

C.T. MALE ASSOCIATES

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

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



October 17, 2023

Ms. Kelly Duval, P.E.
Professional Engineer 1
Division of Environmental Remediation
NYSDEC Region 5 Ray Brook Headquarters
PO Box 296
1115 State Route 86
Ray Brook, New York 12977-0296

Re: *Annual Site Inspection Report*
Durkee Street Site (#E-510020)
City of Plattsburgh, Clinton County, NY
Reporting Period: February 19, 2019 to February 19, 2020
C.T. Male Project No. 14.4705

Dear Kelly:

On behalf of the City of Plattsburgh, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) presents this Annual Site Inspection Report for the Durkee Street site in Plattsburgh, New York in accordance with NYSDEC approved Site Management Plan (SMP) dated August 2007. C.T. Male completed a site-wide visit on April 18, 2023 to observe the integrity of the cover system within Operable Units 1 and 2 (OU#1 and OU#2) and observe the sub slab depressurization system (SSDS) within the office building within OU#1.

Background

Annual SMP monitoring formerly included groundwater sampling and analysis. As a result of a stable/downward trend of contaminant concentrations, NYSDEC allowed the groundwater sampling and analysis to be discontinued after the completion of sampling in July 2018. At that time, NYSDEC required that the monitoring wells be properly abandoned.

On November 19, 2019, seven monitoring wells were decommissioned, and documented on individual well decommissioning records. The decommissioning records were previously sent to NYSDEC to document they have been abandoned.

On June 6, 2019, the parcel identified as Tax Map 207.20-7-14, which is at the northeast corner of the Durkee Street property subject to this annual inspection report, was merged

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into the Durkee Street property for the purpose of future development, but is not subject to the requirements of the Site Management Plan, and therefore not discussed herein.

Sub Slab Depressurization System

The Sub-Slab Depressurization System (SSDS) was designed Rabideau Architects. The plan entitled: "First Floor Venting", Sheet No. A-1.1, as prepared by Rabideau Architects and dated May 24, 2005 is presented in Appendix A. This plan was developed for the SSDS installed for office building structure within OU#1 of the site.

On April 18, 2023, the external components of the SSDS system were observed within the building. The blower was operating at the time of our site visit by hearing it operate as it is mounted within the wall. The exposed concrete floors within the building appeared to be in good to very good condition with sporadic thin cracking in the concrete floor. The SSDS exhaust port is located on the northern exterior wall of the building and is free of obstruction. Pictures of the building's first floor interior concrete slab on grade and SSDS exterior exhaust are presented in Appendix B.

Annual Monitoring of the Surface Cover System

On April 18, 2023, the site was traversed on foot by Mr. Daniel Achtyl, P.G., of C.T. Male to observe the condition and adequacy of the site's surface cover system (i.e., pavement or building cover serving as a barrier to contact with existing soil). The southern 1/3 of the site (a.k.a. OU#1) is covered with buildings with localized asphalt pavement and landscape areas. The northern 2/3 of the site (a.k.a. OU#2) is covered with asphalt pavement with localized landscape areas and a pavilion. Generalized observations relative to the surface cover system are as follows:

- Several minor depressions were noted in the northern area of OU2. These depressions are believed to be settling over time due to parked vehicles. No exposed subbase or soil is present at the depressions.
- There is a minor depression being caused by a leaking gutter on the south side of Farmers Market building. The depression is stable and vegetated with no on-going erosion.
- There were a few areas of surficially disturbed pavement believed to be from plowing activities, but do not expose subbase or soil.

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- Minor surface cracks were observed within the asphalt areas throughout the parking lot. These cracks appeared to be surficial (and in part typical of match lines from installing the pavement). No exposed soil was observed within the cracks.
- There are three (3) new self-serve parking pay stations and related protective bollards that have been installed since the last surface cover inspection in 2020. The extent of horizontal disturbance is relatively minor, yet it is unclear on the depth of disturbance and whether existing soils would have been encountered. The City reports that the depth of excavation was on the order of 12 to 24 inches.

Otherwise, the paved areas appeared to be in good condition with no areas observed where underlying subbase or soil was exposed. The surface vegetation was stable consisting mainly of mulch and grass covered or decorative stone landscape islands within and surrounding the asphalt paved parking lot. There were no significant un-vegetated areas, erosion, animal holes, or other surface disturbances or areas of typical pavement deterioration observed. Photographs taken during the site visit are presented in Appendix B. A general summary of surface cover observations is shown on an edited site survey in Appendix C.

Along the embankment of the Saranac River, surface cover was not installed down to the water's edge as allowed by NYSDEC. There is exposed soil along this embankment and evidence of erosion, but in similar condition as previous annual site visits. This embankment is under the general control of NYSDEC from coal tar contaminated sediments remediation. There is warning signage on-site to this effect. There is an upcoming Downtown Revitalization Initiative (DRI) funded project called "Streetscape and Riverfront Access Riverwalk: Bridge to Broad Streets" (i.e., Riverwalk Project) that will include disturbance and restoration of this embankment with NYSDEC involvement.

Property Subdivision

There were no property subdivisions completed during the reporting period of February 19, 2019 through February 19, 2020.

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Future Site Development

The City is getting ready to begin construction of the Riverwalk Project in 2023. This project will include improvements to the embankment that were not previously addressed under the New York State Environmental Restoration Program.

