



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐

Yes

☒

No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME UniFirst Corporation

ADDRESS 68 Jonspin Road

CITY/TOWN Wilmington, MA

ZIP CODE 01887

PHONE 978-527-4332

FAX

E-MAIL Timothy_Cosgrave@unifirst.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒

Yes

☐

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☒ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

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

*Please describe: _____

3. **FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:**

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. **INDICATE PAST LAND USES (CHECK ALL THAT APPLY):**

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input 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: Industrial laundry, steel service center, dried beef operation

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 113 7th North Street				
ADDRESS/LOCATION 113 7th North Street				
CITY/TOWN Liverpool		ZIP CODE 13088		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Salina				
COUNTY Onondaga		SITE SIZE (ACRES) 2.26		
LATITUDE (degrees/minutes/seconds) 43 ° 5 ' 15.78 "		LONGITUDE (degrees/minutes/seconds) 76 ° 9 ' 56.73 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
113 7th North Street	086	02	02.1	2.26
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (See DEC's website for more information) If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
1. Wastewater discharge permit	Onondaga County Permit #22	Discharge of industrial wastewater
2. Air Facility Registration	NYSDEC Division of Air Resources DEC ID# 7-3142-00157	Natural-gas boiler emission source
3. Chemical Bulk Storage Cert	NYSDEC CBS #7-000013	2,500-gal NaOH plastic AST

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: SSS _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY	
BCP SITE NAME: _____		BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Timothy Cosgrave			
ADDRESS 68 Jonspin Road			
CITY/TOWN Wilmington, MA		ZIP CODE 01887	
PHONE 978-527-4332	FAX	E-MAIL Timothy_Cosgrave@unifirst.com	
NAME OF REQUESTOR'S CONSULTANT GEI Consultants, Inc. c/o Ileen Gladstone, P.E., LSP, LEED AP			
ADDRESS 1000 New York Avenue			
CITY/TOWN Huntington Station, NY		ZIP CODE 11746	
PHONE 781-424-9924	FAX	E-MAIL igladstone@geiconsultants.com	
NAME OF REQUESTOR'S ATTORNEY Brown Duke & Fogel, P.C., c/o George Duke, Esq.			
ADDRESS 350 Fifth Avenue, Suite 4640			
CITY/TOWN New York, NY		ZIP CODE 10118	
PHONE 646-915-0236	FAX 646-219-2601	E-MAIL gduke@bdflegal.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Same as Requestor in Section V		OWNERSHIP START DATE: 1968	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (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
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

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, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site 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; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was 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. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. 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 # _____
6. 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 IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson 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). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? O-2 Office and Light Industr

What uses are allowed by the current zoning? (Check boxes, below)

☐ Residential ☐ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

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

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☐ Commercial ☒ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

Expansion of existing facility.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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 a requestor other than an individual)

I hereby affirm that I am CEO & President (title) of UniFirst Corporation (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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: 5/13/21 Signature: [Signature]

Print Name: Steve Sintros

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 11

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
<p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p>	
<p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 113 7th North Street
City: Liverpool

Site Address: 113 7th North Street
County: Onondaga **Zip:** 13088

Tax Block & Lot

Section (if applicable): 314889 **Block:** 086 **Lot:** 02-02.1

Requestor Name: UniFirst Corporation
City: Wilmington, MA

Requestor Address: 68 Jonspin Road
Zip: 01887 **Email:** Timothy_Cosgrave@unifirst.com

Requestor's Representative (for billing purposes)

Name: Timothy Cosgrave **Address:** 68 Jonspin Road
City: Wilmington, MA **Zip:** 01887

Email: Timothy_Cosgrave@unifirst.com

Requestor's Attorney

Name: Brown Duke & Fogel, P.C., c/o George Duke, Esq. **Address:** 350 Fifth Avenue, Suite 4640
City: New York, NY **Zip:** 10118

Email: gduke@bdflegal.com

Requestor's Consultant

Name: GEI Consultants, Inc. c/o Ileen Gladstone, P.E., LSP, LEED AP **Address:** 1000 New York Avenue
City: Huntington Station, NY **Zip:** 11746

Email: igladstone@geiconsultants.com

Percentage claimed within an En-Zone: ☒ 0% ☐ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☐ Volunteer ☒ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

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SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

BCP Application – SUPPLEMENTAL INFORMATION

113 7th North Street BCP Site

REQUESTOR: UniFirst Corporation

May 13, 2021

Section I. Requestor Information

Requestor Name: UniFirst Corporation (the Requestor)

See attached print-out from the New York State Department of State's Corporation & Business Entity Database included in Attachment A.

Section II. Project Description

UniFirst is planning to construct a new Uniform Services Building on the Property. The new 55,700 square-foot one-story building will be constructed in two phases while continuing facility operations throughout construction. The first phase (Phase 1) will begin in the spring of 2021 and will be an approximately 31,000 square-foot structure adjacent to Luther Street. While Phase 1 is under construction, UniFirst will continue operating in the existing facility at the rear (south side) of the Property. Once Phase 1 is completed, operations will move to the new building, the existing facility will be demolished and Phase 2 constructed in its place. Upon completion of Phase 2, the new facility will be joined as a single building housing UniFirst's laundry facility and administrative operations.

Anticipated Project Schedule

Estimated Schedule	Task/Goal
April 2021	Submit Brownfield Cleanup Application and RIWP/IRMWP
July 2021	Sign Brownfield Cleanup Agreement
July 2021	Submit Citizen Participation Plan (CPP)
July 2021	Approval and Implementation RIWP/IRMWP
July/August 2021	Submit RIR, RIR Fact Sheet and RAWP
November 2021	Approval of RAWP
November/December 2021	Begin Implementation of RAWP
May 2022	FER and SMP
December 2022	COC Issued

Section III. Property Environmental History

1. Reports

The environmental investigation report for the property titled "Environmental Investigation Report" prepared by GEI Consultants, Inc. is in Attachment B.

The geotechnical investigation report for the property titled Subsurface Exploration and Foundation Report prepared by CME Associates, Inc. is in Attachment B.

2. Sampling Data

A summary of the environmental data collected at the property are in Tables 2 through 5 in the Environmental Investigation Report. Laboratory reports are in Appendix E of the Environmental Investigation Report.

3. Site Drawing for Each Impacted Media

Environmental figures are Figures 1 through 8 in the Environmental Investigation Report and are also included as separate figures in Attachment C. Results of sampling data from each impacted media (soil, groundwater and soil vapor) are show on Figures 6, 7, and 8, respectively.

Summary of Environmental Figures included in Attachment C.

- Figure 1: Property Location Map
- Figure 2: Site Plan
- Figure 3: Historic Parcels Plan
- Figure 4: Previous Exploration Locations
- Figure 5: Shallow Groundwater Elevation Contour Plan (May 28, 2020)
- Figure 6: Soil Vapor Assessment
- Figure 7: Soil Assessment
- Figure 8: Groundwater Assessment

4. Past Land Uses

Environmental History: Based on available topographic maps and aerials, the current UniFirst facility building was constructed between 1958 and 1959 and expanded in the mid-1970s. According to city directories and information available from UniFirst, UniFirst has been operating in the facility since the 1970s. Prior to UniFirst's ownership, the Property was occupied by a "steel service center" and a "dried beef" operation.

Copies of Aerial Photographs and City Directories are included in Appendix B of the Environmental Investigation Report.

Section IV. Property Information

1 and 2. Tax Parcel Information

1. Tax Map Boundaries: Updated tax map including Site boundary outline is included in Attachment D.

The metes and bounds of the Site boundary are as follows:

BEGINNING at the corner point formed by the southeasterly side of Luther Avenue and the Southwesterly side Old 7th North Street;
RUNNING THENCE southwesterly along the southeastern side of Luther Avenue, S44°47'49"W 338.72 feet;
THENCE S43°05'44"E 231.54 feet to a point,
THENCE N46°15'54"E 356.00 feet to a point,
THENCE N47°28'42"W 240.69 feet to the point of true BEGINNING.

Containing 98,405.93 Sq. Ft./ 2.26 Acres more or less.

2. Map: A Site base map that includes the owners of each adjacent property is in Attachment E.

10. Property Description and Environmental Assessment

Location: The property is approximately 3.25 acres and is in the O-2 district which permits office and light industrial park use in Liverpool, New York. The Property is bounded on the northwest side by Luther Avenue, on the northeast side by Old 7th North Street, and on the southeast and southwest sides by commercial and industrial properties owned by others. Figure 1 from the Environmental Investigation Report showing Site location on a USGS 7.5-minutes quadrangle map is in Attachment C.

Site Features: The property is an active industrial laundry improved with a 36,973 square foot building. Several other buildings associated with the laundry (including administrative, storage and wastewater treatment) were demolished in 2020. These areas in which buildings were demolished are currently reworked soil and/or covered by gravel. An additional building west of the laundry facility that housed G&L Davis Meat Company (a meat processing facility) was purchased by UniFirst and demolished in 2017. The remainder of the Property is paved.

Current Zoning and Land Use: The property is zoned for commercial use and is currently used as an active industrial laundry and administrative buildings by UniFirst Corporation. The surrounding parcels are currently a combination of commercial and industrial properties.

Past Use of the Site: Based on available topographic maps and aerials, the current UniFirst facility building was constructed between 1958 and 1959 and expanded in the mid-1970s. According to city directories and information available from UniFirst, UniFirst has been operating in the facility since the 1970s. Prior to UniFirst's ownership, the Property was occupied by a "steel service center" and a "dried beef" operation.

Site Geology and Hydrogeology: The soil encountered in borings installed during previous investigations are sandy, urban fill, over silt and sand and glacial till.

Depth to groundwater at the Property ranges from approximately 1.42 to 5.55 feet. Groundwater flow direction varies across the Property. Based on groundwater levels in monitoring wells installed on the north portion of the Property, groundwater flow appears to be north towards Luther Avenue. However, monitoring wells installed on the south and east portions of the Property show groundwater flow towards the east-southeast.

Environmental Assessment: Based on investigations conducted to date the primary contaminants of concern for the Site are tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (cis-1,2-DCE) and vinyl chloride (VC).

Soil: These CVOCs were primarily identified in soil at depths ranging from 10.5 to 19 feet bgs, which is at or below the bottom elevation of the existing wastewater pit (approximately 8 to 11 feet bgs). PCE concentrations exceed the NYSDEC Protection of Groundwater and Unrestricted Soil Cleanup Objectives (SCOs) (6 NYCRR Part 375).

Outside of the existing wastewater pit area, no significant CVOC impacts were encountered, except for the soil sample collected from the 12- to 12.5-foot interval at MW2, where PCE (4.7 mg/kg) and cis-1,2-DCE (0.5 mg/kg) were detected above the Protection of groundwater and Unrestricted Use SCOs.

While other VOCs were detected in soil at various sampling locations (including acetone, chloroform, cyclohexane, isopropyl benzene, methyl acetate, 2-butanone, methylcyclohexane, and methylene chloride), these VOCs are not considered Site-related.

Groundwater: CVOCs were detected above NYSDEC Class GA Groundwater Standard (6 NYCRR Part 700-706) in three of the six groundwater samples (MW1, TW2 and TW3). The samples from MW1 and TW3 contained concentrations of PCE, TCE, cis-1,2-DCE and VC at levels exceeding GA standards. The source of groundwater contamination in MW1 and TW3 is likely on the Site.

The sample collected from TW2 exceeded GA standards for cis-1,2-DCE and VC. TW2 is in the northern portion of the property and is estimated to be crossgradient from the wastewater pit and roughly downgradient from the adjacent Syracuse Label Company site at 110 Luther Avenue. The source of groundwater contamination in TW2 is likely the Syracuse Label Company site.

Soil Vapor: Soil vapor samples were collected onsite outside of the existing laundry facility and from below the concrete slab of the existing facility (i.e., sub slab locations). CVOCs were detected in each of the soil vapor samples at the property. Concentrations of PCE ranged from below detection limits to 47,700 micrograms per cubic meter (ug/m³) (at SSV2 beneath the slab). Other CVOCs detected in soil vapor included TCE, cis-1,2-DCE and vinyl chloride (VC). Additionally, several other VOCs were detected, including common petroleum compounds and compounds typically associated with building materials and laboratory cleaning processes. As such, concentrations of these VOCs do not exceed Industrial SCOs and are not considered Site-related.

