order on Consent, Index No.: B8-0478-95-08, 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)
COUNTY OF Albany) ss:

On the 22 day of May, in the year 2020 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
Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified In Albany County
My Commission Expires March 3, 2027

Appendix "A"

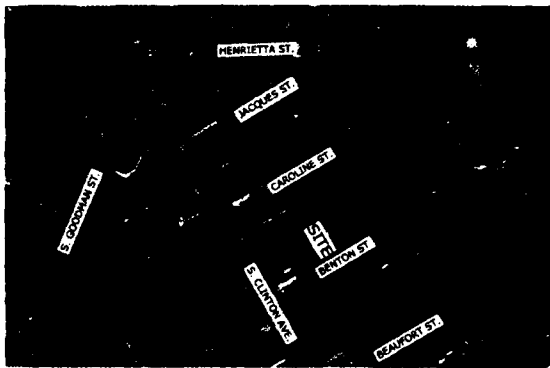
ALL THAT TRACT OR PARCEL OF LAND, situate in the City at Rochester, County of Monroe and State of New York, known and distinguished as Lot 4 in Hawley and Webster's Subdivision of part of Town Lot 52 formerly Town of Brighton, now in the City of Rochester, said Lot 4 being 35 feet in width fronting on Pinnacle Avenue, now called Clinton Avenue South and runs back of equal width 100 feet, as laid down on a map of said Subdivision made by Horace Jones, Surveyor, and filed in Monroe County Clerk's Office in Liber 5 of Maps, page 74.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, Monroe County, New York known and distinguished as Lot 9 of Hawley and Webster's Subdivision of part of Lot 52 formerly Town of Brighton, now in the City of Rochester as said lot is laid down on a map of said Subdivision now on file in Monroe County Clerk's Office in Liber 5 of Maps, page 74, to which map reference is hereby made. Said Lot 9 being 34 feet wide fronting on the north side of Benton Street and extends back of equal width 87 feet.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, County of Monroe and State of New York, being known as Lot Number 11 of the Hawley and Webster's Subdivision as shown on a map filed in the Monroe County Clerk's Office in Liber 5 of Maps, page 74, and being more particularly bounded and described as follows:

Beginning at a point on the northerly right-of-way line of Benton Street (40 foot wide right-of-way) said point being 134 feet easterly as measured along the northerly right-of-way line of Benton Street, from the intersection of the northerly right-of-way line of Benton Street with the easterly right-of-way line of Clinton Avenue South, thence, (1) Northerly and forming an interior angle in the northeast quadrant of $89^{\circ} 37' 53''$ with the northerly right-of-way line of Benton Street, a distance of 87 feet to a point, thence, (2) Easterly and forming an interior angle of $90^{\circ} 22' 07''$ with a previous course, a distance of 34 feet to a point, thence (3) Southerly and forming an interior angle of $89^{\circ} 37' 53''$ with a previous course, a distance of 87 feet to a point on the northerly right-of-way line of Benton Street, thence (4) Westerly and running along the northerly right-of-way line of Benton Street, and forming an interior angle of $90^{\circ} 22' 07''$ with a previous course a distance of 34 feet to the point and place of beginning.

Appendix "B"



VICINITY MAP

NOT TO SCALE

Environmental Easement Legal Description
Upon Lands Now or Formerly of Larry Wong
City of Rochester Tax Map Parcel 121.74-5-66 and 121.74-5-68

ALL THOSE TRACTS OR PARCELS OF LAND situate in the City of Rochester, County of Monroe, and State of New York, being known as Lots 4, 9, and 11 of the Hawley Webster's Subdivision as shown on a map filed in the Monroe County Clerk's Office in Liber 5 of Maps, page 74, and being more particularly bounded and described as follows:

BEGINNING at a point in the northeasterly right of way line of S. Clinton Avenue (66 foot wide right of way), said point being located 70.00 feet northwesterly, along said right of way line of S. Clinton Avenue, from its intersection with the northwesterly right of way line of Benton Street.

Thence northeasterly, and forming an interior angle of 90 deg. 22 min. 07 sec. with the said right of way line of S. Clinton Avenue, a distance of 100.00 feet to a point.

