



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #: _____

07/07

Section I. Requestor Information

NAME CBD Companies of CNY, LLC [Owners: Courtney D. Wilson and Charles G. Sangster]

ADDRESS 5015 Campuswood Drive Suite 203

CITY/TOWN East Syracuse

ZIP CODE 13057

PHONE 315-295-1900

FAX 315-295-1901

E-MAIL cwilson@cdbcos.com

NAME OF REQUESTOR'S REPRESENTATIVE Courtney Wilson

ADDRESS Same As Above

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF REQUESTOR'S CONSULTANT Greystone Envolutions, LLC

ADDRESS 7197 East Genesee Street

CITY/TOWN Fayetteville

ZIP CODE 13066

PHONE 315-637-6342

FAX 315-637-3232

E-MAIL jblasting@greystone-env.com

NAME OF REQUESTOR'S ATTORNEY Not Applicable

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

☐ Previous Owner

☐ Current Owner

☒ Potential /Future Purchaser

☐ Other _____

If requestor is not the site owner, requestor will have access to the property throughout the BCP project.

☒ Yes

☐ No

(Note: proof of site access must be submitted for non-owners)

Section II. Property Information Summary Sheet

PROPERTY NAME: Hollowick, Inc. Manufacturing Facility (Idle)

ADDRESS/LOCATION 314-316 Fayette Street CITY/TOWN Manlius ZIP CODE 13104

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Village of Manlius, Town of Manlius

COUNTY Onondaga

SITE SIZE (ACRES) 2.37

LATITUDE (degrees/minutes/seconds) 43 ° 00 ' 19 "

LONGITUDE (degrees/minutes/seconds) 75 ° 58 ' 59 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☒ MAP

HORIZONTAL REFERENCE DATUM: NA

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
314-316 Fayette Street	86	24	01	10.1	1.27
314-316 Fayette Street	86	24	01	13	1.10

1. Do the property boundaries correspond to tax map metes and bounds?

☒ Yes ☐ No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map)

☒ Yes ☐ No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?

☐ Yes ☒ NoFor more information go to: http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp.

If yes, identify area (name) _____

☐ 50% ☐ 100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE: Please see attached support document

List of Existing Easements (type here or attach information)

Easement HolderDescription

Documentation of all easements and right-of-ways
recorded on the property are provided in an
attachment at the end of this application

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

TypeIssuing AgencyDescription

None

Initials of each Requestor: C _____

Section III. Current Site Owner/Operator Information

OWNER'S NAME (if different from requestor) Hollowick, Inc

ADDRESS 100 Fairgrounds Drive - PO Box 305

CITY/TOWN Manlius

ZIP CODE 13104

PHONE 315-682-2163

FAX

E-MAIL jam@hollowick.com

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☒ No
2. Is the requestor subject to an existing order relating to contamination at the site? ☐ Yes ☒ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☒ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☒ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property listed on the National Priorities List? ☐ Yes ☒ No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section VI. Project DescriptionWhat stage is the project starting at? ☒ investigation ☐ remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☐ No

2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe:

3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			
Chlorinated Solvents	X	X			
Other VOCs	X	X			
SVOCs	X	X			
Metals	X	X			
Pesticides					
PCBs	X	X			
Other*					

*Please describe: Please see the attached support document for a description of suspected contaminants.

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input checked="" type="checkbox"/> Routine Industrial Operations | <input checked="" type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field | <input checked="" type="checkbox"/> Drums or Storage Containers |
| <input checked="" type="checkbox"/> Adjacent Property | <input checked="" type="checkbox"/> Seepage Pit or Dry Well | <input checked="" type="checkbox"/> Foundry Sand | <input type="checkbox"/> Electroplating |
| <input type="checkbox"/> Coal Gas Manufacture | <input type="checkbox"/> Industrial Accident | <input type="checkbox"/> Unknown | |

Other:

5. INDICATE PAST LAND USES:

- | | | | | | |
|---|---|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other:

6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board/dept. chair of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: ☐ Residential ☐ Commercial ☒ Industrial ☒ Vacant ☐ Recreational (check all that apply)

Intended Use: ☐ Unrestricted ☒ Residential ☒ Commercial ☐ Industrial (check all that apply)

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.		
14. Describe on attachment the geography and geology of the site.		

Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am Partner (title) of CBD Companies of CNY, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 5/12/10 Signature: [Signature] Print Name: Courtney D. Wilson

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.ny.gov/about/776.html>

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

**Brownfield Cleanup Program (BCP) Application
Hollowick Manufacturing Facility, Manlius, New York
Volunteer: CBD Companies of CNY, LLC**

**ADDITIONAL INFORMATION
(Headings correspond to Sections in the BCP Application)**

Section I.

Proof of Site Access

Hollowick Inc., the current site owner, has granted access to CBD Companies of CNY, LLC as documented in the letter contained in Attachment 1.

Section II.

Property Description Narrative

The subject property consists of approximately 2.4 acres located on Fayette Street (Route 92) near the center of the Village of Manlius. The property is currently occupied by a vacant manufacturing building that is in disrepair. The main building is over 100 years old and is primarily one story, with a central two-story office section. A newer pre-fabricated “Butler” building is present behind the northern wing of the original building. Several small, older buildings are located in the extreme north portion of the site. Unpaved parking is located east of the building. The surrounding properties are commercial and residential. EXHIBIT 1 (provided in Attachment 2) presents the current street view of the property. The legal property description and documentation of the easements recorded on the property are provided in Attachment 1. The requested reference maps are provided in Attachment 3.

The facility has been used for manufacturing since at least 1894. Past uses included the following:

1890s to 1930s: E.U. Scottsville Co. Foundry and Machine Shop.

1920s: E.U. Scottsville Co. Hardware Specialties manufacturing facility.

1930s: Manlius Manufacturing Company and Stone Machinery Company (machine shop).

1940s: The Houser Elevator Company.

1950s to 1976: Manlius Manufacturing Company and Stone Machinery Company (machine shop).

1976 to present: Hollowick, Inc. (manufacturer of lighting for restaurant industry). Idle since 2004.

Section VI. Project Description

The proposed project, Village Walk, is the redevelopment of the former Hollowick Inc. site at 314-316 Fayette Street in the center of the Village of Manlius. The redevelopment would enhance the streetscape of a blighted stretch of property in the Village, induce commercial investment and provide a unique residential option within the community.

The approximately 2.4 acre parcel of land has been used for manufacturing since at least 1894. Prior occupants include E.U. Scottsville Co. Foundry and Machine Shop, Manlius Manufacturing Company and the House Elevator Company. It has been idle since the closure of Hollowick Inc. in 2004.

Upon successful completion of the necessary demolition, remediation and site preparation, construction will commence on a new three-story 60,000 square foot building. The project would be mixed use including commercial office and retail on the first floor and 48 one and two-bedroom market-rate apartments on the upper floors. The building design would strive to attain LEED certification through the U.S. Green Building Council. In addition, it would significantly enhance the streetscape with a façade befitting this Upstate village. This project would serve to spur investment in other blighted properties within the Village. EXHIBIT 2 (provided in Attachment 2) presents the planned street view of the property upon completion of the Brownfield Redevelopment Program.

The total investment for the project, including land acquisition, demolition, remediation and new construction is \$13,000,000. Such an undertaking within the Village presents challenges, and costs, that often deters investment in idle, underutilized brownfields and promotes sprawl towards Greenfield sites. Rather than follow that path, the developer seeks support for a project that will be transformative, both economically and aesthetically, for the Village of Manlius. Village Walk would benefit the community, create jobs, increase the tax base and reinvigorate an industrial site at the Village core.

Schedule

- 1) NYSDEC Approval of BCP Application: Forty-five days from NYSDEC's receipt of complete application (includes 30-day public comment period).
 - Target Date for Completion: 19 July 2010
- 2) Completion and Submittal of Site Investigation (SI) Workplan to NYSDEC: Four weeks after application acceptance by NYSDEC.
 - Target Date for Completion: 16 August 2010
- 3) NYSDEC Approval of SI Workplan: Eight weeks after submittal of Workplan (includes public comment period).
 - Target Date for Completion: 11 October 2010

- 4) Implementation of SI Workplan and Completion of SI Report: Eight weeks from date of NYSDEC approval of SI Workplan.
 - Target Date for Completion: 6 December 2010
- 5) NYSDEC Review and Acceptance of SI Report: Four weeks from date of submittal.
 - Target Date for Completion: 3 January 2011
- 6) Completion and Submittal of Remedial Action Workplan (RAW): Four weeks after date of NYSDEC acceptance of SI Report.
 - Target Date for Completion: 31 January 2011
- 7) NYSDEC Review and Approval of RAW: Eight weeks after receipt of RAW (includes public comment period).
 - Target Date for Completion: 28 March 2011
- 8) Implementation of RAW and Submittal of Remedial Action Report: Ten weeks after NYSDEC acceptance of RAW.
 - Target Date for Completion: 6 June 2011
- 9) NYSDEC Review of Remedial Action Report and Issuance of Certificate of Completion: Six weeks after receipt of Remedial Action Report.
 - Target Date for Completion: 18 July 2011

Section VII. Property's Environmental History

A Phase I environmental site assessment (ESA) has not been completed at the property. However, several observations of environmental significance have been noted during preliminary site reconnaissance activities and soil excavation activities completed by the current property owner. These observations are summarized below. EXHIBIT 3 (provided in Attachment 2) provides an aerial image of the property showing areas of concern, followed by photographs of each item.