CVOC concentrations at several locations are greater than the screening values, primarily around the existing wastewater pit and within the southern portion of the property, under the existing facility building.

Section VI. Current/Previous Property Owner Information

Current Owner: The current owner is UniFirst Corporation.

Previous Owners/Operators: A summary of previous owners/operators is in Attachment D. A summary of historic combined parcels is shown on Figure 3 in Attachment C.

This list includes the known contact information to the extent available, the dates of ownership or operation, and the relationship to the requestor. Each previous owner was also the operator of the property. Requestor acquired the properties comprising the Site on the following Dates;

Former Parcels 086-02-01.0 and 086-02-2.1 were acquired on January 3, 2002.

Former Parcel 085-11-10.1 was acquired by Requestor's corporate predecessor in interest on January 3, 1980

Former Parcel 85-11-7.1 was acquired on April 5, 2019.

Former parcels 85-11-08.1, 86-02-06.0, and 06-02-07-.0 were acquired on April 2, 2016.

Former Parcel 85-11-12.0 was acquired on October 20, 2008.

Section IX. Contact List Information

A list of contact information for the entities in Section IX is in Attachment E.

Adjacent land use and property owner information (summary table and figure) in Section IX is in Attachment E.

A copy of the letter confirming Liverpool NY Public Library will be used as a repository for NYSDEC documents is in Attachment E.

A copy of the FEMA Flood Zone Map is in Attachment F.

A copy of the Town of Salina Zoning Map is in Attachment G.

Section X. Land Use Factors

2. Current Use: The property is zoned for office and light industrial use and is currently used as active industrial laundry and administrative buildings by UniFirst Corporation. Potential sources of contamination at the Site are currently unknown. Elevated concentrations of VOCs have been detected in the vicinity of the existing wastewater pits. Additional sources of contamination are suspected to exist under the existing laundry facility building.

Potential sources of contamination at the Site are currently unknown. Elevated concentrations of VOCs have been detected in the vicinity of the existing wastewater pits. Additional sources of contamination are suspected to exist under the existing laundry facility building.

3. Reasonably Anticipated Use Post-Remediation: UniFirst is planning to construct a new Uniform Services Building on the Property. The new 55,700 square-foot one-story building will be constructed in two phases while continuing facility operations throughout construction. The first phase (Phase 1) will begin in the spring of 2021 and will be an approximately 31,000 square-foot structure adjacent to Luther Street. While Phase 1 is under construction, UniFirst will continue operating in the existing facility at the rear (south side) of the Property. Once Phase 1 is completed, operations will move to the new building, the existing facility will be demolished and Phase 2 constructed in its place. Upon completion of Phase 2, the new facility will be joined as a single building housing UniFirst's laundry facility and administrative operations.

Attachment A

NYS Department of State Corporation & Business Entity

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 10, 2021.

Selected Entity Name: UNIFIRST CORPORATION

Selected Entity Status Information

Current Entity Name: UNIFIRST CORPORATION

DOS ID #: 216894

Initial DOS Filing Date: DECEMBER 05, 1967

County: ONONDAGA

Jurisdiction: MASSACHUSETTS

Entity Type: FOREIGN BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O THE PRENTICE-HALL CORPORATION SYSTEM, INC.

80 STATE STREET

ALBANY, NEW YORK, 12207

Chief Executive Officer

STEVEN S. SINTROS

68 JONSPIN RD

WILMINGTON, MASSACHUSETTS, 01887

Principal Executive Office

UNIFIRST CORPORATION

68 JONSPIN RD

WILMINGTON, MASSACHUSETTS, 01887

Registered Agent

NONE

This office does not record information regarding the
names and addresses of officers, shareholders or

directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 01, 1984	Actual	UNIFIRST CORPORATION
JUL 20, 1979	Actual	INTERSTATE UNIFORM SERVICES CORPORATION
MAR 06, 1973	Actual	INTERSTATE UNIFORM SERVICES
DEC 05, 1967	Actual	INTERSTATE INDUSTRIAL UNIFORM RENTAL SERVICE, INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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[Homepage](#) | [Contact Us](#)

Attachment B

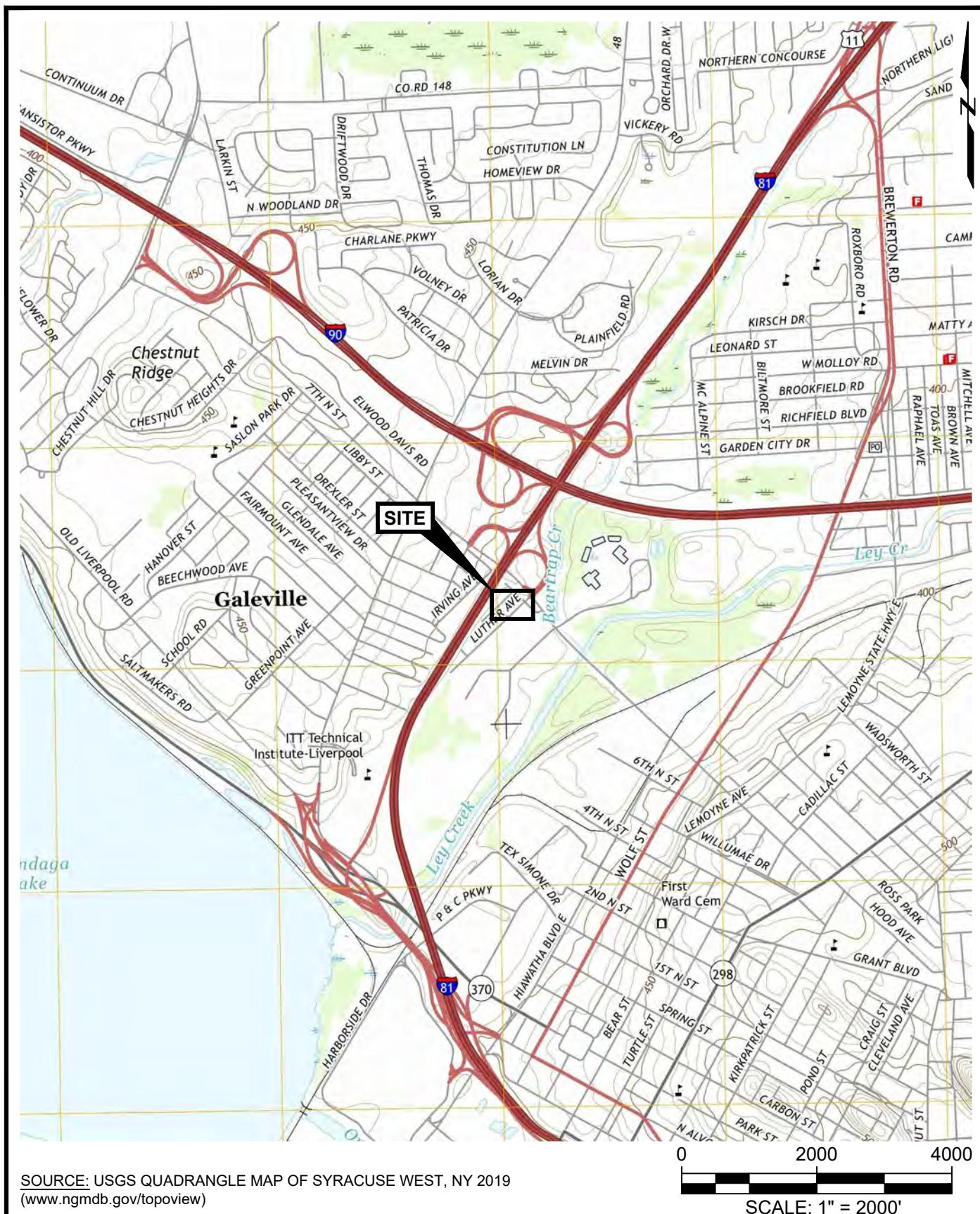
Previous Reports (Submitted separately)

1. Environmental Investigation Report
2. Subsurface Exploration and Foundation Report

Attachment C

Figures

- Figure 1: Property Location Map
- Figure 2: Site Plan
- Figure 3: Historic Parcels Plan
- Figure 4: Previous Exploration Locations
- Figure 5: Shallow Groundwater Elevation Contour Plan (May 28, 2020)
- Figure 6: Soil Vapor Assessment
- Figure 7: Soil Assessment
- Figure 8: Groundwater Assessment



Environmental Investigation Report
113 7th North Street
Liverpool, New York

Unifirst Liverpool
Liverpool, New York



Project 2001642



PROPERTY LOCATION MAP

April 2021

Fig. 1



LEGEND:

-  PROPOSED BUILDING PHASE 1
-  PROPOSED BUILDING PHASE 2

SOURCE:

- EXISTING CONDITIONS AND PROPOSED BUILDING FROM "ADDITIONS OR ALTERATIONS TO UNIFIRST, INC. NEW FACILITY, OLD 7th NORTH STREET LIVERPOOL, NEW YORK, SITE PHASING PLAN," SHEETS L-1.1 & L-1.2 REV. 4 DATED 11.05.19. PREPARED BY KEPLINGER FREEMAN ASSOCIATES.



Environmental Investigation Report
113 7th North Street
Liverpool, New York

Unifirst Liverpool
Liverpool, New York



Project 2001642

SITE PLAN

April 2021

Fig. 2



LEGEND:

PARCEL BOUNDARY

HISTORIC PARCEL BOUNDARY

NOTES:

1. ACCORDING TO TOWN OF SALINA ASSESSOR ALL PARCELS ARE NOW COMBINED AS PARCEL 086-02-02.1.

2. EXISTING CONDITIONS AND PROPOSED BUILDING FROM "ADDITIONS OR ALTERATIONS TO UNIFIRST, INC. NEW FACILITY, OLD 7th NORTH STREET LIVERPOOL, NEW YORK, SITE PHASING PLAN," SHEETS L-1.1 & L-1.2 REV. 4 DATED 11.05.19. PREPARED BY KEPLINGER FREEMAN ASSOCIATES.

PARCEL	ADDRESS	DATE UNIFIRST PURCHASED
086-02-01.0	7th NORTH STREET	1/3/2002
086-02-02.1	113 7th NORTH STREET	1960s
085-11-12.0	117 7th NORTH STREET	10/20/2008
085-11-07.1	113 LUTHER AVENUE	4/25/2019
085-11-08.1	111 LUTHER AVENUE	4/2/2016
086-02-06.0		
086-02-07.0		
085-11-10.1	103 LUTHER AVENUE	1980

