

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

Shane Broadwell
Canalview Development LLC
70 East First Street
Oswego, NY 13126

AUG 19 2020

George Broadwell
Canalview Development LLC
70 East First Street
Oswego, NY 13126

Re: Certificate of Completion
Former Breneman Site, Site ID No. C738046
City of Oswego, Oswego County

Dear Mr. Broadwell and Mr. Broadwell:

Congratulations on having satisfactorily completed the remedial program at the Former Breneman Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Joshua Cook
New York State Department of Environmental Conservation
615 Erie Blvd West
Syracuse, NY 13204



Department of
Environmental
Conservation

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in **December 2021**.

If you have any questions regarding any of these items, please contact Joshua Cook at 315-426-7411 or joshua.cook@dec.ny.gov.

Sincerely,



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
 Scarlett McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
 Arunesh Ghosh – NYSDOH, arunesh.ghosh@health.ny.gov
 Matt Gokey, matthew.gokey@tax.ny.gov
 Paul Takac, paul.takac@tax.ny.gov
 David Engert – LaBella Associates, dengert@LaBellaPC.com
 Daniel Noll – LaBella Associates, dnoll@LaBellaPC.com
 Melania Marotto – Harris Beach, mmarotto@HarrisBeach.com

ec w/o enc.:

Joshua Cook - NYSDEC
 Harry Warner - NYSDEC
 Susan Edwards - NYSDEC
 Margaret Sheen – NYSDEC
 Kelly Lewandowski – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Canalview Development LLC

Address

70 East First Street, Oswego, NY 13126

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 2/11/13 **Agreement Execution:** 3/21/13 **Agreement Index No.:** C738046-02-13

Application Approval Amendment: 6/18/13 **Agreement Execution Amendment:** 6/21/13

Agreement Execution Amendment: 6/10/20

SITE INFORMATION:

Site No.: C738046 **Site Name:** Former Breneman Site

Site Owner: Canalview Development LLC

Street Address: 8 East Utica Street

Municipality: Oswego **County:** Oswego **DEC Region:** 7

Site Size: 2.104 Acres

Tax Map Identification Number(s): 128.063-04-04.01

Percentage of site located in an EnZone: 0 - 49%

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Restricted-Residential Use Area (1.058 acres): see Restricted-Residential Parcel property description and site survey map exhibits

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %

Commercial Use Area (1.046 acres): see Commercial Parcel property description and site survey map exhibits

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Oswego County as R-2019-008760.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

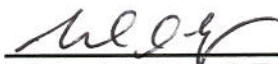
(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 8/14/20
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Former Breneman Site, Site ID No. C738046
8 East Utica Street, Oswego, NY 13126
City of Oswego, Oswego County, Tax Map Identification Number 128.063-04-04.01

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Canalview Development LLC for a parcel of approximately 2.104 acres located at 8 East Utica Street in the City of Oswego, Oswego County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for a 1.058-acre portion of the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

PLEASE TAKE NOTICE, the remedial program for a 1.046-acre portion of the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☐ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Oswego County as Instrument # R-2019-008760.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified

reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 7 office located at 615 Erie Boulevard West, Syracuse, NY 13204, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C738046/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Canalview Development LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20 __, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name 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.

Signature and Office of individual
taking acknowledgment

Please record and return to:
Canalview Development LLC
Attn: George Broadwell
70 East First Street
Oswego, NY 13126

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

**Environmental Easement Description
Parcel of Land located at 220 East First Street (a/k/a 8 East Utica Street)
City of Oswego
Oswego County, New York**

Beginning at a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running;

- 1) Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 682.46', along the west street line of East First Street, to a point located at the north line of lands owned by the City of Oswego as recorded in the Oswego County Clerk's Office in liber 1144 of deeds at page 241;
- 2) Thence, N 75° 04' 13" W (Measured) N 74° 54' 52" W (Record), 105.53', along the north line of said City of Oswego, to a point of curvature;
- 3) Thence, northerly, along the east line of said City of Oswego, following a curve to the right, with a radius of 100.00', an arc length of 83.09', to a point of tangency;
- 4) Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Record), 550.35', along the east line of said City of Oswego, to a point located in the south street line of East Utica Street;
- 5) Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 173.13', along the south street line of East Utica Street, to the Point and Place of Beginning.

Containing 2.104 Acres.