Conclusions and Recommendations

As documented in this report, the following actions are recommended that the City should focus on completing as soon as practical.

- Continue operating and monitoring the SSDS under active conditions.
- Recommend sealing any cracks starting in the concrete floor of the office building to limit the potential for subsurface vapors from entering the building.
- Monitor the surface cover throughout the year for degradation and fix any damage that exposes site soils or creates a trip hazard, and promptly repair.
- At least 60 days prior to site disturbance (i.e., development), prepare NYSDEC required change of use paperwork and submit to NYSDEC.

Certification

I, Jeffrey A. Marx, PE, certify that I am currently a NYS registered professional engineer and that the institutional controls put in place, pursuant to the DEC approved SMP are still in place, have not been altered and are still effective; and that the remedy and protective cover have been maintained throughout the 2020 calendar year, with the following exception:

- Short-term, shallow and localized site disturbance has occurred during the reporting period in relation to the installation of three (3) self-service parking pay stations. It remains undocumented as to the depth of disturbance and types of material encountered but would likely have been imported subbase materials and/or existing soils that were above where the remaining impacted soils should have been present. With uncertainty on the level of disturbance, comes uncertainty on the applicability of the 60-day notification to NYSDEC to determine if it the lack of notification is a failure to comply with the SMP. Regardless of the absence of potential NYSDEC notification, the potential breach in the surface cover

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system was likely brief (i.e., one or two days) and repairs made after installation of this equipment appear to adequately restore the surface cover back to asphalt or concrete and thereby protective of human health and the environment thereby meeting the requirements of the SMP.

The exception described above was assumed to be a short-term disturbance that may not have conformed with certain aspects of the SMP, but because the surface cover was restored to original condition, there is no corrective action necessary at this time.

As part of this certification, enclosed is the NYSDEC Institutional and Engineering Controls Certification Form in Appendix D, signed by the Owner of the property and certified by C.T. Male.

If you have any questions, please contact me at (518) 786-7548 or j.marx@ctmale.com.

Sincerely,

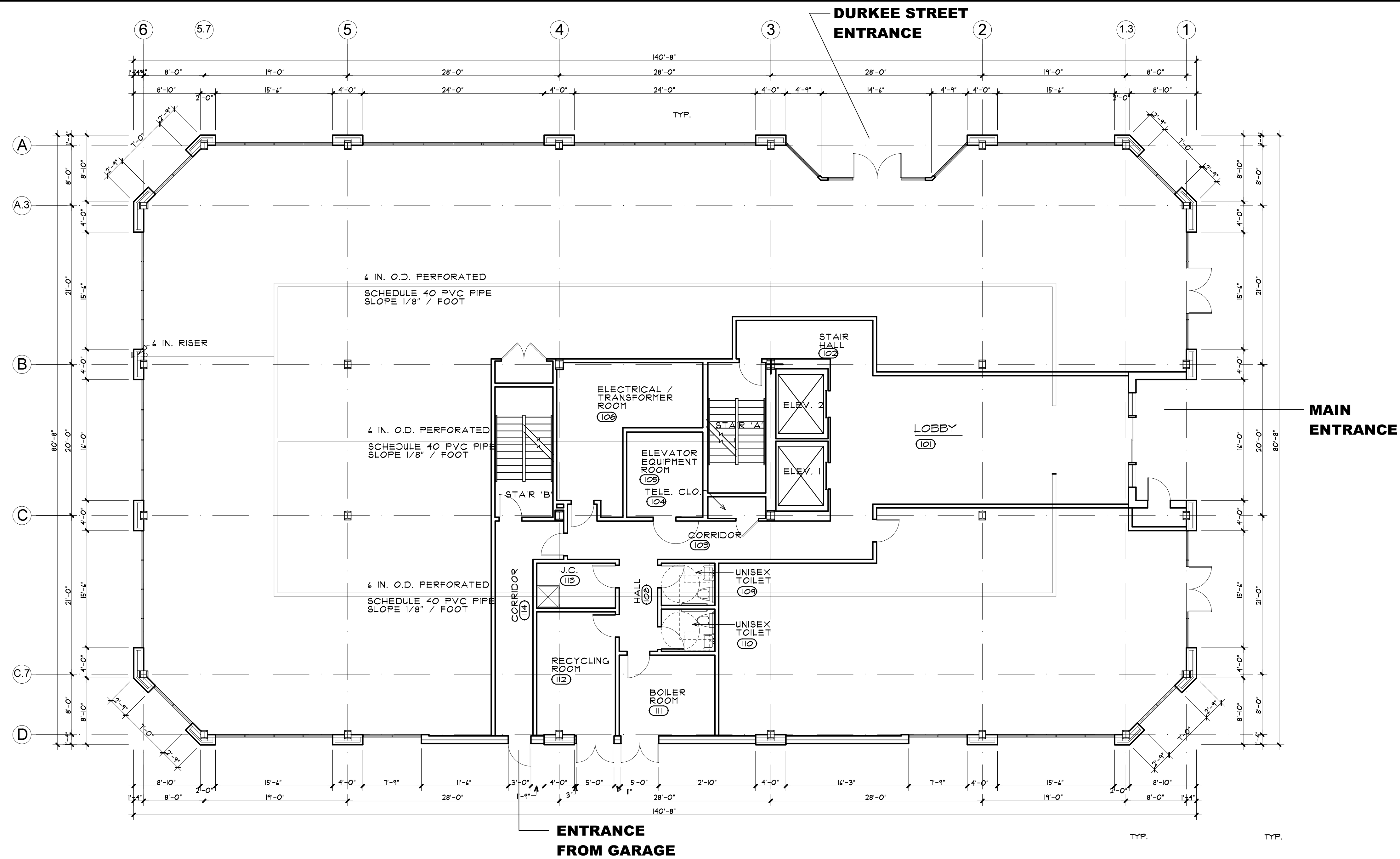
C.T. MALE ASSOCIATES



Jeffrey A. Marx, P.E.