Environmental Investigation Report

113 7th North Street

Liverpool, New York

Unifirst Liverpool

Liverpool, New York

Project 2001642

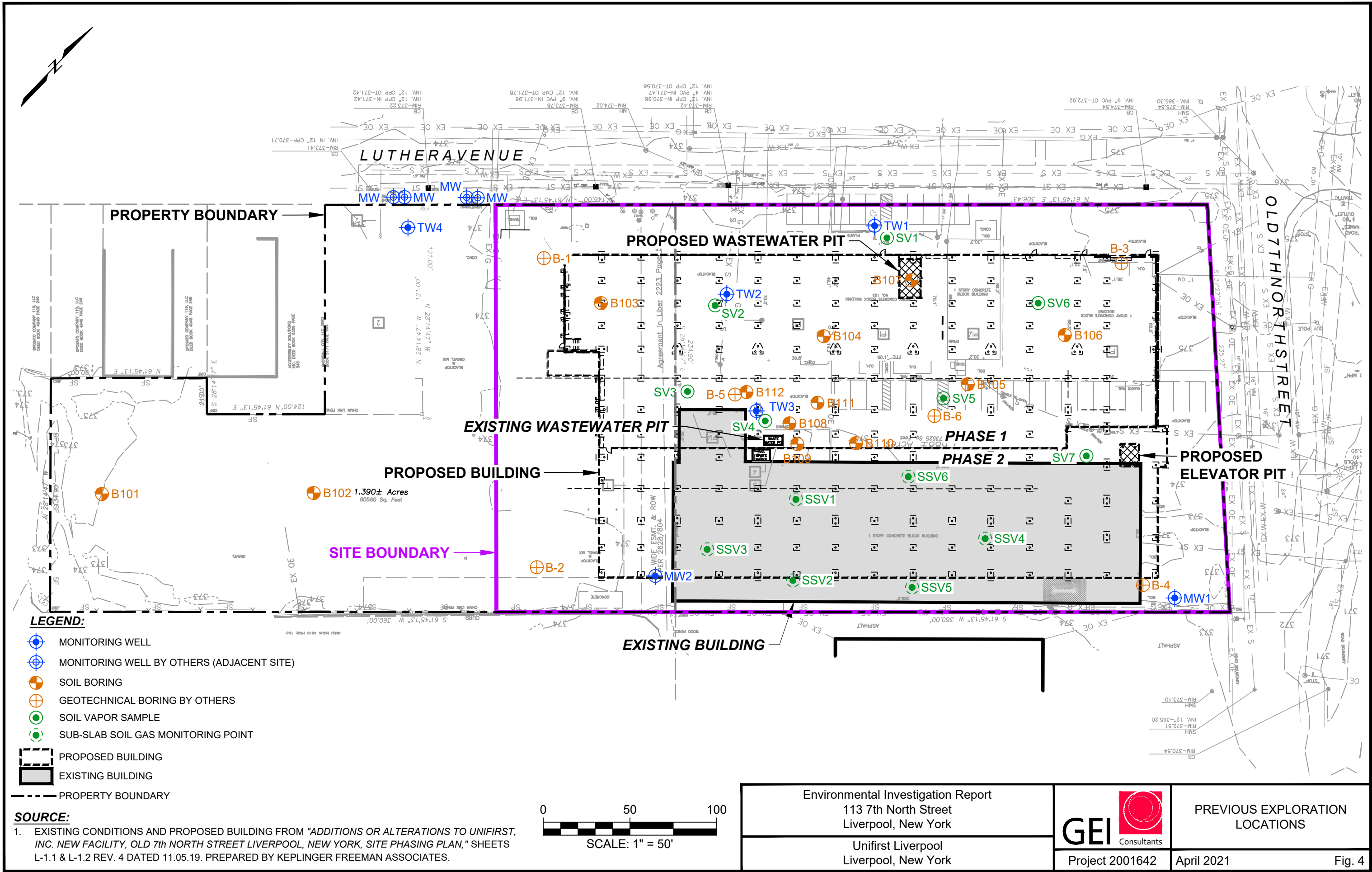
HISTORIC PARCELS PLAN

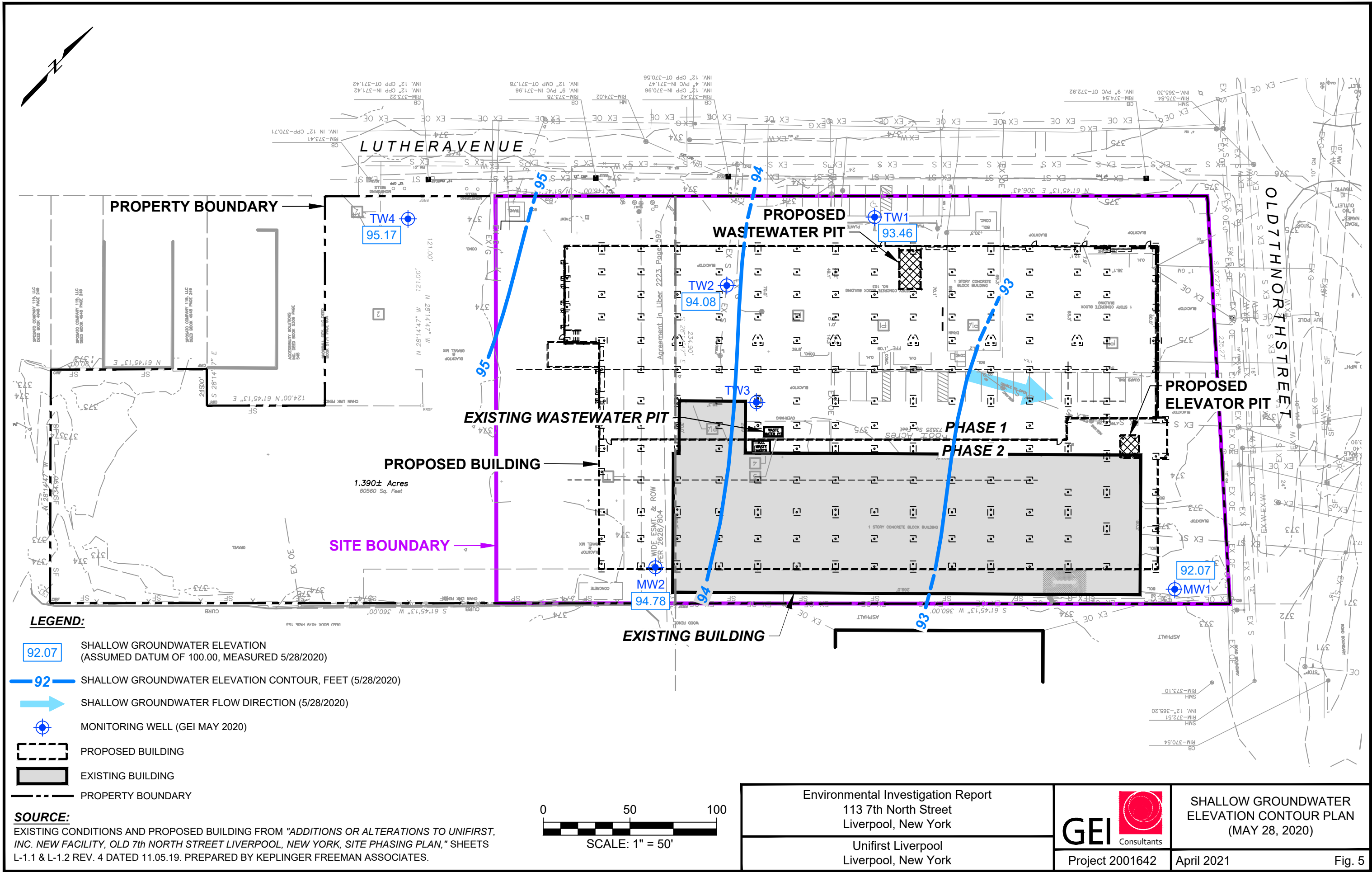
April 2021

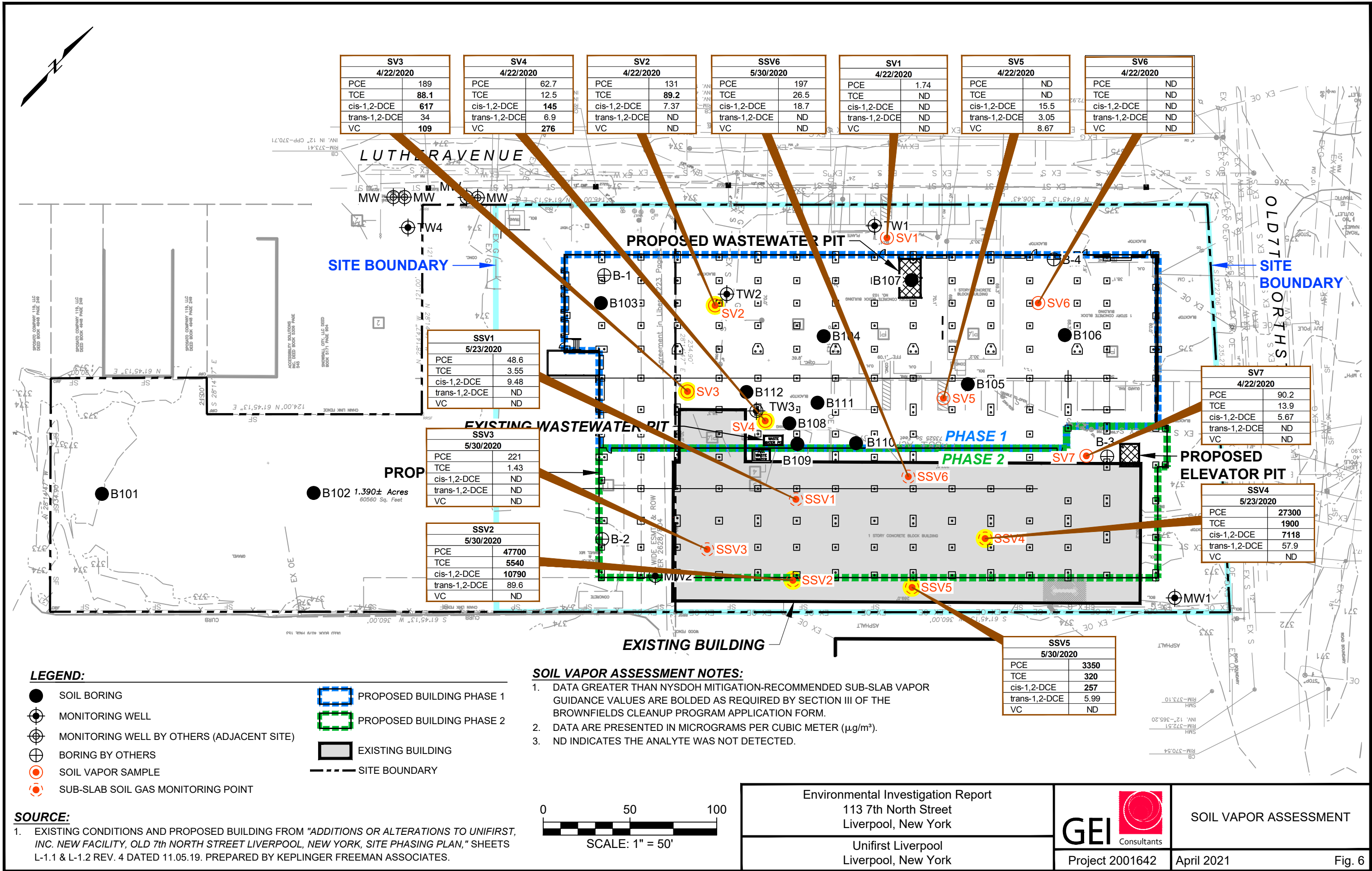
0 50 100

SCALE: 1" = 50'