Restricted Residential Parcel
Parcel of Land located at 220 East First Street (a/k/a 8 East Utica Street)
City of Oswego
Oswego County, New York

Beginning at a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running;

- 1) Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 471.56', along the west street line of East First Street, to a point;
- 2) Thence, S 67° 44' 27" W, 60.66', to a point;
- 3) Thence, N 34° 53' 21" W, 135.68', to a point;
- 4) Thence, N 27° 40' 05" W, 340.68', to a point located in the south street line of East Utica Street;
- 5) Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 122.44', along the south street line of East Utica Street, to the Point and Place of Beginning;

Containing 1.058 Acres.

Commercial Parcel
Parcel of Land located at 220 East First Street (a/k/a 8 East Utica Street)
City of Oswego
Oswego County, New York

Beginning at a point located in the west street line of East First Street. Said point being southerly, 471.56', along the west street line of East First Street, from the south street line of East Utica Street, and running;

- 1) Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 210.90', along the west street line of East First Street, to a point located at the north line of lands owned by the City of Oswego as recorded in the Oswego County Clerk's Office in liber 1144 of deeds at page 241;
- 2) Thence, N 75° 04' 13" W (Measured) N 74° 54' 52" W (Record), 105.53', along the north line of said City of Oswego, to point of curvature;
- 3) Thence, northerly, along the east line of said City of Oswego, following a curve to the right, with a radius of 100.00', an arc length of 83.09', to a point of tangency;
- 4) Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Record), 550.35', along the east line of said City of Oswego, to a point located in the south street line of East Utica Street;
- 5) Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 50.69', along the south street line of East Utica Street, to a point;
- 6) Thence, S 27° 40' 05" E, 340.88', to a point;
- 7) Thence, S 34° 53' 21" E, 135.68', to a point;
- 8) Thence, N 67° 44' 27" E, 60.66', the Point and Place of Beginning;

Containing 1.046 Acres.

Exhibit B
Site Survey

EAST UTICA STREET



- LEGEND**
- WATERING WELL
 - UTILITY POLE
 - WATER VALVE
 - WIDENING
 - CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - GAS VALVE
 - COMMUNICATIONS MANHOLE
 - WATER MANHOLE

DESCRIPTIONS

Entire Parcel, Environmental Easement

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning of a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running:

Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Measured) 482.46, along the west street line of East First Street, to a point located at the north line of lots owned by the City of Oswego as recorded in the Oswego County Clerk's Office in their 1144 of deeds of page 241.

Thence, N 79° 54' 13" W (Measured) N 74° 54' 50" W (Measured) 120.57, along the north line of said City of Oswego, to a point of curvature.

Thence, southerly, along the east line of said City of Oswego following a curve to the right, with a radius of 120.00, on arc length of 83.09, to a point of tangency.

Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Measured) 500.75, along the east line of said City of Oswego, to a point located in the south street line of East Utica Street.

Thence, S 67° 44' 27" E (Measured) S 67° 53' 48" E (Measured) 72.63, along the south street line of East Utica Street, to the Point and Place of Beginning.

Containing 2.104 Acres

Restricted Residential

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning of a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running:

Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Measured) 471.56, along the west street line of East First Street, to a point.

Thence, S 67° 44' 27" W 60.68, to a point.

Thence, N 34° 53' 21" E 135.88, to a point.

Thence, N 27° 42' 05" W 340.88, to a point located in the south street line of East Utica Street.

Thence, S 67° 44' 27" E (Measured) S 67° 53' 48" E (Measured) 122.44, along the south street line of East Utica Street, to the Point and Place of Beginning.

Containing 1.058 Acres

Commercial

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning of a point located in the west street line of East First Street, said point being southerly 871.56, along the west street line of East First Street, from the south street line of East Utica Street, and running:

Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Measured) 248.97, along the west street line of East First Street, to a point located at the north line of lots owned by the City of Oswego as recorded in the Oswego County Clerk's Office in their 1144 of deeds of page 241.

Thence, N 79° 54' 13" W (Measured) N 74° 54' 50" W (Measured) 120.56, along the north line of said City of Oswego, to a point of curvature.

Thence, southerly, along the east line of said City of Oswego following a curve to the right, with a radius of 120.00, on arc length of 83.09, to a point of tangency.

Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Measured) 500.75, along the east line of said City of Oswego, to a point located in the south street line of East Utica Street.