- The current property owner suspects that one and possibly two underground storage tanks (USTs) left by previous owners and users of the property may be present on the property. The tank or tanks are suspected to have been used for heating oil, but the presence and contents of the USTs have not been confirmed.
- A degreaser unit is present inside the existing building. This vapor degreaser unit was used by Hollowick to clean parts prior to painting / finish and utilized trichloroethene (TCE) as the degreasing agent. The degreaser unit, which has been emptied and cleaned, was vented to the outside when it was in operation.
- A potential dry well, which the property owner referred to as a "sink pit" is present within the existing building. The sink pit is located in close proximity to the degreaser unit. Floor drains are also present within the building.
- Blow down from an air compressor used in previous site operations was directed onto the ground outside the building. The area where the blow down was directed was not paved. According to individuals familiar with the process, the blow down was primarily water, but it is possible that the blow down contained some compressor oil "blow-by."
- Construction materials within the building, including floor tiles, pipe insulation and wallboards, are of an age and apparent form that indicates they contain asbestos.
- The current property owner stated that, many years ago, a former pit in the floor of the building was filled with miscellaneous solid fill materials, including a 55-gallon metal drum of "glue," and covered with concrete to level the floor. The current property owner also suspects that in the past before current regulatory environmental management programs were in place, small amounts of chemicals from the building's maintenance room may have been "dumped in the weeds" behind the building.
- Other areas of the site with potentially problematic environmental conditions include a paint room and a diethylene glycol storage area.

Several test pits were excavated at the property by the current property owner in May 2009 and foundry sand, slag and other industrial fill materials were observed in the excavations. Shallow groundwater was encountered in the excavations at four to six feet below ground

surface (bgs). EXHIBIT 4 (provided in Attachment 2) provides photographs taken during May 2009 excavation activities.

The detected foundry sand and industrial fill materials have not yet been tested, but considering the past industrial uses of the property, they may contain contaminants such as metals, polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and petroleum compounds.

Previous Property Owners and Operators

Previous Owner	Dates of Ownership	Contact Information	Relationship to Requestor
Hollowick, Inc.	1977 – Present	100 Fairgrounds Drive Manlius, NY 13104 Phone: (315) 682-2163	Seller of Property
Manlius Manufacturing Company and Stone Machinery Company	1930s and 1950s – 1970s	Unknown	None
Houser Elevator Company	1940s	Unknown	None
E.U. Scottsville Co.	1890s –1920s	Unknown	None

Section VIII. Contact Information**1. Local Government Officials**

City/Town/Village	Official	Address
Onondaga County	Onondaga County Executive : Joanie Mahoney	421 Montgomery Street Syracuse, NY 13202
Onondaga County	Director of Syracuse-Onondaga County Planning Agency: Don Jordan	421 Montgomery Street Syracuse, NY 13202
Town of Manlius	Town Supervisor: Edmond Theobald	301 Brooklea Drive Fayetteville, NY 13066
Town of Manlius	Planning Board Chairman: Fred Gilbert	301 Brooklea Drive Fayetteville, NY 13066
Village of Manlius	Mayor: Mark-Paul Serafin	One Arkie Albanese Avenue Manlius, NY 13104
Village of Manlius	Planning Board Chairperson: Helen Chamberlain	One Arkie Albanese Avenue Manlius, NY 13104

2. Adjacent Properties

Parcel ID	Owner Name	Street Address	Property Description
024-01-01.0	Benedict, Kurt	Fayette St	Vacant Land – residential
024-01-02.0	St Hillaire, Barbara K	414 Fayette St	Residential - 2 Family
024-01-03.0	Treistman, Anna L	410 Fayette St	Residential - single family
024-01-04.0	Distler, Matthew	408 Fayette St	Residential - single family
024-01-05.0	Assimon, Michael J	406 Fayette St	Residential - single family
024-01-08.1	Assimon, Constantine P	332 Fayette St	Car dealership
024-01-09.1	Hodinger, Stuart E	330 Fayette St	Single use small bldg
024-01-10.1	Hollowick, Inc.	314 Fayette St	Manufacturing
024-01-11.1	Bermiceli Management	312 Fayette St	Single use small bldg
024-01-12.1	Bermiceli Management	100 Elmbrook Dr	Vacant Land – residential
024-01-12.2	Bermiceli Management	100 Elmbrook Dr	Residential - single family
024-01-13.0	Hollowick, Inc.	Eureka Dr	Vacant Land – commercial
024-01-17.0	Richer, Douglas A	119 Park Dr	Residential - single family
024-01-18.0	Liverpool Apts Park LLC	121 Park Dr	Multi-Apt (more than 3 units)
024-01-19.1	Jotic, Alma	125 Park Dr	Residential - single family
024-01-19.2	Calie, Thomas J	127 Park Dr	Residential - single family
024-01-20.0	Marlowe, Stanley C	129 Park Dr	Residential - single family

3. Local News Media

Post Standard
Clinton Square
P.O. Box 4915
Syracuse, NY 13221-4915

Eagle Bulletin
5910 Firestone Drive
Syracuse, New York 13206

4. Public Water Supplier

Onondaga County Water Authority
200 Northern Concourse
Town of Salina, NY

5. Persons Requesting to be Place on Contact List

None at this time.

6. Administrator of School or Day Care Facility Near the Property

Not applicable.

7. Location of Repository for Documents Related to Project

Village of Manlius Library
One Arkie Albanese Avenue
Manlius, NY 13104

*A copy of the letter sent to, and approved by, the library is provided in Attachment 1.

Section IX. Land Use Factors

Per David Tessier, Planning & Development for the Village of Manlius, the entire area of the subject property is currently zoned commercial. All current land use approvals are commercial and there are no discussions underway to make any changes to the current zoning.

9. Waterways within one-half mile

Limestone Creek is less than one-half mile west of the subject property.

10. Floodplains within one-half mile

The floodplain of Limestone Creek is less than one-half mile west of the subject property.

12. Proximity to residential, urban, commercial, industrial, agricultural and recreational areas

There are residential, commercial and industrial properties immediately adjacent to the subject site. The nearest agricultural use area is located approximately three-quarters of a mile northeast of the site. There are recreational areas approximately one-tenth of mile to the south and west of the property. Syracuse, NY is the closest urban center, located approximately eight and one-half miles west-northwest of the site.

13. Vulnerability of Groundwater

During excavation activities completed for facility maintenance, groundwater at the subject property was encountered between four and six feet bgs. However, there are no wellhead protection or groundwater recharge areas in proximity to the site. The area is served by public waters supply provided by the Onondaga County Water Authority.

14. Geography and Geology of the Site

The site is generally flat. The building, located on the northwest portion of the property is positioned on the most elevated area of the site. Ground surface slopes gently away from the building in all directions, with the predominate slope of the property to the southeast.

As previously stated, soils observed at the site consisted predominately of fill materials including foundry sand, slag, wood, brick, concrete and other building debris. Consistent with these observations, the Soil Survey of Onondaga County, New York lists the area of the site as “cut and fill land.” The site is underlain by the Manlius Limestone, part of the Early Devonian Helderberg Group composed of limestone with thin interbeds of shale.

ATTACHMENT 1: SUPPORT DOCUMENTS

Letter Documenting Applicants Access to the Subject Property



May 7, 2010

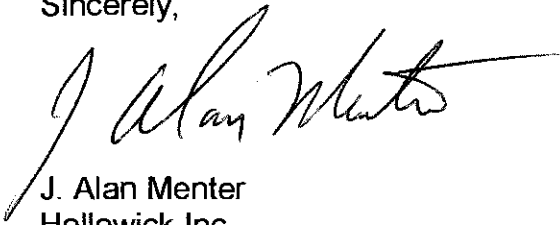
Re: Developers Access to property

To whom it may concern,

Hollowick Inc. is the current owner of the properties located at 314-316 Fayette Street and Tax Parcels 024-1-10.1 and 024-1-13. CBD Companies of CNY, LLC, the applicant of the Brownfield Cleanup Program (BCP), has a contract for purchase on the properties in which Hollowick Inc. has granted them access to the property to complete its due diligence of the property if admitted into the Brownfield Clean up Program.

If you have any further questions regarding this letter please feel free to contact us at (315) 682-2163.

Sincerely,



J. Alan Menter
Hollowick Inc.

Legal Property Description

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Manlius, County of Onondaga, and State of New York, being part of Lot 86, in said Town, bounded and described as follows:

BEGINNING at a point in the easterly line of Fayette Street North $27^{\circ} 30'$ West, a distance of 110.5 feet measured along the easterly line of Fayette Street from the intersection of said easterly line with the northerly line of Elmbrook Drive; running thence North $27^{\circ} 30'$ West, a distance of 273.70 feet along the easterly line of Fayette Street to a point; thence North $62^{\circ} 30'$ East, a distance of 123.0 feet to a point; thence North $27^{\circ} 30'$ West, a distance of 45.08 feet to a point; thence North $62^{\circ} 30'$ East, a distance of 60.0 feet to a point; thence South $76^{\circ} 31' 45''$ East, a distance of 103.88 feet to a point; thence North $88^{\circ} 04' 11''$ East, a distance of 170.65 feet to a point in the westerly line of Eureka Drive; thence South $3^{\circ} 00' 18''$ East, a distance of 223 feet along the westerly line of Eureka Drive to a point; thence South $71^{\circ} 03' 22''$ West, a distance of 212.20 feet to a point; thence South $15^{\circ} 12' 37''$ West, a distance of 8.38 feet to a point; thence South $62^{\circ} 46' 15''$ West, a distance of 107.40 feet to a point in the easterly line of Fayette Street and the place of beginning.