Fig. 3

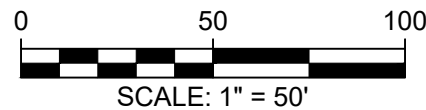


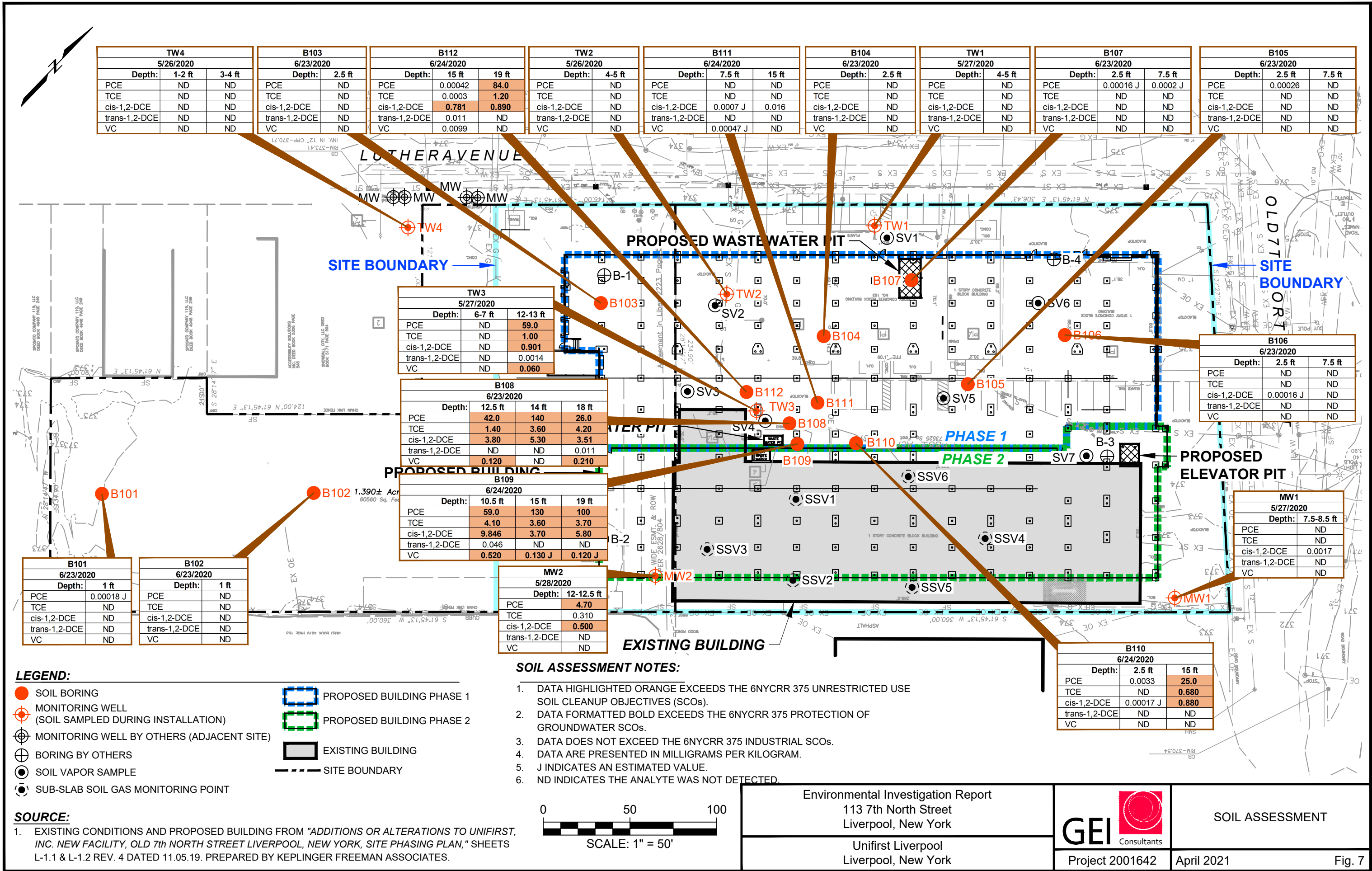


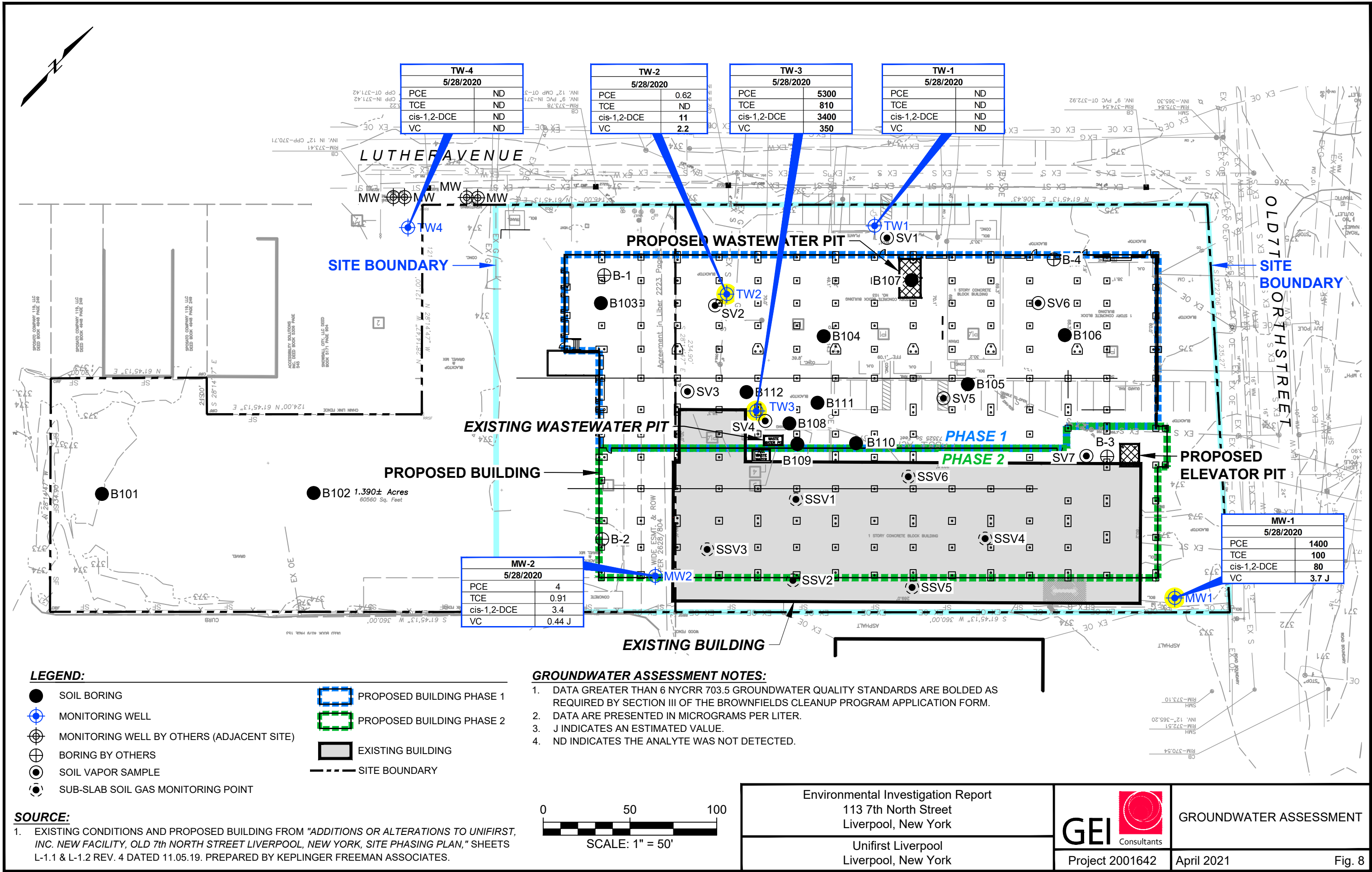


SOURCE:

1. EXISTING CONDITIONS AND PROPOSED BUILDING FROM "ADDITIONS OR ALTERATIONS TO UNIFIRST, INC. NEW FACILITY, OLD 7th NORTH STREET LIVERPOOL, NEW YORK, SITE PHASING PLAN," SHEETS L-1.1 & L-1.2 REV. 4 DATED 11.05.19. PREPARED BY KEPLINGER FREEMAN ASSOCIATES.







Attachment D

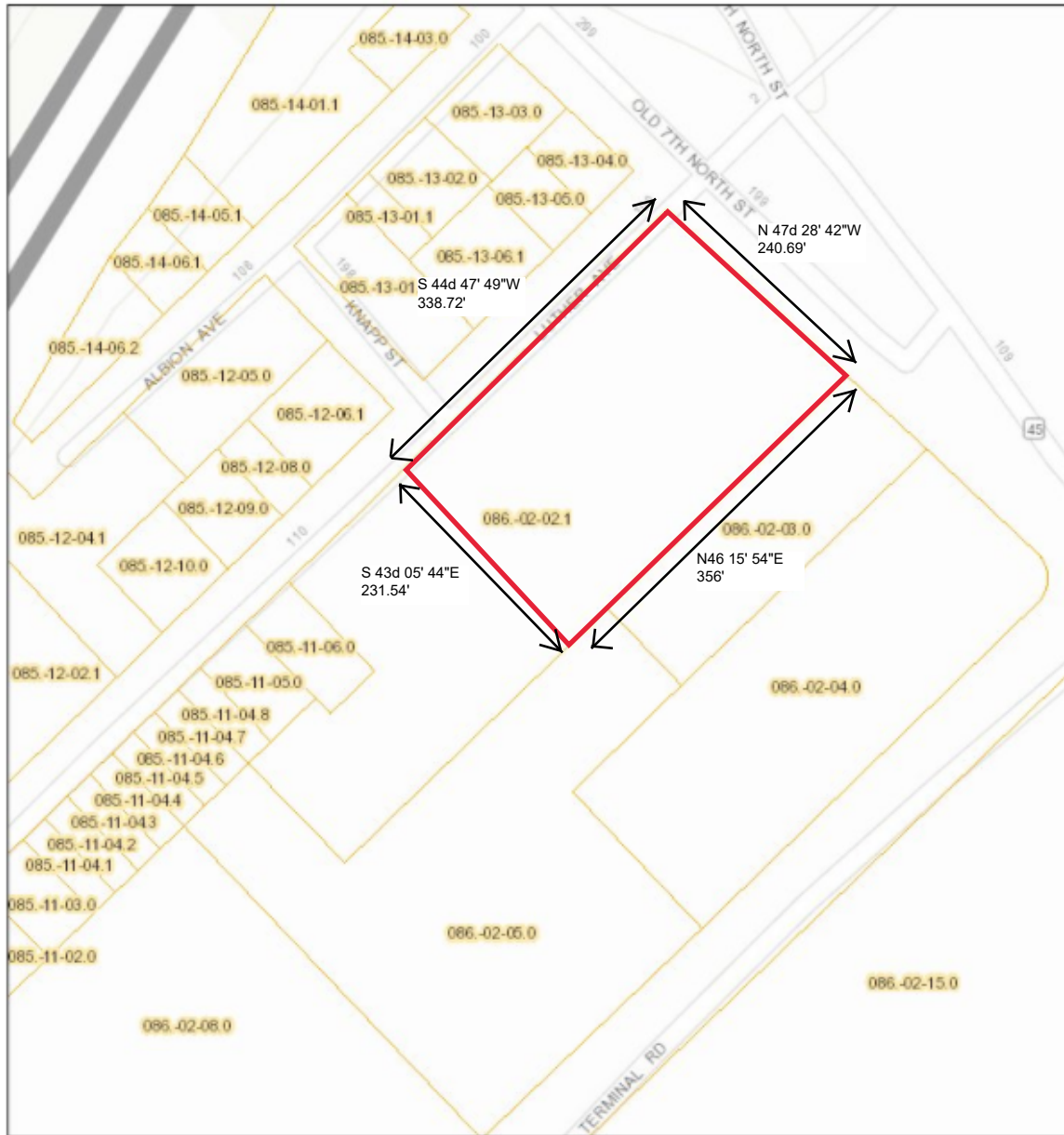
Tax Maps, Deed Information, Ownership Summary

Attachment D - Summary of Property Ownership

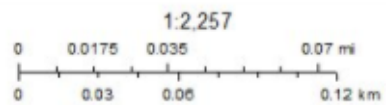
Parcel ID	Status	Address	Previous Owner/Operator	Dates of Ownership/Operation	Deed Book Info	Last Known Contact Information (If Available)	Relationship to the Requestor
086-02-02.1	Existing parcel	113 7th North Street	Interstate Industrial Rental Service	1968 - 2002	Book 2370, Page 268	Unknown	None
			UniFirst	2002 - present		68 Jonspin Road, Wilmington, MA 01887	Current owner
086-02-01.0	Former/combined parcel	7th North Street	Onondaga County	2002	Book 4664, Page 289	421 Montgomery Street, Syracuse NY 13202	None
			UniFirst	2002 - present		68 Jonspin Road, Wilmington, MA 01887	Current owner
85-11-12.0	Former/combined parcel	117 Old 7th North Street	Dominick J. Vadala	1997	Book 4201, Page 235	Unknown	None
			Josephine L. Vadala Trust	1997 - 2008	Book 5064, Page 533	Unknown	None
			Josephine L. Vadala		Book 5064, Page 529	121 Hood Ave Syracuse 13208	None
			UniFirst	2008 - present		68 Jonspin Road, Wilmington, MA 01887	Current owner
085-11-10.1	Former/combined parcel	103 Luther Avenue	Lynnette Realty, Inc.	1980	Book 2779, Page 145	Unknown	None
			UniFirst	1980 - present		68 Jonspin Road, Wilmington, MA 01887	Current owner
85-11-7.1	Former/combined parcel	113 Luther Avenue	LD Allen and Son	1965	Unknown	Unknown	None
			Lovelace Steel Associates Inc.	1965 - 1967	Unknown	Unknown	None
			S. Guy Lovelace	1967 - 1972	Unknown	Unknown	None
			LD Allen and Son	1972 - 1981	Unknown	Unknown	None
			Dudley Poultry	1981 - 1988	Book 3429, Page 116	Unknown	None
			Maraget Bowman	1998 - 2000	Book 4501, Page 105	Unknown	None
			Kurt Scrudato	2000 - 2011	Book 5171 page 904	Unknown	None
			Snowball City LLC	2011 - 2019	Book 2019, Page 15593	Unknown	None
			Pierce Lyle		Book 2019, Page 15594	118 Julian Place, # 159, Syracuse NY 13210	None
			UniFirst			68 Jonspin Road, Wilmington, MA 01887	Current owner
85-11-08.1	Former/combined parcel	111 Luther Avenue	Lewis and Garrison Davis	1974	Book 5367, Page 822	Unknown	None
86-02-06.0		None	EL-GEE Holding Inc	1974 - 2016		PO Box 5430, Syracuse Ny 13220	None
86-02-07-.0			UniFirst	2016 - present		68 Jonspin Road, Wilmington, MA 01887	Current owner