Thence northwesterly, and forming an interior angle of 269 deg. 37 min. 53 sec. with the previous course, a distance of 17.00 feet to a point.

Thence northeasterly, and forming an interior angle of 90 deg. 22 min. 07 sec. with the previous course, a distance of 68.00 feet to a point.

Thence southwesterly, and forming an interior angle of 89 deg. 17 min. 53 sec. with the previous course, a distance of 87.00 feet to a point in the northwesterly right of way line of Benton Street (40 foot wide right of way).

Thence southwesterly along the northwesterly right of way line of Benton Street, and forming an interior angle of 90 deg. 22 min. 07 sec. with the previous course, a distance of 68.00 feet to a point.

Thence northwesterly, and forming an interior angle of 89 deg. 37 min. 53 sec. with the previous course, a distance of 35.00 feet to a point.

Thence southwesterly, and forming an interior angle of 270 deg. 22 min. 07 sec. with the previous course, a distance of 100.00 feet to a point in the said northeasterly right of way line of S. Clinton Avenue.

Thence northwesterly, along said right of way line of S. Clinton Avenue and forming an interior angle of 89 deg. 37 min. 53 sec. with the previous course, a distance of 35.00 feet to a point, and the point or place of beginning. Containing 0.22 acres of land more or less.

SURVEY CERTIFICATION

I CERTIFY TO THE FOLLOWING THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

THE UNDERSIGNED HEREBY CERTIFIES TO

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

David M. Sliski

October 29, 2025
Date

PLS 50105

LEGEND

- MONITOR WELL
- UTILITY POLE
- ELECTRIC METER
- GP - GATE POST
- BOLLARD
- CLEANOUT
- HYDRANT
- WATER METER
- STOCKADE FENCE
- OVERHEAD WIRES
- GAS METER
- DECIDUOUS TREE
- LEGAL DESCRIPTION
- POINT OF BEGINNING

DAVID M. SLISKI
P.L.S. NO. 050105



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
12/12/23	REVISIONS / ADDITIONS PER REVIEW COMMENTS	dju	dju	dju
01/03/24	TITLE BLOCK SPELLINGS	dju	dju	dju
10/29/25	Move POB	dms	dms	dms

MAP NOTES

- HORIZONTAL DATUM IS BASED ON THE WESTERN ZONE OF THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 83.
- FIELD WORK PERFORMED DURING THE MONTH OF SEPTEMBER 2023.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR ANY STATEMENT OF FACT THAT SUCH DOCUMENTS MAY DISCLOSE.
- ALL PROPERTY LINE COURSES SHOWN HEREON ARE THE SAME AS DESCRIBED IN BOOK 11030 OF DEEDS AT PAGE 484.

DEED REFERENCE

- QUIT CLAIM DEED BETWEEN BILLY GRUSCHOW AND LARRY WONG DATED SEPTEMBER 7, 2011 RECORDED SEPTEMBER 8, 2011 IN BOOK 11030 OF DEEDS AT PAGE 484

MAP OF ENVIRONMENTAL EASEMENT

UPON THE LANDS NOW OR FORMERLY OF

LARRY WONG

PREPARED FOR NYSDEC

DINABURG DISTRIBUTING, INC. SITE NYSDEC # 828103

KNOWN AS 1012 S. CLINTON AVENUE & 350 BENTON STREET

CITY OF ROCHESTER

MONROE COUNTY, NEW YORK

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400

COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY

JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY



SHEET 1 OF 1

DWG. NO: 23-0585



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RECORDING INFORMATION

Client	AECOM		Today's Date	06/04/2026
Client's #	NA		Order #	986354
County	Monroe		Folder	5169650
Owner(s)	WONG	LARRY		
Address(es)	1012 SOUTH CLINTON AVENUE		ROCHESTER	121.74-5-68
	350 BENTON STREET		ROCHESTER	121.74-5-66

The following document(s) was(were) recorded:

Document	Instrument Location	Date Recorded	Document Copy	Note
ENVIRONMENTAL NOTICE	Liber / Page 13199/930	2026-06-04	Attached	

No continuation of Search was performed

*Thank you for your business.
Our client's experience drives our business growth and vitality.*