Recorded Easements

APPENDIX

FOR ADDITIONAL INFORMATION CONCERNING MATTERS AFFECTING TITLE TO THE PREMISES SEE ATTACHMENTS

Right of Way in driveway as granted by Deed given by E. U. Scoville Company to Antonietta A. Raimondo, dated July 6, 1926 and recorded July 12, 1926 in the Onondaga County Clerk's Office in Liber 557 of Deeds, Page 472, in the language following:

"Conveys: All that tract or parcel of land situate in the Town of Manlius (Lot #86), County of Onondaga and State of New York, described as follows:

Beginning at the southwest corner of the lands of Packard and Truck in Fayette Street in the Village of Manlius, Onondaga County, N.Y., in the center of said Fayette St., Street, thence north $54^{\circ} 15'$ east 156 feet; thence south $35^{\circ} 45'$ east, 45 feet and one inch, along the west line of lands conveyed to the water department of the village of Manlius, by the party of the first part, thence south $54^{\circ} 15'$ west, 156 feet to the center of said Fayette Street in the Village of Manlius, thence north $35^{\circ} 45'$ west, 45 feet and one inch to the place of beginning; containing approximately 15/100 of an acre of land, more or less; subject to an agreement between the village of Manlius and the E. U. Scoville Company granting the village of Manlius the right to lay water pipes across the above described property and to carry wires for electric power across the same either on poles or underground, and subject further to the right of the village Manlius, to have access to the above property at all times to inspect or repair water pipes or electric wires. The party of the first part also agrees to grant to the party of the second part a right of way along the present driveway between the above described property and the machine shop of the party of the first part in perpetuity."

Rights of Columbia Telegraph and Telephone Company as referred to in Deed given by Florence S. Lee to S. Cheney & Son, dated July 18, 1928 and recorded July 20, 1928 in the Onondaga County Clerk's Office in Liber 598 of Deeds, Page 50, in the language following:

"Conveys: All that tract or parcel of land, situate in the Village of Manlius, Onondaga County, New York, being part of Lot No. 86 in the Town of Manlius, and being all of the lands owned by said Florence S. Lee which lie westerly and northerly of a line $27\frac{1}{2}$ feet east of the center line of the proposed railroad right of way and parallel with said center line or equi-distant therefrom, (as shown by the blue print which is hereto annexed and is hereby referred to as a part hereof and also as shown on the ground by stakes along said center line), running from the north bounds of the premises of said Florence S. Lee, to the point where said line $27\frac{1}{2}$ feet from said center line intersects the wall along the east line of the present course of the brook at the outside of the top of the stone wall along said brook; and from that point all of the land of the said Florence S. Lee lying northerly of a line running westerly along the outside edge of said stone wall along the present course of said brook and along that line continued to the center of Fayette Street in the Village of Manlius. Said premises being more particularly described as follows: Beginning in the center line of Fayette Street in the Village and Town of Manlius, County of Onondaga and State of New York, at the southwest corner of lands now owned by the Houser Elevator Company; thence north $55^{\circ} 10'$ east 125 feet to an iron spike in the east side of a large elm tree, thence north $4^{\circ} 15'$ west 85.60 feet to an iron pin, thence north $25^{\circ} 21'$ west along the east line of land of the Houser Elevator Company and of the water Department of Manlius Village, 252.50 feet to a cedar post, at the northeast corner of land of the water department of Manlius Village; thence north $35^{\circ} 29'$ west 150.80 feet to an iron pin in the south line of lands of the Clark Farms Inc. (known as the Trinder Property) at the northeast corner of lands of Carrie and David Reynolds, thence north $76^{\circ} 24'$ east along the said south line of the land of said Clark Farms, Inc., 162.75 feet to an iron pin in said line 27.50 feet easterly from the center line of the proposed railroad spur from the New York Central Railroad (Chenango Branch) to the foundry of S. Cheney & Son, in the Village of Manlius, thence southerly and westerly along a line parallel with the center

line of said proposed railroad spur and 27.50 feet distant therefrom approximately 465 feet to a point, marked by an iron pin in the outside of the stone wall bounding the easterly side of the brook now running through the property; thence southerly and westerly along the outside of the said stone wall of the said brook approximately 137.50 feet to an iron pin, in the easterly edge of Fayette Street, thence along the southerly edge of the concrete culvert approximately 25 feet to the center of said Fayette Street, thence northerly along the center of said Fayette Street 112 feet to the place of beginning, containing 1.07 acres of land more or less.

This conveyance is subject to the rights, heretofore granted by said Florence S. Lee to the Columbia Telegraph and Telephone Company."

Easement granted by Aaron H. Sachaklian to Niagara Mohawk Power Corporation, dated December __, 1953 and recorded January 2, 1954 in the Onondaga County Clerk's Office in Liber 1666 of Deeds, Page 625, in the language following:

"Grants and releases, To the Company, its successors and assigns, the permanent right of way and easement to lay, construct, operate, maintain, and remove or abandon a pipe line and all appurtenant apparatus or structures as said Company may now or shall from time to time deem necessary for the transmission and distribution of gas or other fluids, upon, along, over, under and beyond a strip of land 5 feet in width which the grantor owns, being a part of Lot No. 86 Village and Town of Manlius, County of Onondaga, State of New York, the center line of said strip of land being described as follows:

Beginning at a point, the intersection of the center line of the Company's Gas line with the easterly line of Fayette Street, said point being 3 feet southerly of the northerly line of the Grantor's land and running thence along the center line of said Gas Line easterly parallel to and 3 feet southerly of said northerly line approximately 119 feet to a point in the division line between the lands of the Grantor and the lands of the Village of Manlius.

In the event the Company herein abandons the use of said pipe line, this easement shall be automatically terminated.

And the above consideration is accepted by the Grantor in full satisfaction for all damages arising from the first installation and permanent location of said Gas Line.

Together with the right of reasonable access over the Grantor's premises thereto from the highway adjoining said premises and of passage thereover on foot or with vehicles so far as the same shall be deemed necessary for the full enjoyment hereof or for reaching the Company's right of way on neighboring lands.

With the right to cut and remove trees and vegetation or other obstructions within a distance of 2.5 feet on either side of said center line which in the opinion of the Company may be likely to interfere with the construction, operation or repair of said pipe line. The Grantor covenants as a covenant running with the land that, without the written

consent of the Company, no buildings or other structures shall be erected or suffered or excavation made upon said strip of land within 2.5 feet of said center line.

This grant is made on the express undertaking of the parties hereto, that if in entering the premises for the purpose of constructing, maintaining, or repairing said pipe line any damage is done to crops, stock, buildings or trees, the then owner can name the amount of such damage done, and if the Company, its successors, assigns, or agent, as may be, objects to the said amount claimed, then each party shall choose a man and if they cannot agree, the two shall choose a third person and the decision of any two of said persons in respect to said damages shall be final and binding upon all parties.

Excepting and subject to the rights herein granted to the Company, the grantor shall have the right to fully use and enjoy said premises. This grant and easement shall at all times be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the heirs and assigns of the Grantor."

Easement granted by Stone Machinery Company, Inc. to Village of Manlius, dated January 20, 1965 and recorded February 23, 1965 in the Onondaga County Clerk's Office in Liber 2237 of Deeds, Page 90, in the language following:

"Grants, all that tract or parcel of land, being a part of Lot 86 in the Town of Manlius, Onondaga County, New York, being a right-of-way across the premises of Stone Machinery Company, Inc., more particularly bounded and described as follows:

Beginning at the intersection of the northerly line of Stone Machinery Company, Inc., with the easterly line of Fayette Street, running thence North $62^{\circ} 17' 10''$ East along the northerly line of said Stone Machinery Company, Inc., 10.0 feet, thence South $27^{\circ} 42' 50''$ East 273.53 feet to the southerly line of said Stone Machinery Company, Inc., thence South $63^{\circ} 10' 10''$ West along the southerly line of said Stone Machinery Company, Inc., 10.0 feet to the easterly line of Fayette Street, thence North $27^{\circ} 42' 50''$ West along the easterly line of Fayette Street 273.38 feet to the place of beginning.

In addition, a 10 foot temporary easement adjacent to the easterly side of the above described permanent easement said temporary easement to expire on the 31st day of December, 1966.

Party of the first party represents and warrants that it is the owner in fee simple of the premises herein described.

This right-of-way agreement is subject to any and all mortgage liens now of record affecting said premises.

The right-of-way herein granted includes a right-of-entry in and over the premises of the party of the first part for ingress and egress, including the movement of vehicles, tools, machinery and equipment for the installing of, maintenance of, and repairs to the sewer pipe line to be installed by the party of the second part.