Information from: Mark at Salina Town Assessor, Onondaga County online database, and Onondaga County Registry of Deeds
All parcels have been combined into Parcel 86-02-02.1

Custom Print



May 11, 2021



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2019

[illegible]


SPECIAL DISTRICT INFORMATION		
SCHOOL	LIVERPOOL	
FIRE	LIVERPOOL FIRE PROTECTION	
WATER	COUNTY CITY WATER ED. & LUTHER AVE.	
SEWER	BUCKLEY RD. 1/2 CT 1 SALINA S. CT 1-4 SALINA S. RD. & IMP. S. STANLEY PARK CT 160	
DRAINAGE	BEAR TRAIL - LEY CREK	
AMBULANCE	SALINA	
REFUSE	SALINA CONS. REFUSE	
SEWERTAP	OKONKARA COUNTRY	

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—

LEGEND	
PROPERTY PARCEL LINE	_____
ORIGINAL LOT LINE	- - - - -
ROAD OR RAILROAD RIGHT-OF-WAY LINE	=====
STREAM	~~~~~
RAILROAD TRACK	+ + + + +
CITY LINE	_____
TOWN LINE	_____
VILLAGE LINE	_____
BLOCK BOUNDARY	=====
STREAM AND PARCEL LINE	~~~~~

PARCEL NUMBER	24	BLOCK NUMBER	(2)
DEED AREA	(D)	DEED BLOCK NUMBER	(3)
CALCULATED AREA	(C)	PROPERTY CONNECTION SYMBOL	$\frac{7}{-}$
DEED DIMENSION	(d)	ADJACENT SECTION MAP	(25)
SCALED DIMENSION	(s)		
DEED LOT NUMBER	s		

SCALE : 1" = 200'



200' 0 200'

GRAPHIC SCALE

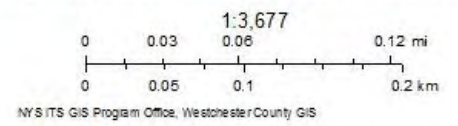
FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 86
TOWN OF SALINA
ONONDAGA COUNTY, NY

Site Area



November 30, 2020



4664 289

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: BILLINSON/WEINSHENKER
Document type: DEED
Grantor: COUNTY OF ONONDAGA
Grantee: UNIFIRST CORPORATION
Legal desc: SALINA FL135
Prop addr: 7TH NORTH ST

Receipt: 121091 MM
Instrument: 0449302
Book/Page: 04664/0289
Date filed: 02/01/2002 at 02:35PM
Record and return to:
UNIFIRST CORPORATION
103 LUTHER AVE
LIVERPOOL NY 13088

RECORDING FEES

Addl pages: 2 x 3.00 \$ 6.00
Addl names: x \$
Addl refs: x \$
Misc: \$
Basic: \$ 8.50
=====

Total: \$ 14.50

MORTGAGE TAX

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

Total: \$

MISCELLANEOUS FEES

RMI: \$ 5.00
TP 584: \$ 5.00
RP5217: \$ 25.00
Affts: \$

Total: \$ 35.00

DEED TRANSFER TAX

Consideration: \$ 0.00
Transfer tax: \$ 0.00
SWIS: 3148
Map #: 86-02-01.0

TOTAL PAID: \$49.50
Control no: 8509

WARNING - This sheet constitutes the Clerk's 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



D 0 4 6 6 4 0 2 8 9

4664 290

SALINA
3148

QUITCLAIM DEED

R4R →

THIS INDENTURE, made this 3rd day of ^{January}~~December~~, 2001, by and between **THE COUNTY OF ONONDAGA**, a municipal corporation of the State of New York with its principal office in the John H. Mulroy Civic Center, 421 Montgomery Street, Syracuse, New York, 13202, party of the first part; and **UNIFIRST CORPORATION**, with an office at 103 Luther Avenue, Liverpool, New York 13088, party of the second part;

WITNESSETH: that the party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns,

This deed is subject to the trust provisions of Section 13 of the Lien Law.

This conveyance is made pursuant to Local Law No. 2, authorizing the transfer of said property adopted by the Onondaga County Legislature on May 1, 2000.

IN WITNESS WHEREOF, the party of the first part has executed this deed the day and year first above written.

COUNTY OF ONONDAGA

By: Nicholas J. Pirro
Nicholas J. Pirro
County Executive

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

On the 3rd day of ^{January}~~December~~ in the year 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Nicholas J. Pirro**, 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 upon behalf of which the individual acted, executed the instrument.

KIMBERLY A. KOMINSKI
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01KO6022108
Commission Expires March 29, 2003

Kimberly A. Kominski
Notary Public

14:35 02/01/02 0449302 MM DB-04664 -289

BOOK 4664 PAGE 291

Schedule "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Salina, County of Onondaga, State of New York, being part of Farm Lot No. 135 in said town and being more particularly bounded and described as follows:

Beginning at a point on the Southwesterly line of Seventh North Street, said point being the Northeasterly corner of a parcel of land conveyed to the County of Onondaga as recorded in the Onondaga County Clerk's Office in Book of Deeds 1198 at page 363, said point also being on the Northwesterly line of lands conveyed to Interstate Industrial Uniform Service, Inc. as recorded in the Onondaga County Clerk's Office in Book of Deeds 2370 at page 268; thence S 45-46-20 W along said line for a distance of 313.49 feet to the Southwesterly corner thereof; thence N 44-13-40 W a distance of 28 feet to a point, said point being the Southeasterly corner of lands conveyed to Interstate Uniform Services, Corp. as recorded in the Onondaga County Clerk's Office in Book of Deeds 2779 at page 145; thence N 45-46-20 E along the Southeasterly line of said lands for a distance of 312.03 feet to a point on the aforementioned Southwesterly line of Seventh North Street; thence S 47-12-50 E along said line for a distance of 28.04 feet to a point and place of beginning.

Containing 0.201 of an acre of land, more or less.

Subject to easements or restrictions of record.

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
SIMPLIFILE

Return To :
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

PIERCE, LYLE

First PARTY 2

UNIFIRST CORPORATION

Index Type : Land Records

Instr Number : 2019-00015594

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$310.50

Recording Pages : 3

The Property affected by this instrument is situated in Salina, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 9869

Deed Amount : \$170,000.00

RETT Amount : \$680.00

Total Fees : \$990.50

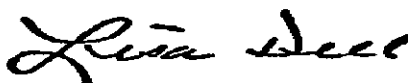
State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 05/01/2019

At (Recorded Time) : 2:30:03 PM



Lisa Dell, County Clerk



THIS INDENTURE, made the 25 day of April, 2019.

BETWEEN LYLE PIERCE, 118 Julian Place, #159, Syracuse, New York 13210

Grantor

-and-

UNIFIRST CORPORATION, A Massachusetts Corporation, 68 Jonspin Road
Wilmington, Massachusetts 01887

Grantee

WITNESSETH, that the grantor in consideration of ONE and no/100 (\$1.00) Dollar, paid by the Grantee, hereby grant and release unto the grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND,

SEE ATTACHED SCHEDULE "A"

Subject to easements, covenants and restrictions of record.

Being the same premises conveyed to the Grantor herein by deed dated April ____, 2019, recorded in the Onondaga County Clerk's Office April ____, 2019, in Book of Deeds ____ at Page ____.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

FIRST. The Grantee shall quietly enjoy the said premises:

SECOND. The Grantor will forever warrant the title to said premises:

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

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

Lyle Pierce L.S.
Lyle Pierce

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

On the 26 day of April, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Lyle Pierce personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Peter P. Panels
Notary Public

PETER P. PANELS
Notary Public, State of New York
Qualified in Onon. Co., No. 02PA4613037
My Commission Expires Feb., 28, 2022

SCHEDULE A
Legal Description

PARCEL I

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being lots numbered 415 and 416 on a map or plan of Buckley Gardens, dated May 18, 1914 made by A. L. Eliot, Civil Engineer and filed in the Office of the Clerk of the County of Onondaga on May 20, 1914.

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being the southerly 4 feet of lot number 417 on a map or plan of Buckley Gardens, dated May 18, 1914 made by A. L. Eliot, Civil Engineer and filed in the Office of the Clerk of the County of Onondaga on May 20, 1914, and being a parcel four feet wide and 100 feet long on the easterly line of Lot 416 of said tract

PARCEL III

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being part of Subdivision No. 10 and part of Marsh Lots One and Three in said Town of Salina and more particularly described as follows: Beginning at a point in the northwesterly boundary line of Subdivision No. Ten a distance of 458.03 feet southwesterly from the southerly street line of Seventh North Street as measured along said northwesterly line of Subdivision No. 10; thence at right angles to said northwesterly line of Subdivision No. 10 a distance of 21.0 feet; thence southwesterly and parallel to said northwesterly line of Subdivision No. Ten a distance of 64 feet; thence northwesterly at right angles to the northwesterly line of Subdivision No. Ten a distance of 21.0 feet; thence northeasterly along said northwesterly line of Subdivision No. Ten a distance of 64 feet to the place of beginning.

Parcel III is further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, beginning at a point in the southeast corner of Lot 415, which point of beginning is southeast 100 feet from the intersection of the present easterly line of Luther Avenue with the southerly line of said Lot 415; thence continuing along the easterly prolongation of the southerly line of Lot 415 a distance of 21 feet to a point; thence northeasterly along a line parallel to the easterly line of Luther Avenue a distance of 64 feet to a point; thence westerly along the easterly prolongation of the northerly line of Parcel II; thence southerly along the easterly lines of Parcel II and Lot 415 and 416 to the point of beginning.

ONONDAGA COUNTY CLERK'S OFFICE
LISA DELL - COUNTY CLERK
 401 Montgomery St - Room 200
 Syracuse, NY 13202

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

Doc Type: DEED
 Grantor: G&L DAVIS MEAT CO INC
 EL GEE HOLDING INC
 Grantee: UNIFIRST CORPORATION

Receipt: 1276030 DP
 Book/Page: 05367/0822 Inst: 11031
 Date Filed: 04/07/2016 at 2:45PM
 Updated: 04/08/2016 MO
 Record and Return To:

Legal Desc: SAL L417-421 BUCKLEY GARDENS

SOLVAY BANK
1537 MILTON AVE
SOLVAY NY 13209

Prop Address: 111 LUTHER AVENUE

Submitted by: FRONTIER - SUSAN

Recording Fees			Miscellaneous Fees	
Addl pages:	2 x 5.00 =	\$ 10.00	RMI:	\$ 20.00
Addl Names:	1 x 0.50 =	\$ 0.50	TP 584:	\$ 5.00
Addl Refs:	0 x 0.50 =	\$ 0.00	RP5217:	\$ 250.00
Misc:		0.00	AFFTS:	\$ 0.00
Basic		\$25.50		
	=====		=====	
TOTAL:		\$36.00	TOTAL:	\$ 275.00

MORTGAGE TAX		DEED TRANSFER TAX	
Mortgage:		Consideration	\$750000.00
Basic:	\$0.00	Transfer Tax:	\$3000.00
Ins Fund:	\$0.00	SWIS:	3148
Net Add:	\$0.00	Map #:	
Misc:	\$0.00		=====
	=====	Total Paid	\$ 3311.00
TOTAL	\$0.00	Control no	8916

WARNING - This sheet constitutes the Clerk's 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.

LISA DELL
 Onondaga County Clerk

Book/Page 05367 / 0822 Instrument no.: 11031



D053670822

WARRANTY DEED

THIS INDENTURE, made the 2 day of April, 2016.
BETWEEN G&L DAVIS MEAT CO., INC., a New York Corporation, as successor
 by merger to El-Gee Holding, Inc., maintaining an office for the transaction of business
 PO Box 5430
 Syracuse, New York 13220

Grantor,

and

UNIFIRST CORPORATION, a Massachusetts corporation, with an
 address of
 68 Jonspin Road
 Wilmington, Massachusetts 01887

Grantee,

WITNESSETH, that the grantor, in consideration of one and 00/100 (\$1.00)
 Dollar, paid by the grantee, hereby grants and releases unto the grantee, the heirs or
 successors and assigns of the grantee, forever:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Salina,
 County of Onondaga and State of New York and being more particularly described on
 Schedule A attached hereto and made a part hereof.