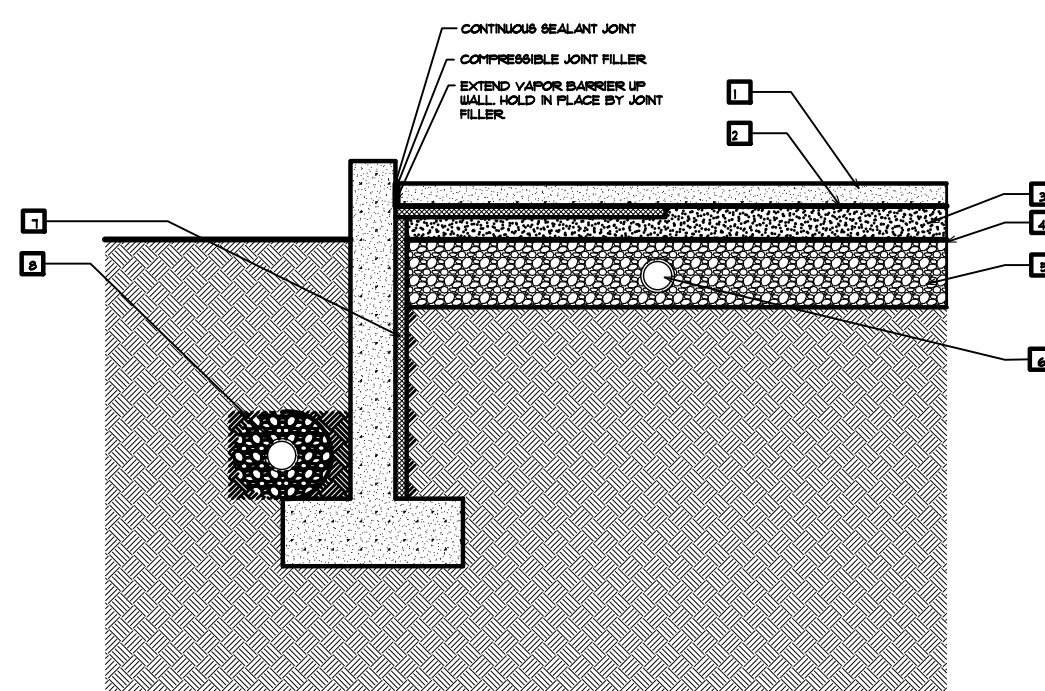
Managing Environmental Engineer

Att. Appendix A: SSDS Plan
 Appendix B: Site Photographs
 Appendix C: Site Survey Map (edited with surface cover observations)
 Appendix D: IC/EC Certification Form



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- MATERIALS:
1. CONCRETE SLAB PER FOUNDATION PLAN PREPARED BY PROJECT STRUCTURAL ENGINEER
 2. 6 MIL THICK REINFORCED POLYETHYLENE VAPOR BARRIER PROVIDE 99.9 PERCENT COVERAGE OF SLAB AREA AND EXTEND UP SIDEWALLS FULL THICKNESS OF SLAB. LAP ALL JOINTS A MINIMUM OF 2 FEET AND TAPE ALL JOINTS WITH COMPATIBLE TAPE PER MANUFACTURERS SPECIFICATIONS
 3. 6 INCH THICK GRADED AND COMPACTED SAND
 4. HIRSAUL FILTER FABRIC LAYER TO KEEP SAND FROM INFILTRATING THE GRADED STONE BELOW
 5. 1/2 INCH THICK CRUSHED STONE 3/4 INCH DIAMETER TO 1 1/2 INCH DIAMETER
 6. 6 INCH DIAMETER SCHEDULE 40 PERFORATED PVC PIPE ARRAY AS PASSIVE COLLECTION SYSTEM
 7. 2 INCH THICK EXTRUDED POLYSTYRENE BOARD TYPE INSULATION AT SLAB WALL PERIMETER
 8. PERIMETER DRAINAGE PER PROJECT CIVIL ENGINEERS DRAWINGS (WHERE PROVIDED)



VAPOR BARRIER AT SLAB
SCALE: 1" = 1'-0"

ATT

PLATTSBURGH GATEWAY

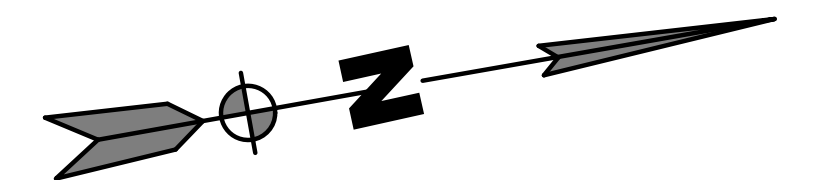
RABIDEAU ARCHITECTS

299 College Street ph 802.863.0222
Burlington, VT 05401 802.863.6407



INVESTORS CORPORATION OF VERMONT

30 MAIN STREET
SUITE 401
BURLINGTON, VERMONT



RETAIL OFFICE BUILDING

SCALE: 1/8" = 1'-0"

