

# 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](http://www.dec.ny.gov)

City of Geneva  
Attn: Sage Gerling, City Manager  
47 Castle St.  
Geneva NY, 14456

MAR 7 2019

Re: Certificate of Completion  
Former Geneva Foundry, City of Geneva  
Ontario County, C835027

Dear Ms. Gerling,

Congratulations on having satisfactorily completed the remedial program at the Former Geneva Foundry 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 a notice of the COC 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

- Provide the notice of the COC 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



Department of  
Environmental  
Conservation

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 July, 2020.

If you have any questions regarding any of these items, please contact Adam Morgan at (585) 226-5356.

Sincerely,



---

Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

C. Vooris - NYSDOH

Anthony Perretta, NYSDOH PM

Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)

Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

Dave Meixell, [dmeixell@plumleyeng.com](mailto:dmeixell@plumleyeng.com)

Wendy Marsh, [wmarsh@hancocklaw.com](mailto:wmarsh@hancocklaw.com)

ec w/o enc.:

A. Morgan – DER PM

B. Schilling - RHWRE

M. Cruden- BD

M. Murphy- OGC PA

D. Tuohy – OGC Remediation Bureau Chief

K. Lewandowski -Chief, Site Control Section

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

City of Geneva

**Address**

47 Castle Street, Geneva, NY 14456

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 2/10/17    **Agreement Execution:** 3/9/17    **Agreement Index No.:** C835027-02-17

**Application Approval Amendment:** none

**Agreement Execution Amendment:** none

**SITE INFORMATION:**

**Site No.:** C835027    **Site Name:** Former Geneva Foundry Site

**Site Owner:** City of Geneva

**Street Address:** 23 and 44 Jackson Street

**Municipality:** Geneva    **County:** Ontario    **DEC Region:** 8

**Site Size:** 2.494 Acres

**Tax Map Identification Number(s):** 104.8-1-34, 104.8-1-50

**Percentage of site located in an EnZone:** 100 %

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):

**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 %.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5% EnZone, 5% BOA.



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 Ontario County as Control No. 201901090259.

#### **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 is not 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: 3/7/19

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 Geneva Foundry, Site ID No. C835027

**23 & 44 Jackson St. Geneva NY 14453**

City of Geneva, Ontario County, Tax Map Identification Number(s) 104.8-1-34 and 104.8-1-50

**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 City of Geneva for a parcel approximately 2.494 acres located at 23 & 44 Jackson Street in the City of Geneva, Ontario 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 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 Ontario County as Control #201901090259.

**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.



**Former Geneva Foundry, C835027, 23 & 44 Jackson St. Geneva NY**

**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 8 located at 6274 East Avon-Lima Road, Avon, New York 14414, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

City of Geneva

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:**

City of Geneva  
Attn: Sage Gerling, City Manager  
47 Castle St.  
Geneva NY, 14456

11/30/16

# **Exhibit A**

## **Property Description**



**SCHEDULE "A" PROPERTY DESCRIPTION**

**SOUTH PARCEL – 23 JACKSON STREET**

**ALL that tract** or parcel of land situate in the City of Geneva, County of Ontario, State of New York. Being more particularly described as follows.

**Beginning** at a point at the intersection of the northerly line of Jackson Street and the easterly line of the Railroad (Finger Lakes Railway). Thence the following nineteen (19) courses and distances.