SUBJECT TO easements, covenants and restrictions of record.

Being the same premises conveyed to the Grantor by Warranty Deed from Louis
 Davis and Garrison Davis, Individually and doing business as G. and L. Davis Wholesale
 Meat Co., dated January 31, 1978, recorded February 1, 1978 in Liber 2627 page 758.

Also being the same premises conveyed to the Grantor by Warranty Deed from
 Rocco Grosso and Joseph Raite, dated February 16, 1978, recorded February 17, 1978 in
 Liber 2628 page 804.

TOGETHER with the appurtenances and all the estate and rights of the grantor, in and to
 said premises.

**THIS CONVEYANCE DOES NOT CONSTITUTE A CONVEYANCE OF ALL
 OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR.**

TO HAVE AND TO HOLD the premises here granted unto the grantee, the heirs or
 successors and assigns forever. **AND** the said grantor covenants as follows:

FIRST: The grantee shall quietly enjoy the said premises;

SECOND: The grantor will forever warrant title to said premises;

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

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first
 above written.

In presence of:

G&L Davis Meat Co., Inc.

I. Stephen Davis I.S.
 By: **I. Stephen Davis, President**

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

On this 22 day of April in the year 2016, before me, the undersigned, a
 notary public in and for said State, personally appeared I. Stephen Davis 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.

Notary Public

Elaine M. Jones
 Notary Public, State of New York
 No. 01J06036870
 Qualified in Onondaga County
 My Commission Expires 9.22.2019

Elaine Jones

9/22/19

SCHEDULE A

ALL that tract or parcel of land situate in the Town of Salina, County of Onondaga, State of New York, being part of Marsh Lot 1 and 3 in Subdivision 10 of the Town of Salina and being known as a part of Lot 417 and the whole of Lots 418, 419, 420 and 421 of the "Buckley Gardens" tract according to a map of said tract made by A.L. Eliot C.E., dated May 18, 1914 and filed in the Onondaga County Clerk's Office on May 20, 1914 and being further described as follows:

BEGINNING at a nail found at the southerly street margin of Luther Avenue, being situate south 61 degrees 45 minutes 13 seconds west, 306.43 feet from the intersection of the southerly street margin of Luther Avenue and the westerly street margin of the Old 7th North Street;

THENCE south 28 degrees 14 minutes 47 seconds east a distance of 234.90 feet to an iron pin set;

THENCE south 61 degrees 45 minutes 13 seconds west a distance of 360.00 feet to an iron pin found;

THENCE north 28 degrees 14 minutes 47 seconds west a distance of 134.90 feet to an iron pin set;

THENCE north 61 degrees 45 minutes 13 seconds east a distance of 90.00 feet to a railroad spike set;

THENCE south 28 degrees 14 minutes 47 seconds east a distance of 21.00 feet to a railroad spike set;

THENCE north 61 degrees 45 minutes 13 seconds east a distance of 124.00 feet to a railroad spike set;

THENCE north 28 degrees 14 minutes 47 seconds west a distance of 121.00 feet to a railroad spike set at the southerly street margin of Luther Avenue;

THENCE north 61 degrees 45 minutes 13 seconds east along the southerly street margin of Luther Avenue a distance of 146.00 feet to the point of BEGINNING.

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

Doc Type: DEED
 Grantor: JOSEPHINE L VADALA TRUST
 Grantee: UNIFIRST CORPORATION

Receipt: 721805 BH
 Book/Page: 05064/0533 Inst: 68956
 Date Filed: 10/22/2008 at 1:53PM
 Updated: 10/23/2008 KG
 Record and Return To:

Legal Desc: SAL L703 BUCKLEY GARDENS AMD

CRAIG J BILLINSON ESQ
342 S SALINA ST
SYRACUSE NY 13202

Prop Address: 117 OLD SEVENTH NORTH ST

Submitted by: STEVE ENVISION

Recording Fees			Miscellaneous Fees	
Addl pages:	3 x 3.00 =	\$ 9.00	RMI:	\$ 20.00
Addl Names:	0 x 0.50 =	\$ 0.00	TP 584:	\$ 5.00
Addl Refs:	0 x 0.50 =	\$ 0.00	RP5217:	\$ 165.00
Misc:		0.00	AFFTS:	\$ 0.00
Basic		\$8.50		
	=====			=====
TOTAL:		\$17.50	TOTAL:	\$ 190.00
MORTGAGE TAX			DEED TRANSFER TAX	
Mortgage:			Consideration	\$300000.00
Basic:	\$0.00		Transfer Tax:	\$1200.00
Ins Fund:	\$0.00		SWIS:	3148
Net Add:	\$0.00		Map #:	085-11-12.0
Misc:	\$0.00			=====
	=====		Total Paid	\$ 1407.50
TOTAL		\$0.00	Control no	2968

WARNING - This sheet constitutes the Clerk's 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



D050640533

TRUSTEES' DEED

THIS INDENTURE, made the 20th day of October, 2008.

BETWEEN: JENNIE KAROLESKI AND DOMINICK T. VADALA, AS TRUSTEES OF THE JOSEPHINE L. VADALA TRUST DATED NOVEMBER 21, 1997 with an address of c/o 121 Hood Avenue, Syracuse, New York 13208-2329

PARTY OF THE FIRST PART

UniFirst Corporation with its principal office located at 68 Jonspin Road, Wilmington, MA 01887

PARTY OF THE SECOND PART

WITNESSETH, that the Party of the First Part, in consideration of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)**, paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, and the beneficiaries, successors and/or assigns of the Party of the Second Part forever,

See Schedule A attached hereto

SUBJECT to easements, covenants, and restrictions of record, if any.

BEING THE SAME premises conveyed to grantors by Deed dated November 21, 1997 and recorded in the Onondaga County Clerk's Office on December 1, 1997 in Book 4201 of deeds at Page 235.

TOGETHER with all right, title and interest, if any, of the Party of the First Part in and to any streets and roads abutting the above described premises to the center lines thereof;

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, and the beneficiaries, successors and assigns of the Party of the Second Part forever. AND the Party of the First Part covenants that the Party of the First Part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

THIS DEED is subject to the trust provisions of Section 13 of the Lien Law.

SYLIB01\650955\1

Mail (ab) 12221

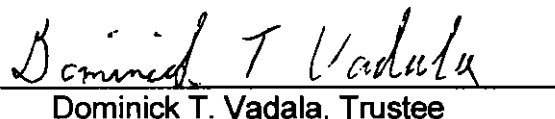
13:53 10/22/08 6895608 BH DB-5064P-533

IN WITNESS WHEREOF, the Party of the First Part has duly executed this Deed the day and year first above written.

In presence of:

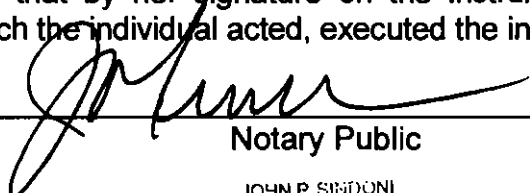
JOSEPHINE L. VADALA TRUST

By:  L.S.
Jennie Karoleski, Trustee

By:  L.S.
Dominick T. Vadala, Trustee

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

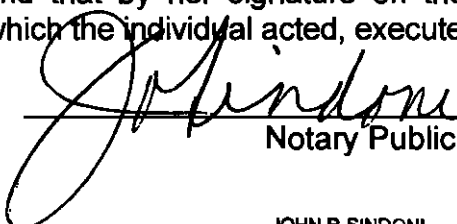
On the 20th day of October, in the year 2008 before me, the undersigned, a notary public in and for said state, personally appeared **Jennie Karoleski** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

JOHN P. SINDONI
Notary Public, State of New York
Qualified in Onondaga County No. 34 902083
My Commission Expires June 30, 2010

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

On the 21st day of October, in the year 2008 before me, the undersigned, a notary public in and for said state, personally appeared **Dominick T. Vadala** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

JOHN P. SINDONI
Notary Public, State of New York
Qualified in Onondaga County No. 34-902083C
My Commission Expires June 30, 2010

SYL1B01\650955\1

SCHEDULE A PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being Lot No. 703 on a map or plan of Buckley Gardens, dated May 18, 1914 made by A.L. Elliot, Civil Engineer, and filed in the Office of the Clerk of Onondaga County on May 20, 1914 as Map No. 1484.

EXCEPTING from above said premises, **ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Salina, County of Onondaga and State of New York, being part of Farm Lot 134 in said Town and being part of Lot 703 as shown on a map or plan of Buckley Gardens made by A.L. Elliott, C.E., dated May 18, 1914 and filed in the Onondaga County Clerk's Office on May 20, 1914 as Map No. 1484, more particularly described as follows: **BEGINNING** at a point in the southeasterly line of Luther Avenue, which is 108.21 feet distant southwesterly from its intersection with the southwesterly line of Seventh North Street; thence southwesterly along the southeasterly line of Luther Avenue, 108.22 feet to the most westerly corner of said Lot No. 703; thence southeasterly along the southwesterly line of Lot No. 703, 100 feet to the most southerly corner of said Lot No. 703; thence northeasterly along the southeasterly line of Lot 703, 111.02 feet to a point; thence northwesterly a distance of 100 feet to the point and place of beginning.

The above premises being more accurately described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Salina, County of Onondaga and State of New York, being a part of Lot No. 703 according to an amended map of Buckley Gardens Tract dated October 13, 1991, made by David S. Love, L.L.S. of Survey Systems and filed in the Onondaga County Clerk's Office on March 25, 1992 as Map No. 7611, and being further described as follows:

BEGINNING at the point of intersection of the southeasterly boundary of Luther Avenue and the southwesterly boundary of Seventh North Street; thence S. 47 degrees 12' 50" E., along the southwesterly boundary of Seventh North Street, a distance of 100.14 feet to the northwesterly boundary of premises now or formerly owned by UniFirst Corporation in Book 4664 of Deeds at Page 290; thence S. 45 degrees 46' 20" W., along said northwesterly boundary of UniFirst Corporation, a distance of 111.01 feet to the northeasterly boundary of Lot 422A of Buckley Gardens Tract & Parcel of Land; thence N. 45 degrees 49' 54" W., along said northeasterly line, a distance of 100.04 feet to a point in the southeasterly boundary of Luther Avenue; thence N. 45 degrees 46' 20" E., along the southeasterly boundary of Luther Avenue, a distance of 108.59 feet to the point and place of beginning.

A 291

Standard N.Y.S.T.U. Form 5007
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

DEED BOOK 2779 PAGE 145
DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

82 2-
01384

THIS INDENTURE, made the 11th day of January, nineteen hundred and eighty
BETWEEN LYNNETTE REALTY INC., a domestic corporation having its
principal place of business in the City of Syracuse, County of Onondaga
and State of New York,

SALINA

RECEIVED
\$82.50
REAL ESTATE
FEB 13 1980
TRANSFER TAX
ONONDAGA
COUNTY

party of the first part, and

INTERSTATE UNIFORM SERVICES, CORPORATION, a foreign corporation having
office for the transaction of business at 7th North Street,
Liverpool, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100-----

----- (\$1.00) ----- dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of Salina, County of Onondaga and State of New York,
being designated as Lots 422, 423 and 424 of Buckley Gardens according to a map
thereof made by A. L. Eliot, C.E., dated May 18, 1914, and filed in the Onondaga
County Clerk's Office May 20, 1914, as Map No. 1484.

SUBJECT to easements, covenants and restrictions of record.

PURSUANT to Business Corporation Law Section 909, the sale of the above-
captioned property does not constitute a sale of all or substantially all of
the assets of Lynnette Realty, Inc.

1980 FEB 13 3 59 PM
ONONDAGA COUNTY CLERK'S OFFICE

2198
615
2080
22

BOOK 2779 PAGE 146

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

LYNETTE REALTY, INC.