REVISIONS:	DATE

FIRST
FLOOR
VENTING

SHEET NUMBER

A-1.1

DATE: 5/24/2005



01 - PXL_20230418_145028163.jpg



02 - PXL_20230418_145117089.jpg



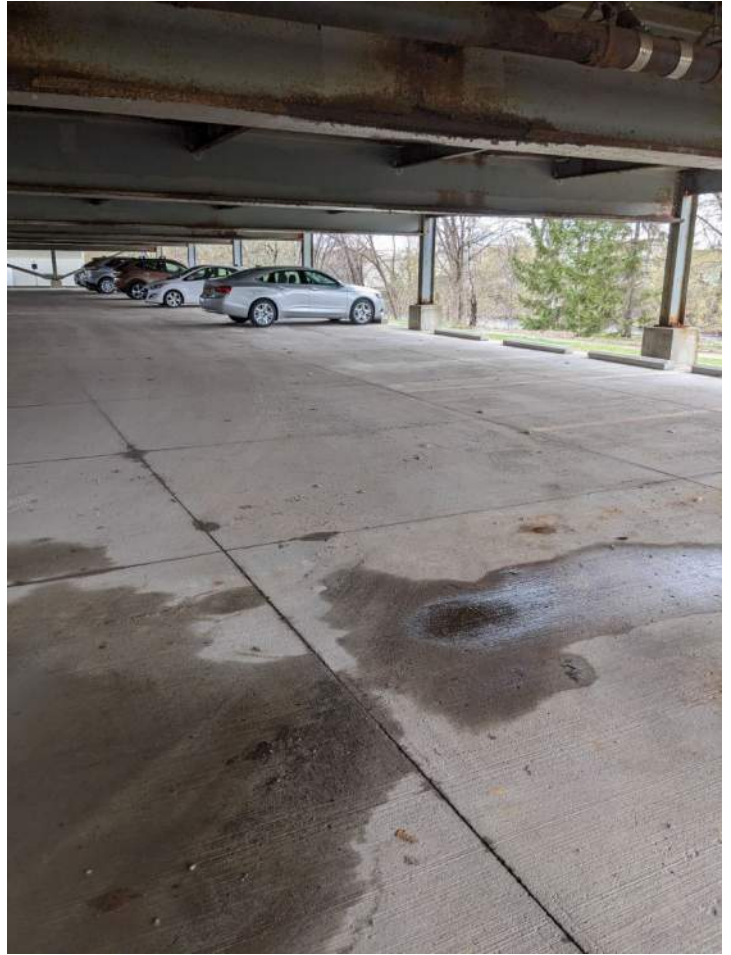
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04 - PXL_20230418_145344776.jpg



05 - PXL_20230418_161959097.jpg



06 - PXL_20230418_145907868.jpg



07 - PXL_20230418_145922057.jpg



08 - PXL_20230418_150025431.jpg



09 - PXL_20230418_150030503.jpg



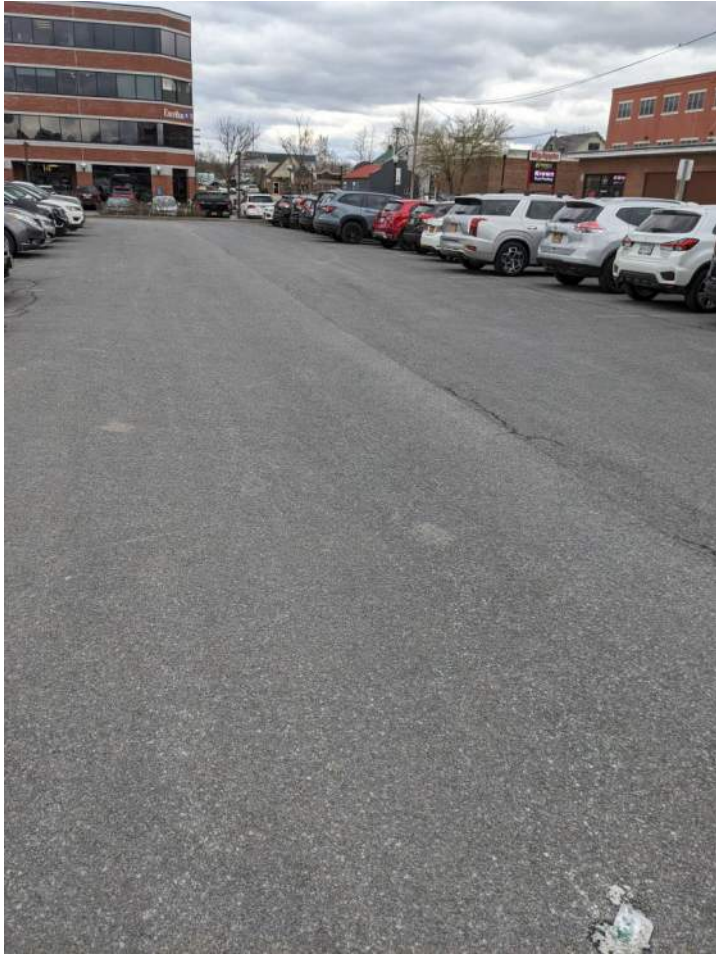
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11 - PXL_20230418_150228027.jpg