Party of the second part shall return the premises as near their previous state as possible normal wear and tear excepted."

Covenant contained in instrument executed by Stone Machinery Company, Inc., dated September 27, 1966 and recorded October 10, 1966 in the Onondaga County Clerk's Office in Liber 2321 of Deeds, Page 311, in the language following:

"This Indenture to be filed in the deed records of Onondaga County Clerk's Office, is a statement by the owner of the real property herein described that it will develop the premises hereinafter described in accordance with the plans and specifications submitted to the Village of Manlius under its Site Development Regulations, Chapter 17 of the General Ordinances of the Village of Manlius adopted May 26, 1964 and published June 4, 1964.

That the map attached hereto of the premises as developed, is the Site Development Plan approved by the Board of Trustees of the Village of Manlius.

Premises: All that tract or parcel of land, situate in the Town of Manlius, County of Onondaga and State of New York, being part of Lot 86 in said Town, bounded as follows: Beginning the the center of a spike on the east side of an elm tree, situate on the northerly side of the lot formerly owned by Lloyd Remington, known as his house lot and 125 feet distant from the center of the highway, now known as Fayette Street in the Village of Manlius, New York; running thence southerly $55^{\circ} 10'$ west along the north line of said lot 125 feet to the center of said Fayette Street; thence northerly $35^{\circ} 45'$ west along the center of said Fayette Street 273.70 feet to the southwest corner of the premises heretofore conveyed to one Antoinetta A. Raimondo by deed dated July 6, 1926 and recorded in the Clerk's Office of Onondaga County July 12, 1926 in Book of Deeds 557 at page 472 &c., thence north $54^{\circ} 15'$ east along the southerly line of the premises so conveyed to said Raimondo 156 feet to the west line of lands formerly conveyed to the Village of Manlius by E. U. Scoville Company by deed dated January 26, 1921, and recorded in the Clerk's Office of Onondaga County July 8, 1921, in Book of Deeds 505 at page 511 &c., thence south $35^{\circ} 45'$ east 14.92 feet to the southwest corner premises so conveyed to the Village of Manlius aforesaid; thence north $54^{\circ} 15'$ east along the south line of the premises so conveyed to the Village of Manlius 49 feet to an iron pin in the west line of lands of Florence S. Lee which is also the southeast corner of the premises

heretofore conveyed to the said Village of Manlius; thence south 25° 21' east 191.5 feet along the west line of the premises of the said Florence S. Lee to an angle and an iron pin; thence south 4° 15' east 85.6 feet to the place of beginning, containing one acre of land, more or less.

Also: All that tract or parcel of land situate in the Village of Manlius, County of Onondaga and State of New York, being part of Lot No. 86 in the Town of Manlius, more particularly described as follows:

Beginning at the southeast corner of the premises conveyed by Aaron H. Sachaklian to Stone Machinery Company, Inc. by Warranty deed dated August 31, 1955 and recorded in the Onondaga County Clerk's Office September 20, 1955 in Book 1771 of Deeds at page 473 &c., said point being 125 feet distant from the center of the highway now known as Fayette Street in the Village of Manlius, New York; thence north 4° 15' west 85.60 feet to an iron pin; thence north 25° 21' west along the east line of land of Stone Machinery Company, Inc. as described in the aforesaid deed and of the Water Department of Manlius Village 252.50 feet to a cedar post in the northeast corner of land of the Water Department of Manlius Village, thence north 35° 29' West 150.80 feet to an iron pin in the south line of land of the Clark Farms, Inc. (known as the Trinder Property) at the northeast corner of land of Carrie and David Reynolds; thence north 76° 24' East along the said south line of land of the said Clark Farms, Inc., 162.75 feet to an iron pin in said line 27.50 feet easterly from the center line of the proposed railroad spur from the New York Central Railroad (Chenango Branch to the foundry of S. Cheney & Son in the Village of Manlius; thence southerly and westerly along a line parallel with the center line of said proposed railroad spur and 27.50 feet distant therefrom to a point in said line where it would be intersected by the easterly prolongation of the southerly line of the parcel of land conveyed by Aaron H. Sachaklian to Stone Machinery Company, Inc. by Warranty Deed dated August 31, 1955, and recorded in the Onondaga County Clerk's Office September 20, 1955 in Book 1771 of Deeds at Page 473 &c.; thence westerly along the easterly prolongation of said southerly line to the place of beginning.

Also, All that tract or parcel of land, situate in the Village of Manlius, County of Onondaga, State of New York, being part of F.L. 86 of the Town of Manlius, bounded and described as follows:

Beginning at the intersection of the west line of Eureka Drive and the northwesterly line of Elmbrook Drive; thence S. $31^{\circ} 55'$ W. along the northwesterly line of Elmbrook Drive 50.0 feet; thence N. $83^{\circ} 48'$ W. 163.2 feet; thence northerly on a curve to the left of radius 590.0 feet a distance of 207.1 feet; thence N. $7^{\circ} 06'$ W. 35.4 feet; thence N. $87^{\circ} 49'$ E. 171.1 feet to the west line of Eureka Drive; thence S. $2^{\circ} 46'$ E. along said street line 223.0 feet to the place of beginning.

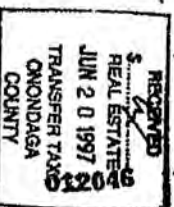
Also, All that tract or parcel of land situate in the Town of Manlius, County of Onondaga and State of New York, being a part of Lot No. 86 in said Town and bounded and described as follows:

Beginning at the northeast corner of the land formerly owned by E. U. Scoville Company and running thence south $25^{\circ} 21$ minutes east on the division line between the lands formerly owned by E. U. Scoville Company and the lands formerly owned by Florence S. Lee, 61 feet; thence South $54^{\circ} 15$ minutes west, 49 feet; thence north $35^{\circ} 45$ minutes west 60 feet to the northerly line of said property formerly owned by E. U. Scoville Company; thence north $54^{\circ} 15$ minutes east along said northerly line, 60 feet to the place of beginning, and containing $75/1000$ of an acre of land more or less.

That this restriction that the premises are to be developed as shown on said map is a covenant running with the land for the benefit of the Village of Manlius only. It is not the intention that abutting property owners gain any rights. It is a further intention that a release of this Agreement by the Village of Manlius will be sufficient to declare it void and inoperative."

BOOK 4164 PAGE 0153

9721011 EB



UNDERGROUND LINE EASEMENT

WILLS

THIS INDENTURE, made the 5th day of June 1997, by and between HOLLOWICK, INC., of a New York corporation, P.O. Box 305, Manlius, New York, 13104 (hereinafter called the "Grantor"), and NIAGARA MOHAWK POWER CORPORATION, a public service corporation of the State of New York, having its principal office at 300 Erie Boulevard West, Syracuse, New York, 13202 (hereinafter referred to as the "Grantee").

WITNESSETH:

That the Grantor, in consideration of one dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has granted and released and does hereby grant and release to the Grantee, its successors and assigns, the exclusive and permanent right-of-way and easement to lay, construct, operate, maintain, reconstruct, replace, repair and operate underground electric and gas systems, including cables, conduit, wires, pedestals, closures, handholes, transformers, gas pipe and pipelines and such other apparatus or supporting apparatus or structures or markers (collectively the "Structures") as Grantee may now or shall from time to time deem necessary for the transmission and distribution of electricity and gas under, through, and across a strip of land ten (10) feet in width owned by Grantor, situated in Lot #86 located in the Village of Manlius, County of Onondaga, State of New York. The location of said easement strip and the structures being indicated on the sketch attached hereto as Exhibit "A" and made a part hereof, including the right to extend lateral service lines for all buildings now or hereinafter constructed upon lots abutting said easement strip.

Notwithstanding the foregoing, the installation on the right-of-way and easement area of any structure not shown on the sketch attached hereto as Exhibit "A" shall be subject to the prior written consent of the Grantor, which consent shall not be unreasonably withheld or delayed.

Grantor also conveys to Grantee the right of passage over the Grantor's premises from the highway adjoining said premises for the passage of men, vehicles and machines as far as the same shall be necessary for the full enjoyment hereof.

Together with the right at all times to enter upon the premises as reasonably necessary to do all acts which may be reasonably proper and/or necessary thereon to effectuate the purpose of the right-of-way and easement. This right shall include the right to cut roots or remove trees, shrubs or other obstructions mechanically within or adjacent to the easement strip which, in the reasonable opinion of the Grantee, may be likely to interfere with the construction, operation or repair of said cables, conduit pipes, wires, pipes or pipelines and other apparatus apparatus.

RETURN: NIAGARA MOHAWK POWER CORP
300 ERIE BLVD W. BLDG DG
ATL E. BURTON
SYR, NY 13202

LT 230093

9/9/2011 SS

The grant of the right-of-way and easement herein shall be subject to the following conditions:

1. Grantor reserves all rights with respect to the premises and the right to fully use and enjoy same for all purposes not interfering or inconsistent with the grant and right-of-way, including but not limited to, the right to have one, use the same as a parking lot or roadway, to install existing and proposed utilities, not to permit the easement right-of-way area to be crossed by pedestrians and vehicles so long as said crossings do not damage or interfere with the operations and maintenance of Grantor's facilities, provided, however, that no building or other structure shall be erected or constructed by the Grantor upon said easement strip without the Grantor's prior written consent, which consent shall not be unreasonably withheld or delayed. Upon installation of the structures, and any additional installation of structures as permitted herein, the Grantee shall restore and keep the premises in, including the existing grade, as near its previous state as possible, normal wear and tear excepted. Notwithstanding anything to the contrary herein, Grantor agrees with the Grantee, on behalf of itself, its successors and assigns, and as a covenant running with the land, that the existing grade following installation of the Grantee's facilities will remain undisturbed and unchanged, normal wear and tear excepted, unless the prior written consent of the Grantee is obtained, which consent shall not be unreasonably withheld or delayed. Grantor shall file with Grantee plans and specifications for any proposed work within the right-of-way and easement prior to commencing said work and as a condition of consent if such consent is required herein.