John Carlton Roth

By: Richard S. Markley
President

RECORDED



Department of Finance
Office of Real Property
Services



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[Improvements](#)
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[Comparables](#)
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RP5217 Form](#)
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RP5217 Editor](#)

Tax Info

Click the button
below to
view/print tax
bills, receipts
and delinquent
tax amounts.

[Tax Info](#)

Municipality of Town of Salina

SWIS:	314889	Tax ID:	086.-02-02.1
-------	--------	---------	--------------

Property #:	
-------------	--

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	113 7th North St		
Property Class:	710 - Manufacture	Site Property Class:	710 - Manufacture
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	05 -	Bldg. Style:	Not Applicable
Neighborhood:	48004 -	School District:	Liverpool
Property Description:	Unifirst Sub Luther Ave Lt 1		
Total Acreage/Size:	3.25	Equalization Rate:	----
Land Assessment:	2020 - \$480,000	Total Assessment:	2020 - \$1,300,000
Full Market Value:	2020 - \$1,300,000		
Deed Book:		Deed Page:	
Grid East:	611473	Grid North:	1125227

Special Districts for 2020

Description	Units	Percent	Type	Value
CDR50-Beartrap l c drg co	0	0%		0
CSW15-Onon co san un	100.01	0%		0
CWR40-County water	0	0%		0
EM003-Salina ambulance	0	0%		0
FP014-Liverpool fire prot	0	0%		0
SX225-Terminal sew om	81.67	0%		0
SX243-Cons Sewer 3 Galevll	81.67	0%		0

Photographs

No Photo Available

[Pictometry Connect](#)

Documents

No documents found
for this parcel

Maps

[View Tax Map](#)
[Pin Property on
GIS Map](#)
[View in Google
Maps](#)
[View in Bing
Maps](#)
[Map Disclaimer](#)

WT044-Salina cons wat sup	1	0%	0
Exemptions for 2020			
No Details Available			
Land Types			
Type		Size	
Primary		3.25 acres	



Department of Finance
Office of Real Property
Services



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[Tax Maps](#)
[DTF Links](#)
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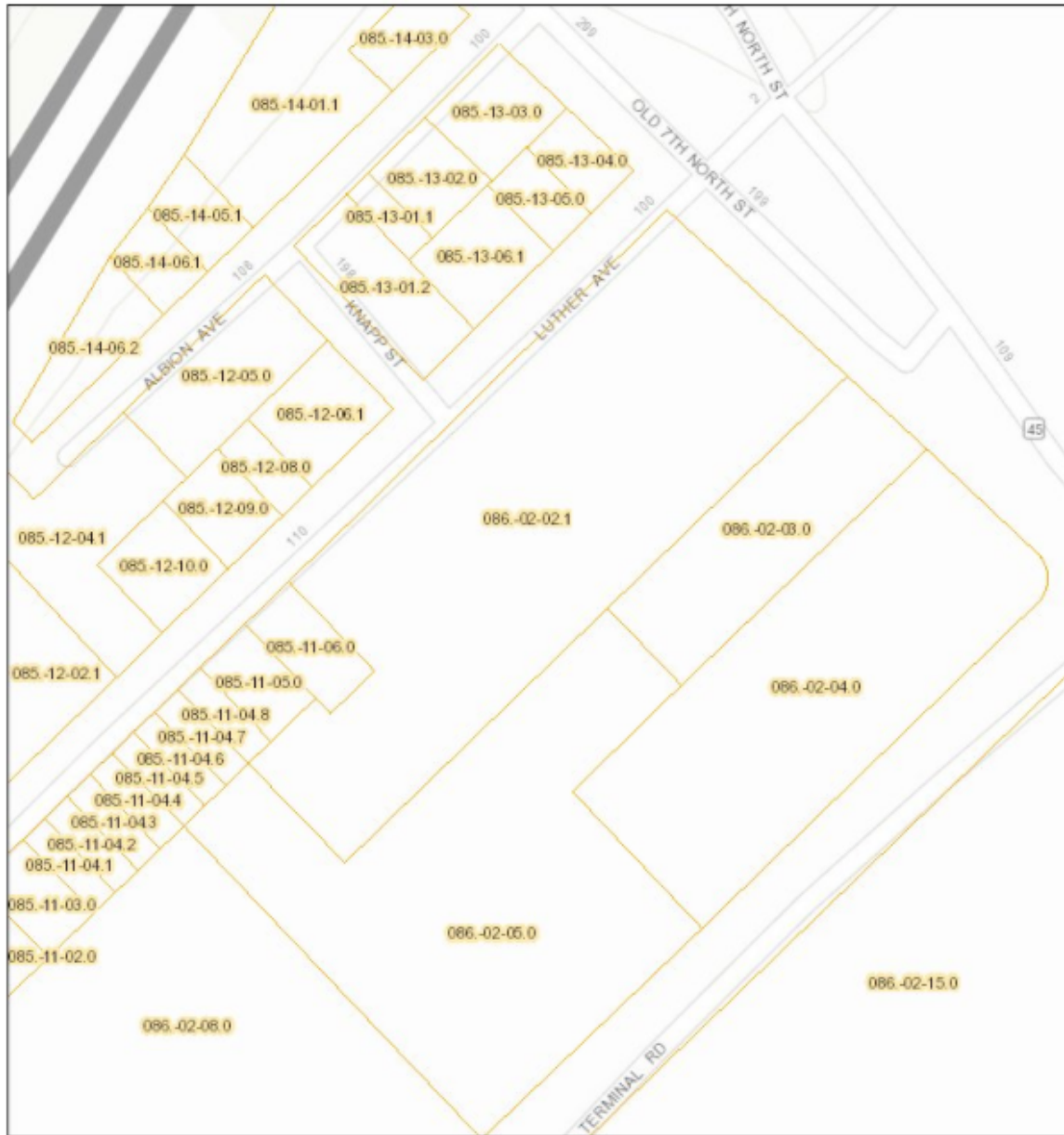
Tips

- Click on a parcel's Tax ID to see its information.
- Click on a column title to sort on that column.
- Rows with a line through them are historic or deleted parcels.

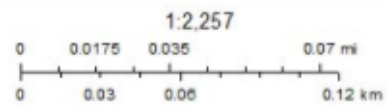
Property #	SWIS - Municipality	Tax ID	Owner	Street #	Street Name
	314889 - Town of Salina	085.-11-07.1	Unifirst Corporation	113	Luther Ave
	314889 - Town of Salina	085.-11-08.1	Unifirst Corporation	111	Luther Ave
	314889 - Town of Salina	085.-11-12.0	UniFirst Corporation	117	Old Seventh North St
	314889 - Town of Salina	086.-02-01.0	Unifirst Corporation		7th North St
	314889 - Town of Salina	086.-02-02.1	Unifirst Corporation	113	7th North St
	314889 - Town of Salina	086.-02-06.0	Unifirst Corporation		Luther (Behind 111) Ave
	314889 - Town of Salina	086.-02-07.0	Unifirst Corporation		Luther (Behind 111) Ave

Showing results 1-7 of 7

Custom Print



May 11, 2021



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2019

[illegible]


SPECIAL DISTRICT INFORMATION			
SCHOOL	LIVERPOOL		
FIRE	LIVERPOOL FIRE PROTECTION		
WATER	COUNTY CITY NEW DE & LUTHER AVE		
SEWER	BURLEY RD EX 2 CT 1 SALINA 2 CT 1-4 SALINA 2 RD & W 2 CT 1-4 JENNAMORE FIRE CT 162		
DRAINAGE	BEAR TRAP - LEY CREEK		
AMBULANCE	SALINA		
REFUSE	SALINA CONS REFUSE		
LIBRARY	OKMORA CITY		

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—

LEGEND	
PROPERTY PARCEL LINE	_____
ORIGINAL LOT LINE	-----
ROAD OR RAILROAD RIGHT-OF-WAY LINE	=====
STREAM	~~~~~
RAILROAD TRACK	+ + + + +
CITY LINE	-----
TOWN LINE	-----
VILLAGE LINE	-----
BLOCK BOUNDARY	=====
STREAM AND PARCEL LINE	~~~~~

PARCEL NUMBER	24	BLOCK NUMBER	(2)
DEED AREA	(D)	DEED BLOCK NUMBER	(3)
CALCULATED AREA	(C)	PROPERTY CONNECTION SYMBOL	<u>7</u>
DEED DIMENSION	(d)	ADJACENT SECTION MAP	25
SCALED DIMENSION	(s)		
DEED LOT NUMBER	s		

SCALE : 1" = 200'



200' 0 200'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 86
TOWN OF SALINA
ONONDAGA COUNTY, NY

Attachment E

Local Contact Information

Adjacent Land Use and Property Owner Info

Document Repository Letter

- **County of Onondaga- County Executive**

Contact Name: J. Ryan McMahon, II
Address: John H. Mulroy Civic Center, 14th Floor, Syracuse NY 13202
Phone: 315-435-3516

- **County of Onondaga- Planning Director**

Contact Name: Dan Kwasnowski, AICP
Address: John H. Mulroy Civic Center, 11th Floor, Syracuse NY 13202
Email: countyplanning@ongov.net
Phone: 315-435-2611

- **Town of Salina - Town Supervisor**

Contact Name: Coleen A. Gunnip
Address: 201 School Road, Liverpool NY 13088
Email: supervisor@salina.ny.us
Phone: 315-457-6661

- **Town of Salina- Planning Board**

Contact Name: George Keeler, Chairman
Address: 201 School Road, Room 213, Liverpool NY 13088
Phone: 315-451-4785

- **Village of Liverpool- Mayor**

Contact Name: Gary C. White
Address: 310 Sycamore Street, Liverpool NY 13088
Email: mayor@villageofliverpool.org
Phone: 315-457-3441

- **Village of Liverpool Planning Board Chairman**

Contact Name: Joseph Ostuni
Address: 310 Sycamore Street, Liverpool NY 13088
Phone: 315-457-3441

- **Assessing Information for Property and Abutters**

<http://www.fsihost.com/onondaga/Default.aspx>

- **Local Newspaper**

Paper Name: Eagle Star Review
Newspaper Group: Eagle Newspapers
Address: 2501 James Street, Suite 100, Syracuse NY 13206
Email: editor@eaglestarreview.com
Phone: 315-434-8889

Attachment E

- **Local Water Supplier**

Water Supplier: Onondaga County Water Authority
Contact Name: Michael E. Hooker, Exec. Director
Address: 200 Northern Concourse, Syracuse NY 13212
Phone: 315-455-7061

- **Person(s) Requesting Placement on Contact List**

None

- **School/Daycare on or near Property**

None

- **Document Repository – Confirmation of Liverpool NY Public Library as the document repository for NYSDEC documents is in Attachment D.**

Library: Liverpool NY Public Library
Contact Name: Glenna Wisniewski, Director
Address: 310 Tulip Street Liverpool NY 13088
Email: Director@LPL.org
Phone: 315-457-0310

- **Residents, owners, and occupants of the property and properties adjacent to the property is in Attachment D.**

**Attachment E - Adjacent Property Owner Operator
Information UniFirst Facility Liverpool**

Address	Owner	Owner's Address	Land Use
113 7th North Street	Unifirst Corporation	68 Jonspin Road Wilmington MA 01887	Industrial
109 7th North Street	Sposato Company-109 LLC	109 7th North Street Liverpool NY 13088	Commercial
107 7th North Street	Hotel Acquisition Company	109 7th North Street Liverpool NY 13088	Gas Station
106 Terminal Road			Vacant/Parking Lot
Terminal Road W			Vacant/Parking Lot
115 Luther Avenue	Accessibility Solutions Inc.	PO Box 3122 Syracuse NY 13220	Commercial
119 Luther Avenue	Sposato Company-119 LLC	109 7th North Street Liverpool NY 13088	Commercial
Luther Avenue			Vacant/Commercial
Luther Avenue			Vacant/Commercial
116 Luther Avenue	Leonardi Salvatore A. Jr	116 Luther Avenue Liverpool NY 13088	Industrial
110 Luther Avenue	Box Capital LLC	3883 Dawes Avenue Clinton NY 13323	Commercial
106 Luther Avenue	Jephson Properties LLC	4571 Ridge Road Cazenovia NY 13035	Commercial
104 Luther Avenue	Laurenzo James A	128 Plymouth Drive Syracuse NY 13206	Commercial
102 Luther Avenue	Bush Michael W. and Bush Peter M.	164A Luther Avenue Liverpool NY 13088	Commercial
201 Old Seventh North Street	Old 7th North St. LLC	6888 Peck Road Syracuse NY 13209	Commercial

4/12/2021

104 Luther Avenue
(Laurenzo James A.)

102 Luther Avenue
(Bush Michael W. and
Bush Peter M.)

210 Old Seventh North Street
(Old 7th North St. LLC)

109 7th North Street
(Sposato Company-109 LLC)

106 Luther Avenue
(Jephson Properties LLC)

110 Luther Avenue
(Box Capital LLC)

107 7th North Street
(Hotel Acquisition Company)

116 Luther Avenue
(Leonardi Salvatore A. Jr)

115 Luther Avenue
(Accessibility Solutions, Inc.)

119 Luther Avenue
(Sposato Company-119 LLC)

Luther Avenue
(Sposato Company-119 LLC)

113 7th North Street
(Subject Property)

106 Terminal Road
(Hotel Acquisition Company)

106 Terminal Road
(Hotel Acquisition Company)

Image and tax parcel boundaries
generate by Syracuse-Onondaga
County GIS on the web database

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



310 Tulip St
Liverpool, NY 13088
T 315.457-0310
F 315.457-3144
info@LPL.org
LPL.org

February 3, 2021

Gary Rozmus
Senior Consultant
GEI Consults, Inc.
1000 New York Avenue, Suite B
Huntington Station, New York 11746

Dear Mr. Rozmus,

The Liverpool Public Library will act as the document repository for the proposed Brownfield Cleanup Program (BCP) project at 113 7th North Street, Liverpool, New York.