12 - PXL_20230418_150742355.jpg



13 - PXL_20230418_150832065.jpg



14 - PXL_20230418_150856248.jpg



15 - PXL_20230418_151128698.jpg



16 - PXL_20230418_151137411.jpg



17 - PXL_20230418_151801883.jpg



18 - PXL_20230418_152129395.jpg



19 - PXL_20230418_152141622.jpg



20 - PXL_20230418_152444619.jpg



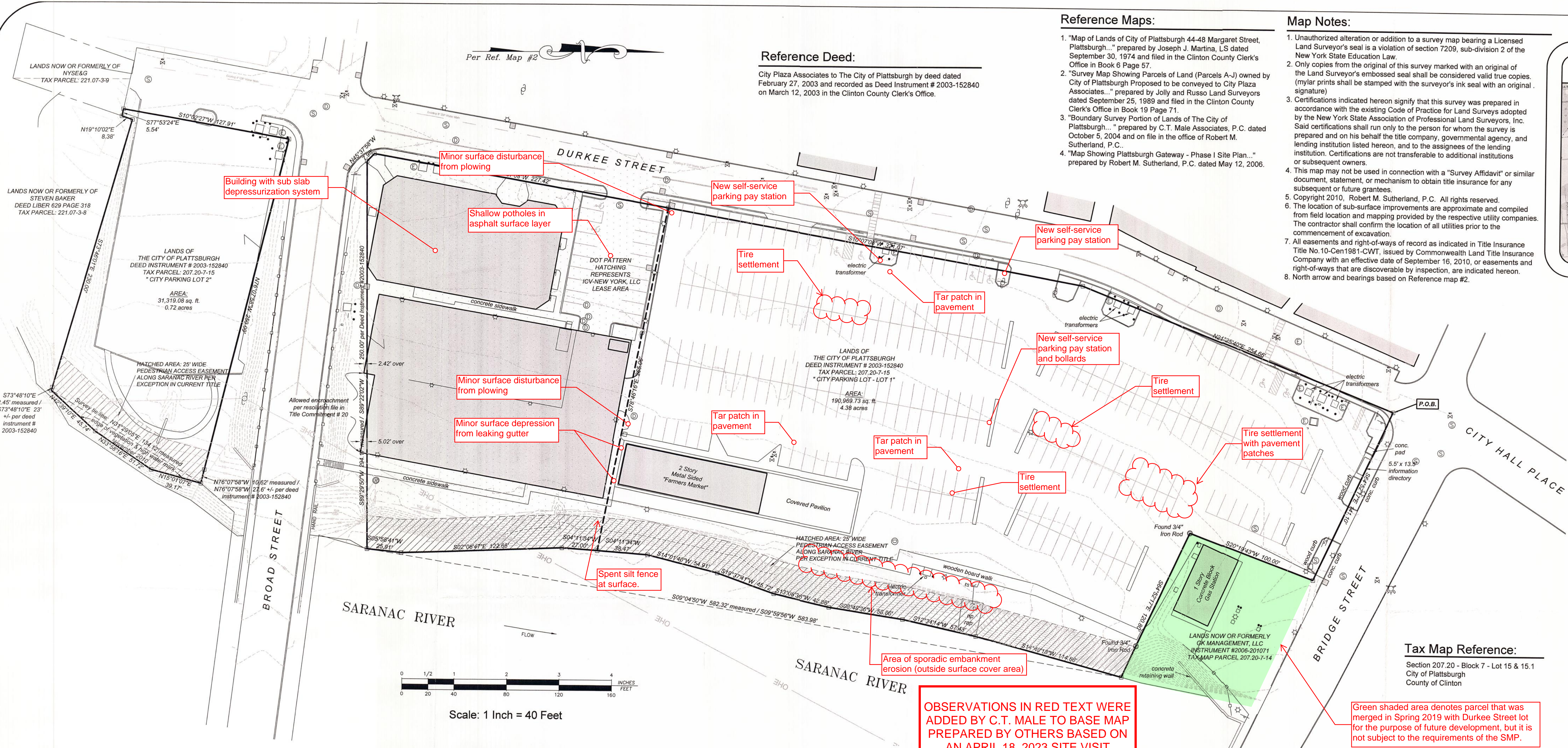
21 - PXL_20230418_152755130.jpg



22 - PXL_20230418_152827778.jpg



23 - PXL_20230418_152957280.jpg



Reference Maps:

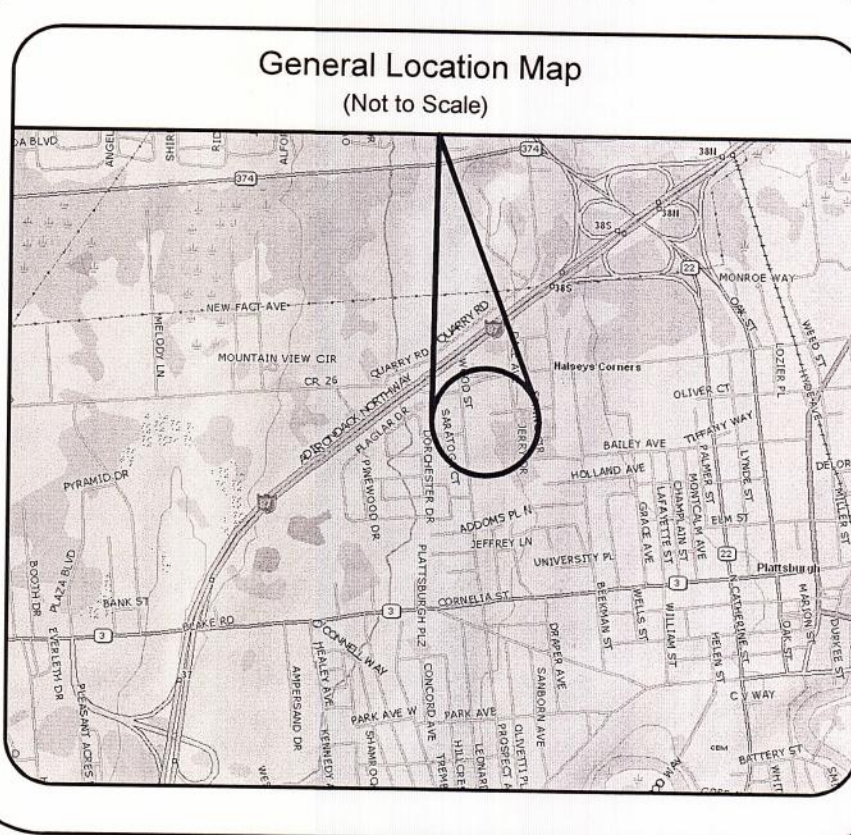
- "Map of Lands of City of Plattsburgh 44-48 Margaret Street, Plattsburgh..." prepared by Joseph J. Martina, LS dated September 30, 1974 and filed in the Clinton County Clerk's Office in Book 6 Page 57.
- "Survey Map Showing Parcels of Land (Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Plaza Associates..." prepared by Jolly and Russo Land Surveyors dated September 25, 1989 and filed in the Clinton County Clerk's Office in Book 19 Page 71.
- "Boundary Survey Portion of Lands of The City of Plattsburgh..." prepared by C.T. Male Associates, P.C. dated October 5, 2004 and on file in the office of Robert M. Sutherland, P.C..
- "Map Showing Plattsburgh Gateway - Phase I Site Plan..." prepared by Robert M. Sutherland, P.C. dated May 12, 2006.

Reference Deed:

City Plaza Associates to The City of Plattsburgh by deed dated February 27, 2003 and recorded as Deed Instrument # 2003-152840 on March 12, 2003 in the Clinton County Clerk's Office.

Map Notes:

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
- Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature).
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
- Copyright 2010, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- All easements and right-of-ways of record as indicated in Title Insurance Title No. 10-Cen 1981-CWT, issued by Commonwealth Land Title Insurance Company with an effective date of September 16, 2010, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.
- North arrow and bearings based on Reference map #2.



Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Sanitary manhole
- Lamp post
- Utility pole
- Drainage manhole
- Electrical manhole
- Sign post
- Catch basin
- Point of Beginning
- Property line
- Adjoiner property line
- Fence line
- Existing contour

Tax Map Reference:

Section 207.20 - Block 7 - Lot 15 & 15.1
City of Plattsburgh
County of Clinton

OBSERVATIONS IN RED TEXT WERE
ADDED BY C.T. MALE TO BASE MAP
PREPARED BY OTHERS BASED ON
AN APRIL 18, 2023 SITE VISIT

Legal Description of Environmental Easement - New York State Department of Environmental Conservation Site # E510020:

CITY PARKING LOT 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate in the City of Plattsburgh, County of Clinton and State of New York more particularly described as follows:

BEGINNING at the intersection of the assumed southerly bounds of Bridge Street and the assumed easterly bounds of Durkee Street, being the northwest corner of lands owned by the City of Plattsburgh as described as Parcel in deed recorded in the Clinton County Clerk's Office in Book 554 at Page 333; thence South 64° 2' 17" East 141.10 feet along said bounds of Bridge Street to a drill hole in concrete at the northwest corner of lands owned by Workingman's Friend Oil, Inc., recorded in the Clinton County Clerk's Office in Deed Book 530 at Page 64; thence turning a deflection angle right 85° 12' 00" along the west bounds of lands of said Workingman's Friend Oil, Inc., South 20° 19' 43" West, 100.00 feet to a 3/4" rebar set in the southwest corner thereof; thence turning an interior angle of 94° 48' 00" along the south line of Workingman's Friend Oil, Inc., South 64° 52' 17" East, 95.00 feet to a 3/4" rebar set at the top of the bank of the Saranac River; thence continuing South 64° 52' 17" East, 25.80 feet, more or less, to a point on the edge of the Saranac River as located in April, 1987; thence southerly along said river's edge as it winds and turns 590.00 feet, more or less, to a point at the intersection of the edge of the river and the northerly bounds of lands acquired by the City of Plattsburgh by Supreme Court Order for the construction of the "Kennedy Bridge" on Broad said point being South 09° 59' 56" West, 583.98 feet from the last described point; thence along said north bounds South 89° 22' 02" West 250 feet to point; thence North 45° 37' 58" West, 7.98 feet to a point in the assumed Easterly bounds of Durkee Street; thence along said bounds North 10° 07' 08" East, 548.49 feet to an angle point in said east bounds of Durkee Street; thence along said bounds North 21° 25' 40" East, 254.66 feet to the point of beginning. Containing 4.37 acres of land, more or less. Intending to convey lands owned by the City of Plattsburgh described in the deeds as follows:

- Deed from Helen E. Wolfe to the City of Plattsburgh, dated September 16, 1972 and recorded in the Clinton County Clerk's Office in Book 554 of Deeds at Page 333. (Parcels I-IV)
- Deed from Raymond Gallant to the City of Plattsburgh, dated October 3, 1972 and recorded in the Clinton County Clerk's Office in Volume 554 of Deeds at Page 678. (Parcel I-II)
- Deed from Bert Cough to the City of Plattsburgh dated August 6, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 185.
- Deed from Ross Plunkert and Rose Plunkert to the City of Plattsburgh, dated October 14, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 301.
- Two deeds from Reed Realty Co., Inc. to the City of Plattsburgh, dated September 30, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Pages 164 and 168, respectively.
- Deed from Margaret M. Nash to the City of Plattsburgh, dated August 24, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 78; and deed from A.H. Marshall Co., Inc. to the City of Plattsburgh dated August 8, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 172.

- Deed from Lawrence Martin and Letter Martin to the City of Plattsburgh, dated August 10, 1964 and recorded in the Clinton County Clerk's Office in Volume 479 of Deeds at Page 182. (Parcel I-II)
- Deed of C.M. Offray & Son, Inc. to the City of Plattsburgh dated October 18, 1985 and recorded in the Clinton County Clerk's Office in Volume 650 of Deeds at Page 107.
- Deed of McBess, Inc. to the City of Plattsburgh, dated August 22, 1969 and recorded in the Clinton County Clerk's Office in Volume of Deeds at Page 491.
- A portion of lands conveyed by deed of Robert Glenn and Marjorie Glenn to the City of Plattsburgh, dated August 21, 1972 and recorded in the Clinton County Clerk's Office in volume 522 of Deeds at page 213. (Parcels, I, II, IIIA, and IIIB)

Reserving and excepting from the premises herein conveyed a twenty-five foot wide easement for pedestrian use along the banks of the Saranac River, which easement is more particularly described as follows

COMMENCING at a point in the northerly bounds of the herein described premises at the 100 year flood elevation of 105.6 feet of the Saranac river and proceeding in a southerly direction along the banks of the Saranac River at said 100 year flood elevation to a point in the southerly bounds of the herein described premises "at the river bed lies in March, 1990; thence turning westerly and proceeding in the southerly bounds of said premises a distance of twenty-five feet (25'); thence turning northerly and proceeding in the line parallel to and twenty-five feet west of the first described course to a point in the northerly bounds of the herein described premises; thence turning easterly and proceeding in the northerly bound of said premises a distance of twenty-five (25') to the point or place of beginning.

HEREBY intending to reserve a strip of land with a horizontal width of twenty-five feet along the banks of the Saranac River at an elevation above the 100 year flood elevation of said river ("at the 108.5 foot elevation)

CITY PARKING LOT 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate in the City of Plattsburgh, County of Clinton, State of New York, more particularly described as follows:

BEGINNING at the intersection of the assumed easterly bounds of Durkee Street, and the southerly bounds of land acquired by the City of Plattsburgh by Supreme Court Order for the construction of Kennedy Bridge, also known as Broad Street; thence along said southerly bounds South 76° 07' 58" East, 259.09 feet to a point on the Bank of the Saranac River thence continuing South 76° 07' 58" East, 27.6 feet, more or less, to a point on the edge of said River as located May 1989; thence southerly

along the edge of said River 140 feet, more or less to the intersection of the edge of the River and the north line, projected easterly to the edge of the River, of lands owned by Steven Baker as described and recorded in Book 529 at Page 318; thence North 73° 48' 10" West, 23.0 feet, more or less, to the top of bank of said River; thence continuing North 73° 48' 10" West, 212.00 feet to the northwest corner of said Baker's lands; thence south 19° 10' 02" West, 8.38 feet along the west line of said Baker to the Northeast corner of lands owned by New York State Electric and Gas Corp. thence North 77° 55' 32" West, 5.54 feet along the said New York State Electric and Gas Corp. north line to the assumed easterly bounds of Durkee thence North 10° 02' 27" East, 127.75 feet along said bounds to the point of beginning. Containing 0.75 acres, more or less, of land intending to convey part of lands conveyed to the City of Plattsburgh by Robert and Marjorie Glenn by deed dated August 21, 1972 and recorded in the Clinton County Clerk's Office in Book 522 at Page 213.

Reserving and excepting from the premises herein conveyed a twenty-five wide easement for pedestrian use along the banks of the Saranac River, which easement is more particularly described as

COMMENCING at a point in the northerly bounds of the herein described premises at the 100 year flood elevation of 108.5 feet, the Saranac River the river bed lies in March, 1990 and proceeding in a southerly direction along the banks of the Saranac River at said 100 year flood elevation to point at an elevation of 108.6 feet in the southerly bounds of the herein described premises; thence turning westerly and proceeding in the southerly bounds of said premises a distance of twenty-five feet (25'); thence turning northerly and proceeding in line parallel to and twenty-five feet west of the first described course to a point in the northerly bounds of the herein described premises; thence turning easterly and proceeding in the northerly bounds of said premises a distance of twenty-five (25') to the point or place of beginning.