2. Except as otherwise provided herein, it is the understanding of the parties hereto that the exclusive and permanent right-of-way and easement above described and herein conveyed is intended to prohibit the longitudinal or parallel occupancy of said easement strip without the prior written consent of the Grantee, which consent shall not be unreasonably withheld or delayed.

3. Grantee, by acceptance of delivery of this grant of easement and Grantor, by execution and delivery of this easement, assumes and agrees to perform all of the promises, agreements, and obligations herein provided to be performed on their part. The rights of each party to object to any violation of this easement shall not be deemed waived unless such waiver is obtained in a writing signed by the respective party.

This right-of-way and easement is subject to all easements, rights-of-way, rights, covenants, and mortgage liens now of record affecting the right-of-way and easement area. In the event the Grantee (i) fails to complete the installation of the structures, as shown on the attached Exhibit "A," by December 31, 1997, or (ii) abandons the use of the electric and gas systems installed in the right-of-way and easement area, the right-of-way and easement granted herein shall automatically terminate, and, upon the Grantor's request, the Grantee, at its sole cost and expense, shall remove the structures from the Grantor's property.

The Grantee shall indemnify, defend and save the Grantor harmless from and against any and all liability, damages, expenses, fees, penalties, actions, causes of action, suits, costs, claims or judgments arising from Grantee's use of the easement area, including, but not limited to, the construction and maintenance of the structures installed thereon. JJA (JJA)

TO HAVE AND TO HOLD the rights hereby unto the said Grantee, its successors and assigns, forever.

And Grantor covenants and agrees that the Grantee shall quietly enjoy the right-of-way and easement and that Grantor will forever warrant title to said right-of-way and easement.

For title of Grantor, see the following conveyance: Deed dated APRIL 26, 1997, Book 2605 at Page 100.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 5th day of JUNE, 1997.

HOLLOWICK, INC.
(Grantor)

By: J. Alan White, Pres.
Title: PRESIDENT

NIAGARAMOHAWK POWER CORPORATION
(Grantee)

By: T. A. L.
Title: V.P. Purchasing & Support Services

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On this 5 day of June, 1997, before me personally J. ALAN MENTER, to me known, who being by me duly sworn, did depose and say that he resides in Mansup New York; that he is the President of HOLLOWICK, INC., the corporation described in and which executed the above instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

ROBERTA A. LAURE
Notary Public, State of New York
No. 011A5075773
Qualified in Onondaga County
Commission Expires April 7, 1999
Roberta A. Laure
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On this 6th day of June, 1997, before me personally J.T. Ash Jr., to me known, who being by me duly sworn, did depose and say that he resides in LIVERPOOL, New York; that he is the V.P. of NIAGARA MOHAWK POWER CORPORATION, the corporation described in and which executed the above instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

J. Evelyn Burton
Notary Public

FILED
JUN 11 1997
CLERK OF THE COURT
ONONDAGA COUNTY, NEW YORK

Box 302
m 326

Deed. Recorded on the
20 day of June, 1997 at
11:30 A.M. in Book 4164 Page 153
and examined
M. Ann Cray
COUNTY CLERK
ONONDAGA COUNTY, NEW YORK

ELECTRIC AND TELEPHONE EASEMENT

MANIUS

05764

THIS INDENTURE is made the 5th day of JUNE, 1997, by and between HOLLOWICK, INC., a New York corporation, P.O. Box 305, Manlius, New York 13104 ("Grantor") and NIAGARA MOHAWK POWER CORPORATION, a public service corporation of the State of New York, having its principal office at 300 Erie Boulevard West, Syracuse, New York ("Grantee").

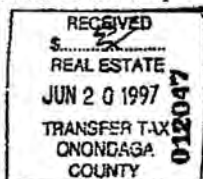
AGREEMENT

That the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, has granted and released and does hereby grant and release to the Grantee, its successor and assigns, a right of way and easement to build, rebuild, relocate, operate, repair, maintain, renew, and at their pleasure remove a single line of so many poles, crossarms, wire, transformers, cables, guys, stubs, anchors, brace poles, ways and such other appurtenant or supporting apparatus or structures (collectively, the "Structures") as the Grantee may now or shall from time to time hereafter deem necessary for the transmission and distribution of electricity and the rendering of telephone and telegraph services upon, over, across and through the area of land owned by the Grantor, situated in Lot 86, located in the Village of Manlius, County of Onondaga, State of New York, the Structures and right of way and easement being more particularly indicated on the sketch attached hereto and made a part hereof, with the further right to cut roots or remove trees, shrubs or other obstructions within or adjacent to the easement area herein described, as shall be reasonably necessary to keep the Structures free from interference and to keep the wires clear by at least 48 inches. The Grantee shall (i) replace and install the poles as shown on the sketch attached hereto, the unobstructed distance between the poles shall be a minimum of twenty (20) feet, and (ii) remove and dispose of the tree as shown on the attached sketch. Notwithstanding the foregoing, the installation on the easement area of any Structure not shown on the sketch attached hereto shall be subject to the prior written consent of the Grantor, which consent shall not be unreasonably withheld or delayed.

It being the understanding of the parties hereto that, excepting and subject to the rights herein granted to the Grantee, the Grantor shall have the right to fully use and enjoy the easement area provided such use and enjoyment does not damage or interfere with the operation and maintenance of the Grantee's Structures without the prior written consent of the Grantee.

The Grantor also conveys to the Grantee the right of passage over the premises of the Grantor as reasonably necessary for ingress and egress of men, vehicles and machines as shall be deemed necessary for construction and maintenance of the Grantee's Structures.

Upon installation of the Structures, and any additional installation of Structures as permitted herein, the Grantee shall restore and keep the easement area, including the existing grade, as near its previous state as possible, normal wear and tear excepted.



0227062.01 6/3/97

11:27 06/20/97 0576497 D R-4164 P-160

NIAGARA MOHAWK POWER
300 ERIE BLVD W, BDC DE
AT: E. BURTON
SYR, NY 13202

20697 LT 230093 RETURN.

This right of way and easement is subject to all covenants, rights of way, rights, covenants and mortgage liens now of record affecting the easement area. In the event the Grantee (i) fails to complete the installation of the Structures, as shown on the attached sketch, by December 31, 1997; or (ii) abandons the use of the Structures installed in the easement area, the right of way and easement granted herein shall be automatically terminated, and, upon the Grantor's request, the Grantee, at its sole cost and expense, shall remove the Structures from the Grantor's property.

The Grantee shall indemnify, defend and save the Grantor harmless from and against any and all liability, damages, expenses, fees, penalties, actions, causes of actions, suits, costs, claims or judgments arising from Grantee's use of the easement area, including, but not limited to the construction and maintenance of the Structures installed thereon.

The Grantor represents and warrants that it is the owner in fee simple of the easement area herein described, and covenants that the Grantee shall quietly enjoy the easement area as herein provided.

This grant and easement shall be at all times be deemed to be and shall be a continuing covenant running with the land for the benefit and use of the Grantee, its successors and assigns and shall inure to and be binding upon the successors, heir, and assigns of the Grantor and Grantee. By acceptance of this easement, the Grantee acknowledges and accepts the terms and obligations set forth in this agreement.

The Grantor and the Grantee have executed this easement as of the date first set forth above.

For title of Grantor, see the following conveyance: Deed dated April 26, 1977, Book 2605 at Page 120.

GRANTOR:
HOLLOWICK, INC.

By: J. Alan Menter, Pres.
J. Alan Menter, President

GRANTEE:
NIAGARA MOHAWK POWER
CORPORATION

SOP.