1. Thence, N 88° 22' 00" E along the northerly line of Jackson Street a distance of 33.00 feet to a point;
2. Thence, S 01° 38' 00" E across Jackson Street a distance of 50.00 feet to a point in the southerly line of Jackson Street;
3. Thence, N 88° 22' 00" E along the southerly line of Jackson Street a distance of 447.20 feet to a point;
4. Thence, S 15° 03' 37" W along the westerly lines of lands of Timothy R. Trombley (L. 1014 P. 301, L. 1100 P. 445) and Kathryn Gringeri (L. 763 P. 557) a distance of 174.71 feet to a point;
5. Thence, N 89° 49' 53" W along the northerly line of lands of Kathryn Gringeri (L. 763 P. 557) a distance of 104.30 feet to a point;
6. Thence, S 01° 02' 00" E along the westerly line of lands of Kathryn Gringeri (L. 763 P. 557) a distance of 51.10 feet to a point;
7. Thence, N 89° 54' 00" W along the northerly line of lands of Albert Colizzi Trust (L. 1194 P. 42) a distance of 32.30 feet to a point;
8. Thence, S 00° 52' 00" W along the westerly line of lands of Albert Colizzi Trust (L. 1194 P. 42) a distance of 122.59 feet to a point;
9. Thence, Northwesterly along the easterly line of the Railroad on a curve to the right having a radius of 786.02 feet, an arc distance of 20.68 feet (Chord = N 53° 58' 24" W 20.68 feet) to a point;
10. Thence, Northwesterly along the easterly line of the Railroad on a curve to the right having a radius of 822.65 feet, an arc distance of 173.25 feet (Chord = N 47° 11' 10" W 172.93 feet) to a point;
11. Thence, S 74° 09' 35" W along the lands of the Railroad a distance of 13.47 feet to a point;
12. Thence, N 38° 58' 08" W along the easterly line of the Railroad a distance of 22.70 feet to a point;
13. Thence, N 36° 53' 43" W along the easterly line of the Railroad a distance of 44.70 feet to a point;
14. Thence, N 34° 08' 07" W along the easterly line of the Railroad a distance of 31.80 feet to a point;



15. Thence, N 32° 53' 47" W along the easterly line of the Railroad a distance of 39.73 feet to a point;
16. Thence, N 30° 18' 59" W along the easterly line of the Railroad a distance of 24.51 feet to a point;
17. Thence, N 25° 10' 07" W along the easterly line of the Railroad a distance of 50.40 feet to a point;
18. Thence, N 21° 15' 51" W along the easterly line of the Railroad a distance of 24.63 feet to a point;
19. Thence, N 20° 41' 25" W along the easterly line of the Railroad a distance of 52.90 feet back to the point of beginning;

Environmental Easement Area containing 85,991± Sq. Ft. or 1.947 Acres of land.

**NORTH PARCEL – 44 JACKSON STREET**

**ALL that tract** or parcel of land situate in the City of Geneva, County of Ontario, State of New York. Being more particularly described as follows.

**Beginning** at a point at the intersection of the northerly line of Jackson Street and the easterly line of the Railroad (Finger Lakes Railway). Thence the following nine (9) courses and distances.

1. Thence, Northerly along the easterly line of the Railroad on a curve to the right having a radius of 1,074.59 feet, an arc distance of 74.38 feet (Chord = N 13° 39' 40" W 74.37 feet) to a point;
2. Thence, Northerly along the easterly line of the Railroad on a curve to the right having a radius of 689.66 feet, an arc distance of 131.30 feet (Chord = N 06° 13' 27" W 131.10 feet) to a point;
3. Thence, Northerly along the easterly line of the Railroad on a curve to the right having a radius of 689.26 feet, an arc distance of 2.91 feet (Chord = N 00° 38' 57" W 2.91 feet) to a point;
4. Thence, S 82° 46' 36" E along the southerly line of lands of the City of Geneva (L. 1342 P. 976) a distance of 139.65 feet to a point;
5. Thence, S 82° 09' 36" E along the southerly line of lands of Elton & Betty Miller (L. 718 P. 522) a distance of 38.90 feet to a point;
6. Thence, S 00° 13' 07" W along the westerly line of lands of the City of Geneva (L. 1327 P. 428) a distance of 74.55 feet to a point;
7. Thence, N 89° 15' 07" W along the northerly line of lands of Mara Ubiles (L. 1337 P. 671) a distance of 76.00 feet to a point;
8. Thence, S 00° 41' 44" E along the westerly line of lands of Mara Ubiles (L. 1337 P. 671) a distance of 107.07 feet to a point in the northerly line of Jackson Street;
9. Thence, S 88° 22' 00" W along the northerly line of Jackson Street a distance of 70.32 feet back to the point of beginning.

Environmental Easement Area containing 23,814± Sq. Ft. or 0.547 Acres of land.