HEREBY intending to reserve a strip of land with a horizontal width of twenty-five feet along the banks of the Saranac River at an elevation above the 100 year flood elevation of said river.

The premises described as Lots 1 and 2 are shown on a survey map drawn by Jolly and Russo L.S. dated September 25, 1989 and intended to be received in the office of the Clinton County Clerk immediately prior to the recordation of this instrument.

Title Commitment Information:

No.	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
15	DEED LIBER 219 AT PAGE 349	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
	DEED LIBER 219 AT PAGE 351	15' WIDE UTILITY EASEMENT GRANTED TO CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPARTMENT	UNABLE TO PLOT
	DEED INSTRUMENT # 1989-101358	UTILITY EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY	DOES NOT AFFECT
20	MISC. INSTRUMENT # 2006-000029	AMENDMENTS AND TERMS	UNABLE TO PLOT
21	DEED INSTRUMENT # 2006-205354	AFFIDAVIT TERMINATING LEASE	UNABLE TO PLOT
22	DEED INSTRUMENT # 2006-205353	LEASE FROM CITY OF PLATTSBURGH AND ICV-NEW YORK, LLC	UNABLE TO PLOT
22	DEED INSTRUMENT # 2009-205355	LEASEHOLD MORTGAGE FROM ICV-NEW YORK, LLC TO TD BANKNORTH	UNABLE TO PLOT
	ON FILE WITH THE CITY CLERK	CORPORATE RESOLUTION FROM THE CITY OF PLATTSBURGH AUTHORIZING ENVIRONMENTAL EASEMENT	UNABLE TO PLOT

REFERENCE: COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 10-CEN1381-CWT
EFFECTIVE DATED: SEPTEMBER 16, 2010

Surveyor's Certification:

I hereby certify to New York State - Department of Environmental Conservation, the City of Plattsburgh, Commonwealth Land Title Insurance Company, and to their successors and assigns that:

(a) I made an on the ground survey per record description of the land shown hereon located at 14 Durkee Street, City of Plattsburgh, Clinton County, New York, on November 1, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon easements; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and a 100 year flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 30019C604D

By: *Jeffrey F. Burns*
Name: Jeffrey F. Burns, PLS
Date: November 24, 2010

SURVEY MAP
OF CERTAIN LANDS OF
CITY OF PLATTSBURGH
SHOWING
ENVIRONMENTAL EASEMENT

~ Situate ~
Tax Map Parcel 207.14-3-4.21
and
Tax Map Parcel 207.14-3-4.22
154 Prospect Avenue
City of Plattsburgh
Clinton County State of New York

Project #	Sheet
10232	1/1
Date	11/09/2010
Scale	1" = 40'
Drawn	AJD
Checked	JFB



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details		Box 1	
Site No.	E510020		
Site Name Plattsburgh Gateway Project/ Durkee St.			
Site Address: 14 Durkee Street Zip Code: 12901			
City/Town: Plattsburgh			
County: Clinton			
Site Acreage: 5.110			
Reporting Period: February 13, 2019 to February 13, 2020			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.			
A Corrective Measures Work Plan must be submitted along with this form to address these issues.			
Not Applicable			
Signature of Owner, Remedial Party or Designated Representative		Date	

Description of Institutional Controls

ParcelOwnerInstitutional Control

207.20.7.15.1

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
Monitoring Plan
O&M Plan
IC/EC Plan

Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

Soil Management Plan

Description of Engineering Controls

ParcelEngineering Control

207.20.7.15.1

Vapor Mitigation
Cover System
Vapor Mitigation
Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- ** (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- ** (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- ** (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ** ☐

** See related summary letter prepared by C.T. Male, dated October 17, 2023 for more detail relative to this certification.

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

ParcelOwnerInstitutional Control

207.20.7.15.1

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
Monitoring Plan
O&M Plan
IC/EC Plan

Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

Soil Management Plan

Description of Engineering Controls

ParcelEngineering Control

207.20.7.15.1

Vapor Mitigation
Cover System
Vapor Mitigation
Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- ** (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- ** (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- ** (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

** See related summary letter prepared by C.T. Male, dated October 17, 2023 for more detail relative to this certification.

YES NO

☒ ** ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. E510020

Box 6


SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Matthew Miller at 41 City Hall Place, Plattsburgh, NY 12901
print name print business address

am certifying as City of Plattsburgh (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

October 20, 2023
Date

IC/EC CERTIFICATIONS

Box 7

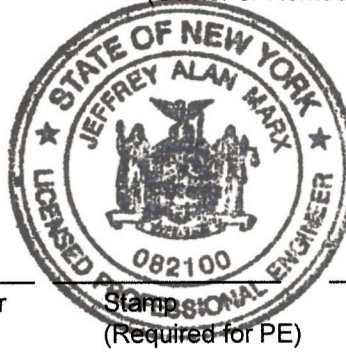
Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

C.T. Male Associates Engineering, Surveying, Architecture,
Landscape Architecture & Geology, D.P.C.,

I Jeffrey A. Marx, P.E. at 50 Century Hill Drive, Latham, NY 12110,
print name print business address

am certifying as a Professional Engineer for the City of Plattsburgh
(Owner or Remedial Party)



Jeffrey A. Marx
Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

10/20/23
Date