By: J. H. [Signature]
Title Secretary

STATE OF NEW YORK)
) ss.:
 COUNTY OF ONONDAGA)

On this 5 day of June, 1997, before me personally J. ALAN MENTER, to me known, who being by me duly sworn, did depose and say that he resides in Massey New York; that he is the President of HOLLOWICK, INC., the corporation described in and which executed the above instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

ROBERTA A. LAUNE
 Notary Public, State of New York
 No. 011A5076773

Qualified in Onondaga County
 Commission Expires April 7, 1999
Roberta A. Laune
 Notary Public

STATE OF NEW YORK)
) ss.:
 COUNTY OF ONONDAGA)

On this 6 day of June, 1997, before me personally J.T. ASHUR, to me known, who being by me duly sworn, did depose and say that he resides in LIVERPOOL, New York; that he is the V.P. of NIAGARA MOHAWK POWER CORPORATION, the corporation described in and which executed the above instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

J. Evelyn Austin
 Notary Public

15

20 June 1997
 11:22 A
 Mr. Alan C. Menter
 Onondaga County Clerk

Box 302
Map 327

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - room 200
Syracuse NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: MONROE-MEG
Document type: EASMT
Grantor: HOLLOWICK INC
Grantee: VILLAGE OF MANLIUS
Legal desc: MANLIUS L86
Prop addr: EUREKA DR

Receipt: 216331 LR
Instrument: 0664600
Book/Page: 04426/0162
Date filed: 06/15/2000 at 11:14AM
Record and return to:
MACKENZIE SMITH LEWIS
MICHELL & HUGHES
P O BOX 4967
SYRACUSE NY 13221-4967

RECORDING FEES

Addl pages: 4 x 3.00 \$ 9.00 *
Addl names: x \$
Addl refs: x \$
Misc: \$
Basic: \$ 8.50
Total: \$ 17.50
* coverage fee waived

MORTGAGE TAX

Mortgage: \$
Basic: \$
Insurance fund: \$
Net add: \$
Misc: \$
Total: \$

MISCELLANEOUS FEES

RMI: \$ 5.00
TP 584: \$ 5.00
RP5217: \$
Affts: \$
Total: \$ 10.00

DEED TRANSFER TAX

Consideration:\$
Transfer tax: \$
Swis: 3138
Map #: 24-01-13

DOCUMENT TOTAL: \$27.50
Control no: 13474

WARNING - This sheet constitutes the Clerks endorsement, required by section 319 of the real property law of the State of New York. Do not detach.
Taxes imposed on this instrument at time of recording were paid.
Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk



BOOK 4426 PAGE 163

MANLIUS
3138

**VILLAGE OF MANLIUS
GRANT OF UTILITY RIGHT OF WAY AND EASEMENT**

013474	RECEIVED
	\$.....
	REAL ESTATE
	JUN 15 2000
TRANSFER TAX	
ONONDAGA	
COUNTY	

This Indenture made this 23RD day of MAY, 2000 between **Hollowick, Inc.**, a corporation having its principal place of business at 316 Fayette Street, Manlius, NY 13104 (hereinafter "Grantor") and the **Village of Manlius**, a municipal corporation of the State of New York, having its principal place of business at One Elmbrook Drive West, Manlius, NY 13104 (hereinafter "Grantee");

WITNESSETH that the Grantor, in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant and convey to the Grantee, its successors and assigns, a perpetual right of way and easement ("easement") on, over, in, under, and across the premises of Grantor ("premises") shown in Exhibit "A" and made a part hereof. This grant shall at all times be deemed to be and shall be a continuing easement and covenant running with the land and binding upon the Grantor and Grantee, and their heirs, successors and assigns.

The easement is for the purpose of the following public improvement, including all related pipes, fixtures, appurtenances and/or equipment ("public improvement"): in place as of January 5, 2000, and shall include, but is not limited to the rights of construction, reconstruction, replacement, improvement, care, inspection, maintenance, repair, and/or protection of such public improvement when necessary or proper, as determined by the Grantee, including without limitation, the right to enter upon the easement by and with Grantee's men and equipment, or its contractors' men and equipment, and to grant such sub-easements or licenses to third parties as may be necessary to facilitate the foregoing.

The consideration mentioned above shall be and is in full payment of any and all damages that the Grantor shall sustain by reason of the construction and other work in relation to the public improvement; except that the Grantee shall do the work in a good and worker like manner, shall repair any damage done to the premises of Grantor as a result of such work, and shall restore the premises as nearly as reasonably possible to their condition immediately prior to the work, and except as otherwise agreed in writing by the parties or their respective successors or assigns. The aforementioned pipes, fixtures, appurtenances and equipment shall at all times be and remains the property of Grantee under its unconditional control and supervision.

The Grantor shall not place any structure or permanent improvement on or within the easement and agrees that it will not do or cause to be done, directly or indirectly, any damage or interference with the easement and/or public improvement.

It is specifically understood and agreed that nothing herein contained shall be construed to prohibit the Grantor from having the right to fully use and enjoy the premises subject to the easement, except where interruption is necessary to temporarily allow the Grantee to exercise the

11:14 06/15/00 0664600 D B-04426 P-162

Rec'd + Return
Att: Susan M. Straub
b: Mackenzie Law Firm
101 So. Salina St.
Syr. NY 13202

B-10905

rights granted herein.

The Grantor hereby warrants title to the premises.

This Easement is subject to additional terms as shown on Exhibit "B" Items 1 -6, attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be duly executed as of the day and year first above written.

Hollowick, Inc.

By J. Alan Minter, Pres.

Village of Manlius

By Robert B. Brown, Mayor

State of New York)
County of Onondaga)

On the 23 day of MAY in the year 2000 before me, the undersigned, a notary public in and for said State, personally appeared J. Alan Minter 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, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Sally A. Richer
Notary Public

State of New York)
County of Onondaga)

SALLY A. RICHER
Notary Public, State of New York
Qual. in Onon. Co., No. 01R15083568
My Commission Expires Aug. 18, 2001

On the 23 day of May in the year 2000 before me, the undersigned, a notary public in and for said State, personally appeared Angelo H. Albano 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, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Dennis R. Baldwin
Notary Public

DENNIS R. BALDWIN
NOTARY PUBLIC IN THE STATE OF NEW YORK
QUALIFIED IN ONONDAGA COUNTY NO. 0143050
MY COMMISSION EXPIRES JANUARY 31, 2002

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Manlius, Town of Manlius, County of Onondaga and State of New York, being part of Lot 86 in said Town and being more specifically described as follows:

A Right-of-Way for Drainage Purposes, 12 feet in width, more specifically described as follows:

Beginning at a point in the northerly line of a parcel of land conveyed to Hollowick Inc. and recorded in Book of Deeds 2605 at Page 120 in the Onondaga County Clerk's Office, South $88^{\circ} 04' 11''$ West a distance of 147.34 feet along said northerly line from the intersection of said northerly line with the westerly line of Eureka Drive;

running thence South $20^{\circ} 35' 45''$ East a distance of 138.04 feet to a point;

thence South $25^{\circ} 47' 05''$ West a distance of 168.29 feet to a point in the southerly line of lands of Hollowick Inc., aforementioned;

thence South $71^{\circ} 03' 22''$ West a distance of 16.89 feet along the southerly line of said parcel conveyed to Hollowick Inc. to a point;

thence North $25^{\circ} 47' 05''$ East a distance of 175.03 feet to a point;

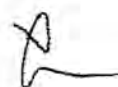
thence North $20^{\circ} 35' 45''$ West a distance of 136.95 feet to a point in the northerly line of lands of Hollowick Inc.;

thence North $88^{\circ} 04' 11''$ East a distance of 12.66 feet along the northerly line of lands conveyed to Hollowick Inc. to the point of beginning.

EXHIBIT "B"

Additional terms:

1. This easement shall terminate if Grantee abandons the use of the easement for the purposes set forth in this agreement and Grantee agrees to file an agreement confirming the abandonment if requested to do so by Grantor.
2. Grantor may use the easement premises for parking, access, ingress and egress and any other purposes necessary for its business and may pave, curb, or landscape the easement premises so long as these described activities do not interfere with the easement and the public improvements installed by Grantee.
3. The installation of any new or additional improvements or structures by Grantee within the easement premises shall be subject to the prior written approval of Grantor, such approval not to be unreasonably withheld or delayed.
4. Grantee shall indemnify, defend, and hold harmless Grantor against any and all liabilities, claims, damages, losses, settlements, expenses, demands, penalties, fines and costs including without limitation reasonable attorneys' fees and costs (collectively "Claims") arising from Grantee's use, maintenance or improvements of the easement, except with respect to claims arising from any act of Grantor.
5. The terms of this easement are binding on Grantee and Grantor, their heirs, successors, administrators and assigns.
6. This easement may not be assigned without the written consent of Grantor.



Document Repository Acknowledgement Letter



May 7, 2010

Ms. Patricia Infantine - Director
Manlius Library
1 Arkie Albanese Avenue
Manlius, NY 13104

RE: Document Repository
Brownfield Cleanup Application
Proposed Village Walk Redevelopment of 314-316 Fayette Street

Dear Ms. Infantine:

CBD Companies of CNY, LLC (CBD) is applying to enter the former Hollowick, Inc. property at 314-316 Fayette Street in Manlius, NY into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) as part of the Village Walk redevelopment of the property. NYSDEC requires a document repository for this project as part of the BCP. The purpose of the repository is to provide the public with access to information relating to the project. CBD is submitting this letter to ask if the Manlius Library will serve as the document repository for the project.

If the Manlius Library is willing to function in this capacity or if you have any questions with regard to this request, please contact me at (315) 295-1900 ext. 303.

Respectfully,

A handwritten signature in black ink, appearing to read "CA" or "CW", is written over the name Courtney D. Wilson.

Courtney D. Wilson
CBD Companies of CNY, LLC

PERMISSION GRANTED.

A handwritten signature in black ink, appearing to read "Patricia Infantine", is written over the word PERMISSION GRANTED.