# Exhibit B

## Site Survey

# References

1. Abstract of title prepared by Crossroads Abstract, #0163936, last dated April 25, 2017 at 8:29 A.M.
2. Abstract of title prepared by Crossroads Abstract, #0163935, last dated April 25, 2017 at 8:29 A.M.
3. Map prepared by J.B. Brennan, C.E. titled "Map Showing Property of Harold L. Henry, Market Basket Corporation" last dated December 1923. Filed in City of Geneva Engineers Office, the #23-26.
4. Map prepared by J.B. Brennan, C.E. titled "Map Showing Property of Henry Corp." last dated February 26, 1941. Filed in City of Geneva Engineers Office, the #23-48.
5. Map prepared by J.B. Brennan, C.E. titled "Map Showing Property of Colquhoun Foundry Co." last dated February 24, 1916. Filed in City of Geneva Engineers Office, the #23-68.
6. Map prepared by J.B. Brennan, C.E. titled "Map Showing Property of Geneva Bakery Company" last dated July 5, 1945. Filed in City of Geneva Engineers Office, the #23-126.
7. Map prepared by J.B. Brennan, C.E. titled "Location of Buildings On Property of Geneva Bakery Co." last dated February 23, 1940. Filed in City of Geneva Engineers Office, the #23-126.
8. Map titled "Right Of Way and Truck Map Near York Central Railroad" Map #B-446, dated June 30, 1912.
9. Map prepared by Leonard G. Gardner, P.L.S. titled "Survey Map Property of D's Ice Service, Inc., Estate Of Samuel S. Passaniquito, Walter S. Passaniquito & Dennis Passaniquito, Jr." last dated February 10, 1999. Ontario County Real map #24976.
10. Map prepared by Leonard G. Gardner, P.L.S. titled "Survey Map Property of Francis J. Landis" last dated June 16, 2003. Ontario County Real map #27103.
11. Map prepared by Ronald M. Phillips, P.L.S. titled "Map Of A Survey Of A Parcel Owned By D&B Distributing Corp." last dated December 8, 1978. Ontario County Real map #28171.
12. Map prepared by David J. Henney, P.L.S. titled "Survey Of Lands To Be Conveyed By Forest & Bush Institutions" last dated November 29, 2006. Ontario County Real map #30078.
13. Map prepared by Ronald M. Phillips, P.L.S. titled "A Map Of A Survey Of Land To Be Conveyed By William L. Green, Jr." last dated December 12, 1992. Ontario County Real map #34006.
14. Map prepared by David M. Clark, P.L.S. titled "Map Showing Lands Of Dennis G. Mahoney" last dated October 3, 2014. Ontario County Real map #35046.

Only copies from the original of this survey bearing the signature and seal of the land surveyor shall be admissible in evidence and shall be considered as true and valid copies.

Certifications indicated herein, unless otherwise indicated, signify that this survey was prepared in accordance with the existing laws of practice for land surveyors as required by the NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, the GENESSEE COUNTY LAND SURVEYORS ASSOCIATION and the ADIRONDACK COUNTY LAND SURVEYORS ASSOCIATION. Said certifications shall be void only to the party for whom the survey was prepared, and on that party's behalf to the company, governmental agency and building institutions listed herein for mortgage purposes for said party for whom the survey was prepared. Certifications are not applicable to additional restrictions or encumbrances affecting this property other than those found in the references.

I, David M. Clark, P.L.S. hereby certify that this map was prepared on May 1, 2018 from notes of an instrument survey completed on April 21, 2018, and from reliable references listed herein, no search was made for any encumbrances, restrictions or encumbrances affecting this property other than those found in the references.

By: *David M. Clark*  
DAVID M. CLARK, P.L.S. #09807

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7206, Subsection 2 of the New York State Education Law.