Our library is located at 310 Tulip Street, Liverpool, New York 13088.

If the Library can be of any further assistance, please do not hesitate to contact me at 315-457-0310.

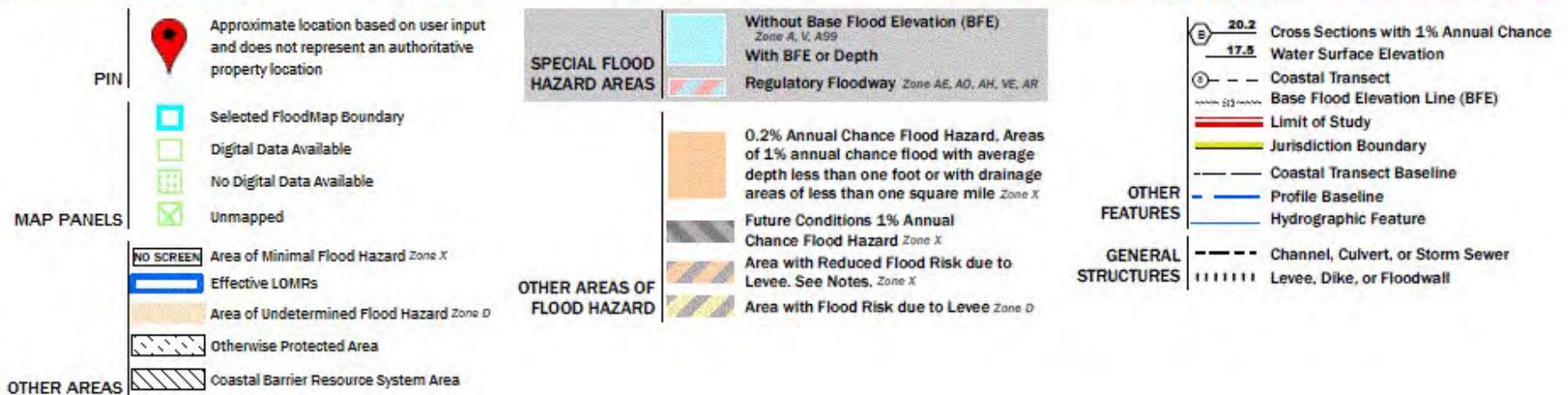
Sincerely,

A handwritten signature in blue ink, which appears to read "Glenna Wisniewski".

Glenna Wisniewski
Director

Attachment F

FEMA Flood Zone Map

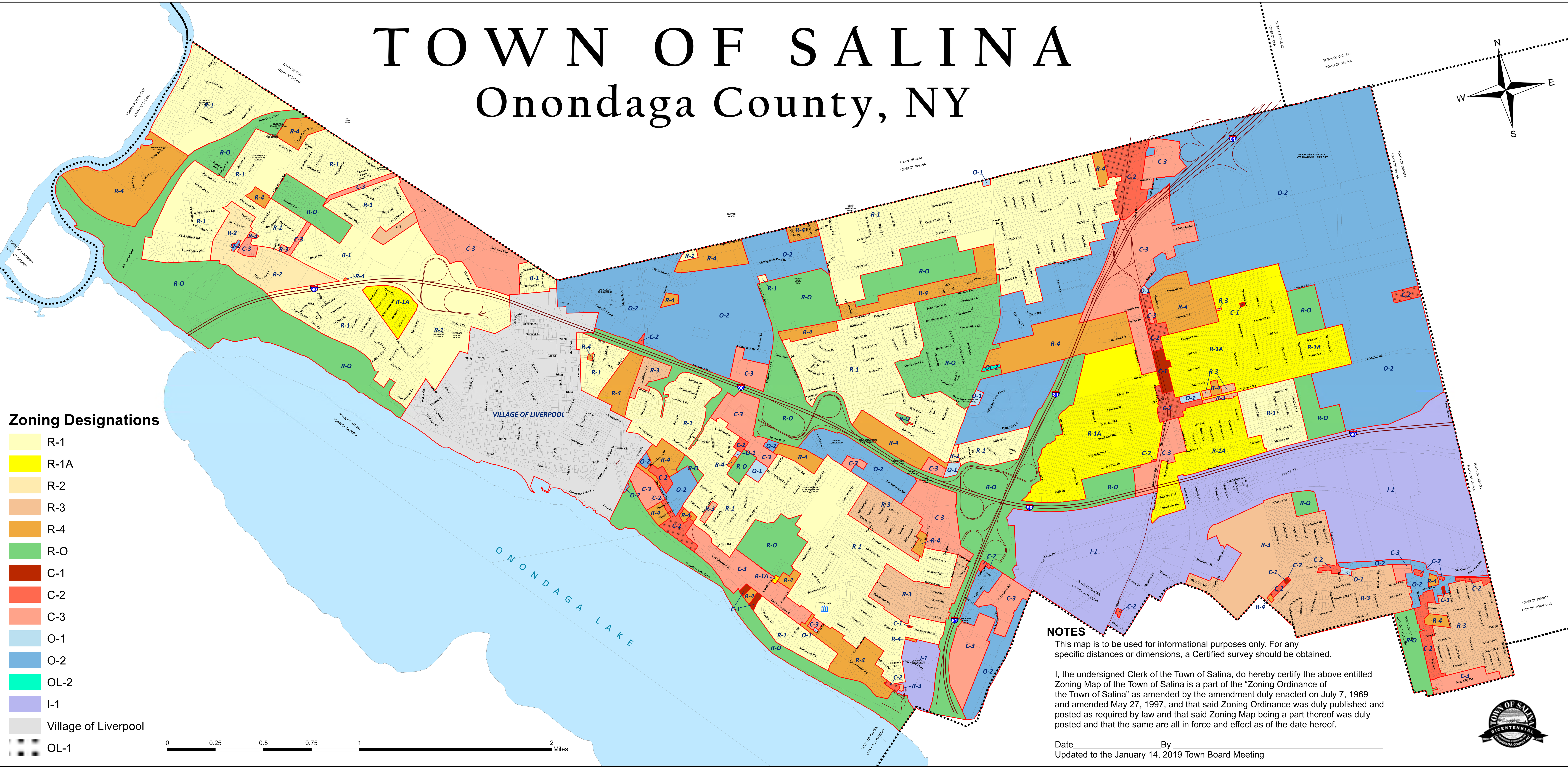
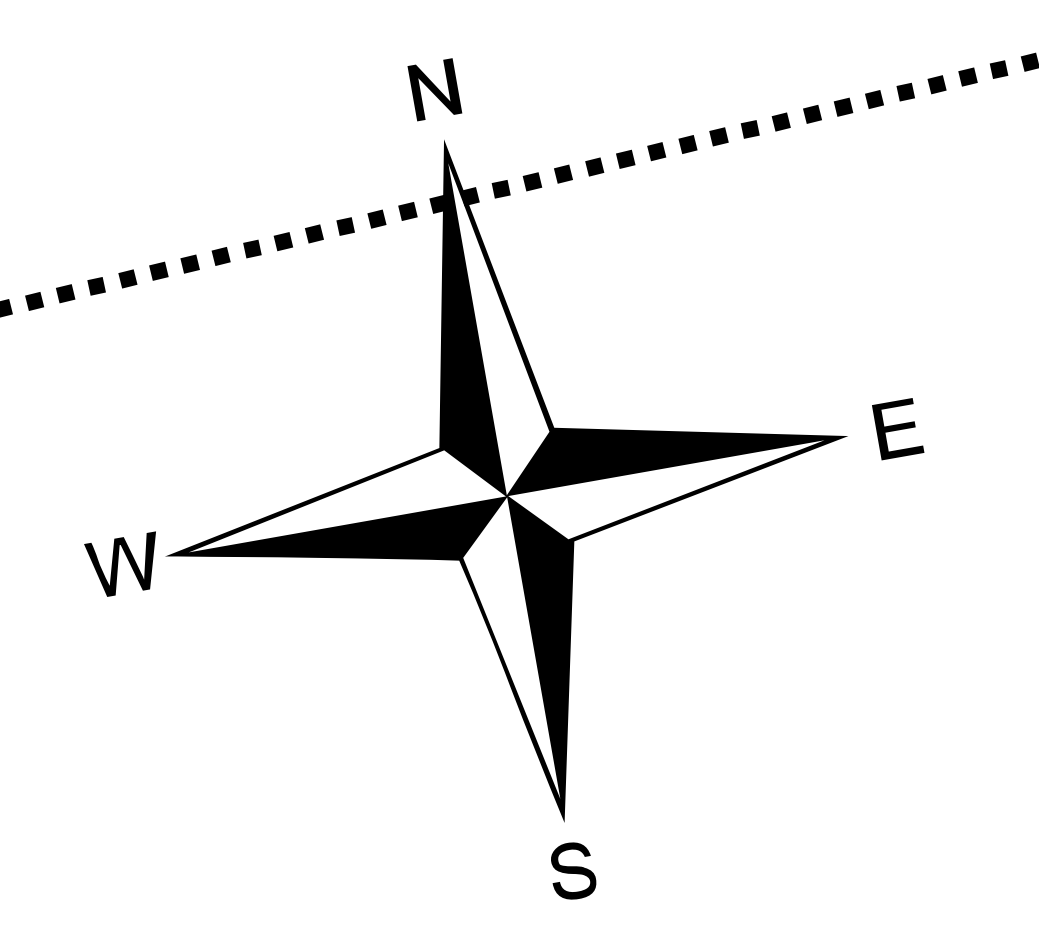


Attachment G

Town of Salina Zoning Map

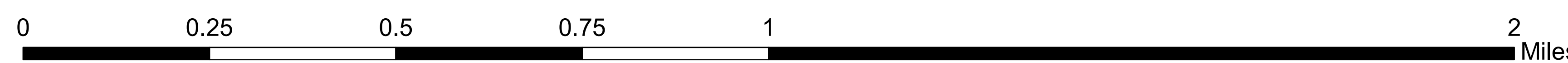
TOWN OF SALINA

Onondaga County, NY



Zoning Designations

- R-1
- R-1A
- R-2
- R-3
- R-4
- R-O
- C-1
- C-2
- C-3
- O-1
- O-2
- OL-2
- I-1
- Village of Liverpool
- OL-1



NOTES

This map is to be used for informational purposes only. For any specific distances or dimensions, a Certified survey should be obtained.

I, the undersigned Clerk of the Town of Salina, do hereby certify the above entitled Zoning Map of the Town of Salina is a part of the "Zoning Ordinance of the Town of Salina" as amended by the amendment duly enacted on July 7, 1969 and amended May 27, 1997, and that said Zoning Ordinance was duly published and posted as required by law and that said Zoning Map being a part thereof was duly posted and that the same are all in force and effect as of the date hereof.

Date _____ By _____
Updated to the January 14, 2019 Town Board Meeting