5/10/2010

CBD Construction, LLC · CBD Brokerage, LLC · CBD Development, LLC
5015 Campuswood Drive, Suite 203 · East Syracuse, NY 13057
phone: (315) 295-1900 · fax: (315) 295-1901 · www.cbdcos.com

ATTACHMENT 2: EXHIBITS

**EXHIBIT 1: Current Street View of
Property**



Exhibit 1: Current view of Hollowick Building looking east from across Fayette Street, Manlius, NY

**EXHIBIT 2: Planned Street View of the
Property**



FAYETTE STREET



MANLIUS, NEW YORK

Exhibit 2: Planned street view of Village Walk looking east from across Fayette Street, Manlius, NY

EXHIBIT 3: Areas of Concern



Exhibit 3: Aerial photograph indicating areas of concern (site photographs on subsequent pages)



SITE PHOTOGRAPHS



Courtyard – potential UST location.



Crawl space with suspected UST fill pipe.



TCE vapor degreaser with vent to outside.



Sink pit in mfg area.



Sink pit closeup.



Floor drain in mfg area.



Compressor (blowdown went to outside).



Compressor room exterior.



Boiler stack with disposal pit shown.

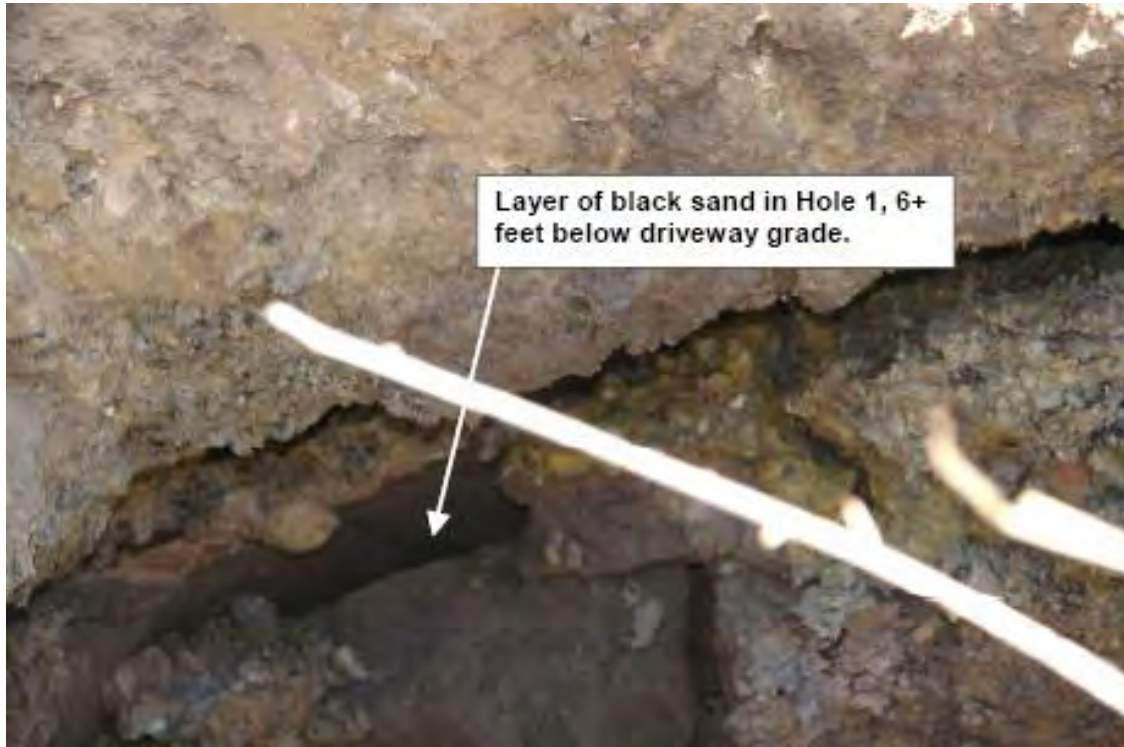


Former Diethylene Glycol pump area.



Slag at surface of fill area.

EXHIBIT 4: Excavation Photographs



Excavation near loading dock area, north side of site, showing indications of foundry sand



Buried pipe in excavation behind former manufacturing area of site, northeast site of building



Buried slag in excavation behind former manufacturing area of site, northeast site of building



Buried fill, discolored water in excavation behind former mfg. area, northeast side of building.



Fill material in parking lot (former disposal area) behind manufacturing building.



Slag and fill material in parking lot (former disposal area) behind manufacturing building.

ATTACHMENT 3: MAPS

Tax Map

N-1,097,000



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2009

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION			
SCHOOL	FAYETTEVILLE-MANLIUS		
WATER	ONONDAGA COUNTY		
SANITARY	ONONDAGA COUNTY		

AGRICULTURAL DISTRICT LINE	AG	PARK DISTRICT LINE	P
AMBULANCE DISTRICT LINE	A	REFUSE DISTRICT LINE	R
DRAINAGE DISTRICT LINE	D	SANITARY DISTRICT LINE	SD
FIRE DISTRICT LINE	F	SCHOOL DISTRICT LINE	SC
HYDRANT DISTRICT LINE	H	SEWER DISTRICT LINE	S
LIGHTING DISTRICT LINE	L	WATER DISTRICT LINE	W

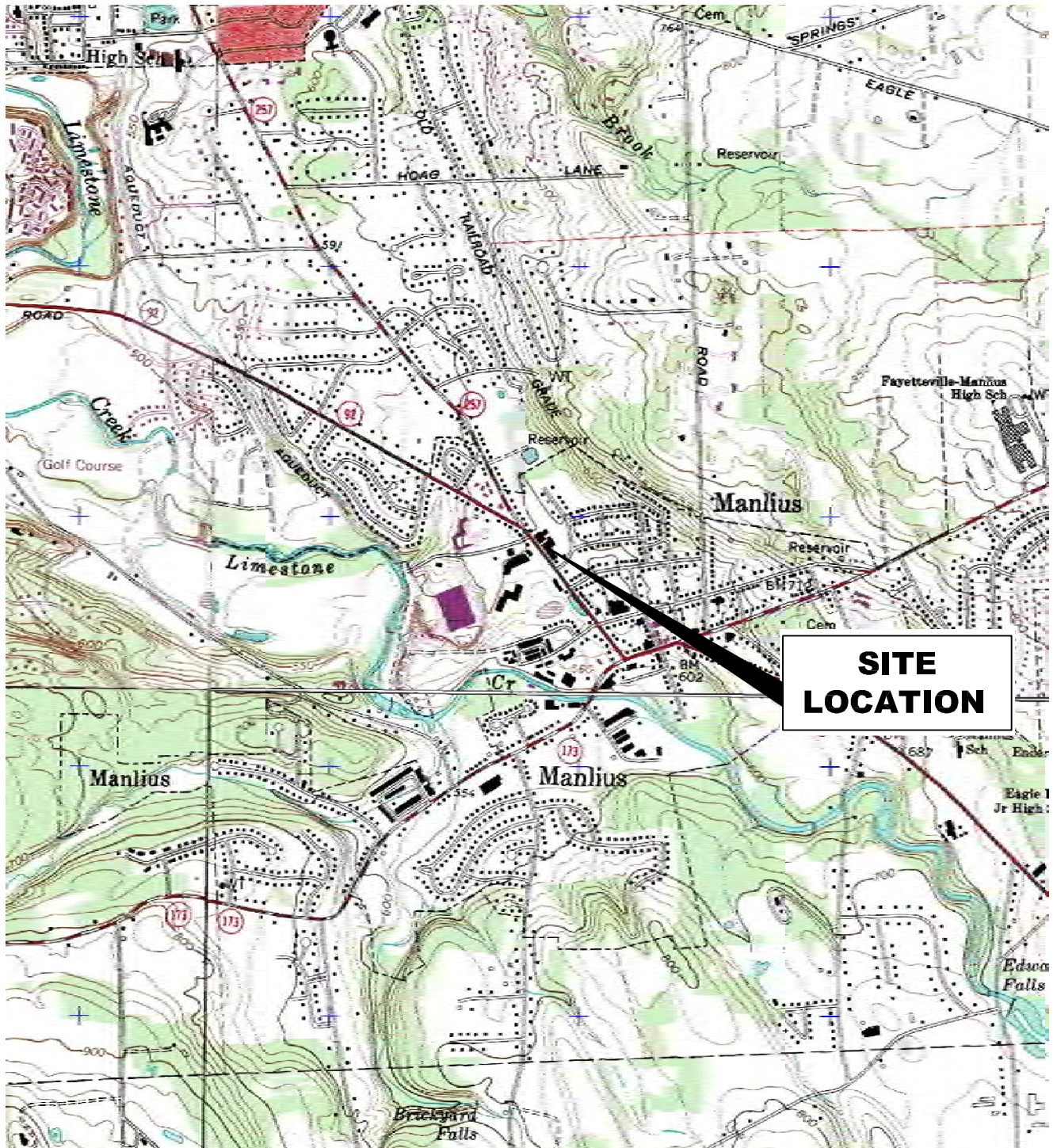
PROPERTY PARCEL LINE		RAILROAD TRACK	
ORIGINAL LOT LINE			
ROAD OR RAILROAD RIGHT-OF-WAY LINE			
STATE DISTRICT LINE			
LOCALITY DISTRICT LINE			

WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W
WATER DISTRICT	W	WATER DISTRICT	W

SCALE: 1" = 100'
FOR RECORD PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 24
VILLAGE OF MANLIUS
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

USGS 7.5 Minute Quad Map



0 2000'



SCALE (IN FEET)

USGS MANLIUS QUADRANGLE
NEW YORK



GREYSTONE ENVOLUTIONS, LLC
7197 EAST GENESEE STREET
FAYETTEVILLE, NY 13066
(315) 637-6342 (OFFICE)
(315) 637-3232 (FAX)
WWW.GREYSTONE-ENV.COM

PROJECT LOCATION
316 FAYETTE STREET
MANLIUS, NEW YORK

DRAWING TITLE
SITE LOCATION MAP

PREPARED FOR:
CBD DEVELOPMENT, LLC.