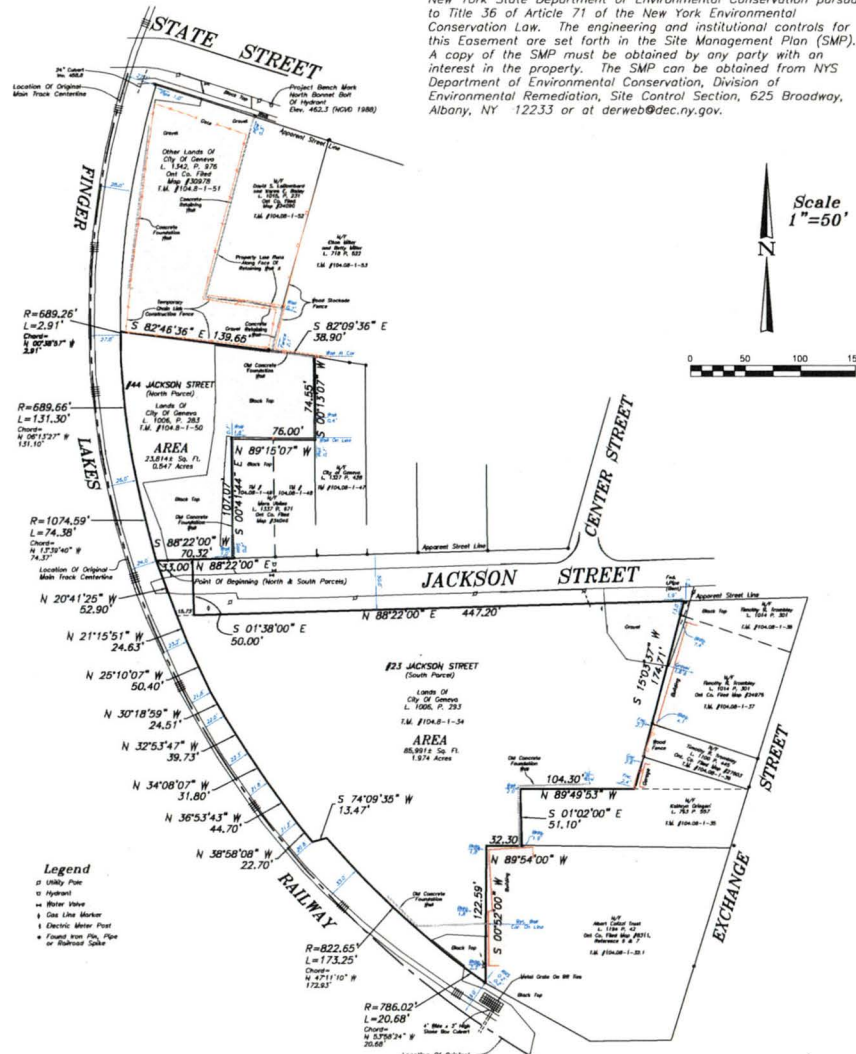
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Revised 8/1/18 "North Parcel & Description" DMC

## ENVIRONMENTAL EASEMENT

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 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 NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov).



## METES & BOUNDS DESCRIPTIONS

Note: The Environmental Easement Area covers the Entire Site.

### NORTH PARCEL - 44 JACKSON STREET

All that tract or portion of land situated in the City of Geneva, County of Ontario, State of New York. Being more particularly described as follows:

Beginning at a point at the intersection of the northern line of Jackson Street and the westerly line of the Railroad (Finger Lakes Railway). Thence the following nine (9) courses and distances:

1. Thence, Northerly along the westerly line of the Railroad on a curve to the right having a radius of 1,074.59 feet, an arc distance of 74.38 feet (Chord = N 12° 39' 40" W 74.37 feet) to a point;
2. Thence, Westerly along the westerly line of the Railroad on a curve to the right having a radius of 689.65 feet, an arc distance of 131.30 feet (Chord = N 06° 12' 27" W 131.30 feet) to a point;
3. Thence, Northerly along the westerly line of the Railroad on a curve to the right having a radius of 689.65 feet, an arc distance of 2.91 feet (Chord = N 06° 38' 57" W 2.91 feet) to a point;
4. Thence, S 82° 46' 36" E along the southerly line of lands of the City of Geneva (S. 1342 P. 976) a distance of 138.65 feet to a point;
5. Thence, S 82° 09' 38" E along the southerly line of lands of Ethon & Betty Miller (S. 1718 P. 622) a distance of 38.63 feet to a point;
6. Thence, S 00° 13' 07" W along the westerly line of lands of the City of Geneva (S. 1327 P. 428) a distance of 74.58 feet to a point;
7. Thence, S 88° 15' 07" W along the northerly line of lands of Morris Ubbles (S. 1337 P. 671) a distance of 76.00 feet to a point;
8. Thence, S 00° 41' 44" E along the westerly line of lands of Morris Ubbles (S. 1337 P. 671) a distance of 107.02 feet to a point in the northerly line of Jackson Street;
9. Thence, S 88° 22' 00" W along the southerly line of Jackson Street a distance of 70.52 feet back to the point of beginning.

Environmental Easement Area containing 23,814 Sq. Ft. or 0.547 Acres of land.