Thence, S 67° 44' 27" E (Measured) S 67° 53' 48" E (Measured) 59.69, along the south street line of East Utica Street, to a point.

Thence, S 27° 42' 05" W 340.88, to a point.

Thence, N 34° 53' 21" E 135.88, to a point.

Thence, N 67° 44' 27" E 40.65, to the Point and Place of Beginning.

Containing 1.045 Acres

GENERAL NOTES

1) BOUNDARY SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OF TITLE

2) UNDERGROUND ELECTRIC, COMMUNICATIONS AND GAS ARE SHOWN AS LOCATED OUT BY OWNERS. THE UNDERSIGNED DOES NOT CERTIFY TO THESE LOCATIONS. PIPES LABELED "SMP" ARE PIPES THAT COULD NOT BE RELIABLY MEASURED DUE TO NEAR OBSTRUCTION. NOIN, BUT STRUCTURE AND COVERING SHAPE ENTRY WAS PERMITTED FOR THIS PROJECT.

3) DED NORTH ESTABLISHED FROM THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83

4) VERTICAL DATUM: NAVD-83. CONTINUOUS INTERVAL = 1"

5) RECONFERRED AND REVISED MARCH 12, 2008, TO SHOW CURRENT RULE AND CHANGES TO TOPOGRAPHY SINCE JANUARY 7, 2011

6) RECONFERRED AND REVISED FEBRUARY 3, 2019, TO SHOW THE DESIGN OF RESTRICTED RESIDENTIAL AND COMMERCIAL AREAS

7) TOTAL AREA OF ENVIRONMENTAL EASEMENT: 2.104 ACRES

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING PROFESSION IN THE STATE OF NEW YORK. THE SURVEYOR'S NAME AND LICENSE NUMBER ARE SHOWN BELOW.

John S. Deane
J.S. Deane
11-00001

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from the NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

BOUNDARY and TOPOGRAPHIC MAP OF:
LANDS LOCATED AT 220 EAST FIRST STREET
AKA 8 EAST UTICA STREET
CITY OF OSWEGO
OSWEGO COUNTY, NEW YORK

AUGUST 8, 2019

SCALE: 1" = 33'

ADVANCED
INFORMATION
SYSTEMS

JOHN S. Deane

LICENSED LAND SURVEYOR
29 CONN. AVE. 3RD FLOOR
NEW YORK, NY 10001
(212) 691-0000

NO.	DATE	REVISION

EAST UTICA STREET



LEGEND

- MONITORING WELL
- UTILITY POLE
- WATER VALVE
- HYDRANT
- SATCH-BASE
- STORM MANHOLE
- SANITARY MANHOLE
- SOIL VALVE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE

DESCRIPTIONS

Entire Parcel, Environmental Easement:

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning at a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running:
Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 682.48', along the west street line of East First Street, to a point located at the north line of land owned by the City of Oswego as recorded in the Oswego County Clerk's Office in Book 1144 of deeds at page 241.

Thence, N 75° 04' 13" W (Measured) N 74° 54' 52" W (Record), 105.53', along the north line of said City of Oswego, to a point of curvature.
Thence, northerly, along the east line of said City of Oswego, following a curve to the right, with a radius of 100.00', on an arc length of 83.09', to a point of tangency.

Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Record), 550.35', along the east line of said City of Oswego, to a point located on the south street line of East Utica Street.

Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 173.12', along the south street line of East Utica Street, to the Point and Place of Beginning.
Containing 2.104 Acres.

Restricted Residential:

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning at a point located at the intersection of the west street line of East First Street and the south street line of East Utica Street, and running:
Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 471.56', along the west street line of East First Street, to a point.

Thence, S 67° 44' 27" E, 60.68', to a point.

Thence, N 34° 53' 21" E, 135.68', to a point.

Thence, N 27° 40' 05" E, 340.88', to a point located on the south street line of East Utica Street.

Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 122.44', along the south street line of East Utica Street, to the Point and Place of Beginning.
Containing 1.058 Acres.

Commercial:

Parcel of Land located at 8 East Utica Street
City of Oswego
Oswego County, New York

Beginning at a point located in the west street line of East First Street, said point being southerly, 471.56', along the west street line of East First Street, from the south street line of East Utica Street, and running:
Thence, S 22° 15' 33" E (Measured) S 22° 06' 12" E (Record), 210.80', along the west street line of East First Street, to a point located at the north line of land owned by the City of Oswego as recorded in the Oswego County Clerk's Office in Book 1144 of deeds at page 241.