DATE: 05/05/10 SCALE: AS NOTED

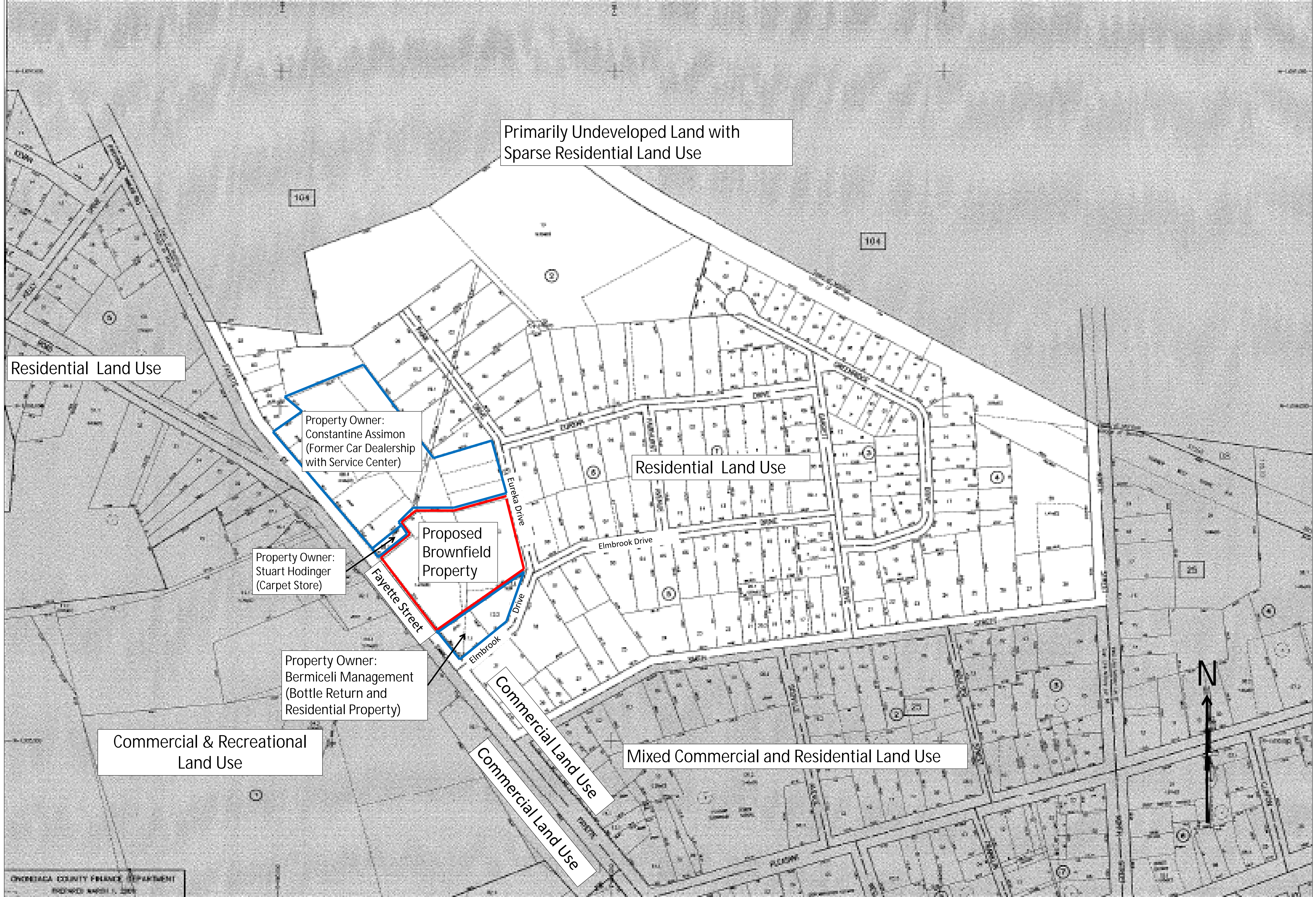
PROJECT NO. 1028EP

DRAWN BY: MTG

CHECKED BY:

DRAWING NO.

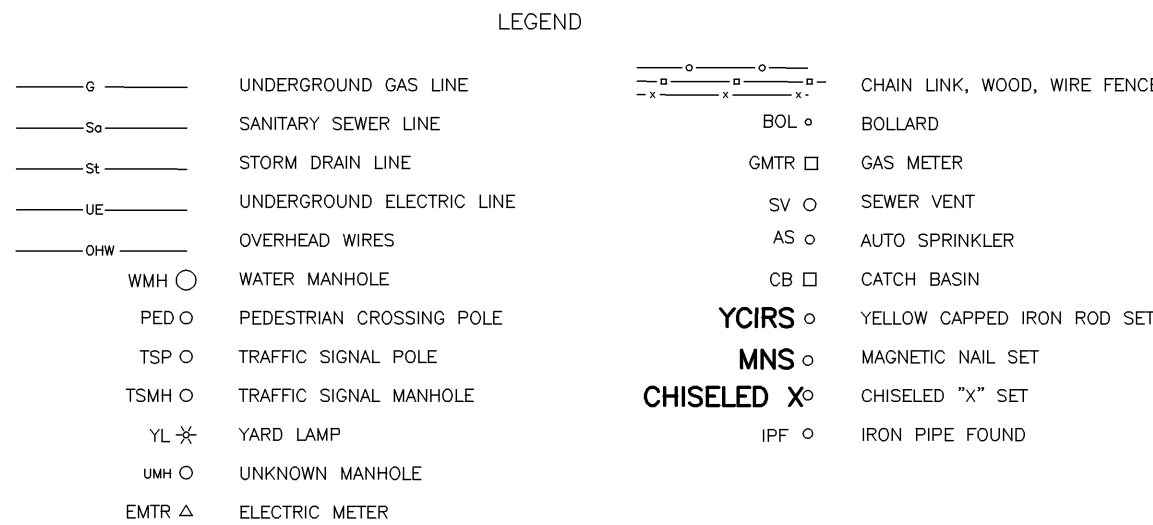
Land Use Map



Property Detail Map Including Easement

- 1.) NORTH ORIENTATION IS BASED ON BOOK 2605 OF DEEDS AT PAGE 120.
- 2.) VERTICAL DATUM BASED ON NGVD 1929 DATUM AS CONVERTED FROM POSTED NYSOD BENCHMARK Z-19 FOR N.Y.S. ROUTE 92 (MADISON CO. TO VILLAGE OF MANLIUS); P.I.N. 3110.09101; ESTABLISHED BY M.J. ENGINEERING, P.C. 1994.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, P. C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE REFERENCE IS MADE TO COMMITMENT FOR TITLE INSURANCE ISSUED BY C. T. MALE ASSOCIATES, P. C. TO POLYMER INDUSTRIES, INC. EFFECTIVE DATE DECEMBER 22, 2006. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FUTURE TRANSACTION REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY, PREVIOUS MAPS AND CRATER, NEAD AND PAULE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED MARCH 28 - APRIL 04, 2007.

- 1.) "PT LOT 86 TOWN OF MANLIUS VILLAGE OF MANLIUS" PREPARED BY JACK W. COTTRELL, L.S. DATED DECEMBER 23, 1971 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 5164.
- 2.) "SITE DEVELOPMENT PLAN MANLIUS LIQUOR STORE" FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 5209.
- 3.) "PROPOSED STORM SEWER EASEMENT PT LOT 86 - TOWN OF MANLIUS VILLAGE OF MANLIUS" PREPARED BY JACK W. COTTRELL, L.S. DATED DECEMBER 6, 1999. LAST REVISED JANUARY 7, 2000.



David J. Uhriniec, PLS 050052	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. © 2007 C.T. MALE ASSOCIATES, P.C. APPROVED: dju DRAFTED : dju CHECKED : dju PROJ. NO: 07.1165 SCALE : 1"=30' DATE : 05/31/07	TOPOGRAPHIC AND BOUNDARY SURVEY PART OF LOT 86 VILLAGE OF MANLIUS		
	07/11/07	REMOVE HODINGER PARCEL FROM SURVEY	dju	dju	dju		VILLAGE OF MANLIUS	ONONDAGA COUNTY, NEW YORK	
	07/17/07	ADDED NIMO AND VILLAGE EASEMENTS	dju	dju	dju		C.T. MALE ASSOCIATES, P.C. 200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3248 SYRACUSE, NY 13220-3248 315.458.6498 • FAX 315.458.4427 ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING ENVIRONMENTAL SERVICES • SURVEY & LAND INFORMATION SERVICES		
						 	SHEET 1 OF 1 DWG. NO: 07-0437		