### SOUTH PARCEL - 23 JACKSON STREET (Includes West End Of Jackson Street)

All that tract or portion of land situated in the City of Geneva, County of Ontario, State of New York. Being more particularly described as follows:

Beginning at a point at the intersection of the southerly line of Jackson Street and the westerly line of the Railroad (Finger Lakes Railway). Thence the following nineteen (19) courses and distances:

1. Thence, N 88° 22' 00" E along the northerly line of Jackson Street a distance of 33.00 feet to a point;
2. Thence, S 00° 38' 00" E across Jackson Street a distance of 50.00 feet to a point in the southerly line of Jackson Street;
3. Thence, N 88° 22' 00" E along the southerly line of Jackson Street a distance of 44.20 feet to a point;
4. Thence, S 10° 02' 00" W along the westerly line of lands of Dorothy E. Broadway (S. 1914 P. 201, L. 1199 P. 445) and Kathryn Grogan (S. 763 P. 557) a distance of 174.71 feet to a point;
5. Thence, N 88° 49' 53" W along the northerly line of lands of Kathryn Grogan (S. 763 P. 557) a distance of 104.30 feet to a point;
6. Thence, S 01° 02' 00" E along the westerly line of lands of Kathryn Grogan (S. 763 P. 557) a distance of 51.10 feet to a point;
7. Thence, N 88° 54' 00" W along the northerly line of lands of Albert Collier Trust (S. 1194 P. 42) a distance of 32.30 feet to a point;
8. Thence, S 00° 52' 00" W along the westerly line of lands of Albert Collier Trust (S. 1194 P. 42) a distance of 122.58 feet to a point;
9. Thence, Northerly along the westerly line of the Railroad on a curve to the right having a radius of 788.02 feet, an arc distance of 20.88 feet (Chord = N 53° 58' 24" W 20.88 feet) to a point;
10. Thence, Northerly along the westerly line of the Railroad on a curve to the right having a radius of 822.85 feet, an arc distance of 173.25 feet (Chord = N 47° 11' 10" W 173.83 feet) to a point;
11. Thence, S 74° 09' 35" W along the lands of the Railroad a distance of 13.47 feet to a point;
12. Thence, N 88° 49' 53" W along the westerly line of the Railroad a distance of 22.70 feet to a point;
13. Thence, N 38° 53' 43" W along the westerly line of the Railroad a distance of 44.70 feet to a point;
14. Thence, N 34° 08' 07" W along the westerly line of the Railroad a distance of 31.80 feet to a point;
15. Thence, N 32° 53' 47" W along the westerly line of the Railroad a distance of 39.73 feet to a point;
16. Thence, N 30° 18' 59" W along the westerly line of the Railroad a distance of 24.51 feet to a point;
17. Thence, N 25° 10' 07" W along the westerly line of the Railroad a distance of 50.40 feet to a point;
18. Thence, N 21° 15' 51" W along the westerly line of the Railroad a distance of 24.83 feet to a point;
19. Thence, N 20° 41' 25" W along the westerly line of the Railroad a distance of 52.90 feet back to the point of beginning.

Environmental Easement Area containing 88,951 Sq. Ft. or 1.947 Acres of land.

## PRELIMINARY

Map Showing  
ENVIRONMENTAL EASEMENT  
Over Lands Of  
**CITY OF GENEVA**  
(Former Geneva Foundry Site)  
Situate In  
City Of Geneva  
County Of Ontario  
State Of New York





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/17/2018



SITE DESCRIPTION

SITE NO. C835027

SITE NAME Former Geneva Foundry Site

SITE ADDRESS: 23 Jackson Street ZIP CODE: 14456

CITY/TOWN: Geneva

COUNTY: Ontario

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan ☐ ☒

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: 1 Year

Periodic Review Report Submitted Date:

Description of Institutional Control

City of Geneva

47 Castle Street

23 Jackson Street

Environmental Easement

Block: 1

Lot: 34

Sublot:

Section: 104

Subsection: 8

S\_B\_L Image: 104.8-1-34

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

44 Jackson Street

Environmental Easement

Block: 1

Lot: 50  
Sublot:  
Section: 104  
Subsection: 8  
S\_B\_L Image: 104.8-1-50  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
O&M Plan  
Site Management Plan

#### Description of Engineering Control

**City of Geneva**

47 Castle Street

**23 Jackson Street**

Environmental Easement

Block: 1

Lot: 34

Sublot:

Section: 104

Subsection: 8

S\_B\_L Image: 104.8-1-34

Cover System

**44 Jackson Street**

Environmental Easement

Block: 1

Lot: 50

Sublot:

Section: 104

Subsection: 8

S\_B\_L Image: 104.8-1-50

Cover System