Thence, N 75° 04' 13" W (Measured) N 74° 54' 52" W (Record), 105.53', along the north line of said City of Oswego, to a point of curvature.

Thence, northerly, along the east line of said City of Oswego, following a curve to the right, with a radius of 100.00', on an arc length of 83.09', to a point of tangency.

Thence, N 27° 27' 48" W (Measured) N 27° 18' 27" W (Record), 550.35', along the east line of said City of Oswego, to a point located on the south street line of East Utica Street.

Thence, N 67° 44' 27" E (Measured) N 67° 53' 48" E (Record), 50.89', along the south street line of East Utica Street, to a point.

Thence, S 27° 40' 05" E, 340.88', to a point.

Thence, S 34° 53' 21" E, 135.68', to a point.

Thence, N 67° 44' 27" E, 60.68', to the Point and Place of Beginning.
Containing 1.046 Acres.

GENERAL NOTES

- 1) BOUNDARY SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OF TITLE.
- 2) UNDERGROUND ELECTRIC, COMMUNICATIONS AND GAS ARE SHOWN AS MARKED OUT BY OTHERS. THE UNDERSIGNED DOES NOT CERTIFY TO THESE LOCATIONS. PIPES LABELED "C" ARE PIPES THAT COULD NOT BE RELIABLY MEASURED DUE TO THEIR ORIENTATION WITHIN THE STRUCTURE. NO COMPASS SURVEY ENTRY WAS PERMITTED FOR THIS PROJECT.
- 3) GRID NORTH ESTABLISHED FROM THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83.
- 4) VERTICAL DATUM: NAVD-83. CONTOUR INTERVAL = 1'.
- 5) RECONFERRED AND REVISED MARCH 17, 2018, TO SHOW CURRENT TITLE AND CHANGES TO TOWNSHIPS SINCE JANUARY 7, 2011.
- 6) RECONFERRED AND REVISED FEBRUARY 6, 2018, TO SHOW THE DIVISION OF RESTRICTED RESIDENTIAL AND COMMERCIAL AREAS.
- 7) TOTAL AREA OF ENVIRONMENTAL EASEMENT: 2.104 ACRES.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR BY A LICENSED LAND SURVEYOR OR BY A MEMBER OF THEIR FIRM, IN ACCORDANCE WITH THE NEW YORK STATE EASEMENT LAW.

JOHN S. DAMIANO, L.S.
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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A MAP OR SURVEY MADE BY A LICENSED LAND SURVEYOR OR BY A MEMBER OF THEIR FIRM, IN ACCORDANCE WITH THE NEW YORK STATE EASEMENT LAW.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from the NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

BOUNDARY and TOPOGRAPHIC MAP OF:
LANDS LOCATED at 200 EAST FIRST STREET
A.K.A. 8 EAST UTICA STREET
CITY OF OSWEGO
OSWEGO COUNTY, NEW YORK

AUGUST 8, 2019

SCALE: 1" = 30'

ADVANCED
INFORMATION
SYSTEMS

JOHN S. DAMIANO
LICENSED LAND SURVEYOR
200 GRANT STREET, 20
OSWEGO, NY 13126
(315) 342-8252 (Email) jdamiano@erdc.com

NO.	DATE	REVISIONS



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

7/24/2020



SITE DESCRIPTION

SITE NO. C738046

SITE NAME Former Breneman Site

SITE ADDRESS: 8 East Utica Street ZIP CODE: 13126

CITY/TOWN: Oswego

COUNTY: Oswego

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial for a 1.058-acre portion of the site
Commercial and Industrial for a 1.046-acre portion of the site

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan

☒ ☐

Monitoring Plan

☒ ☐

Operation and Maintenance (O&M) Plan

☐ ☒

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date:

Description of Institutional Control

Canalview Development LLC

70 East First Street

220 E First Street

Environmental Easement

Block: 04

Lot: 04

Sublot: 01

Section: 128

Subsection: 063

S_B_L Image: 128.063-04-04.01

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Canalview Development LLC

70 East First Street

220 E First Street

Environmental Easement

Block: 04

Lot: 04

Sublot: 01

Section: 128

Subsection: 063

S_B_L Image: 128.063-04-04.01

Cover System

Monitoring Wells