



April 20, 2026

Kenneth Wilson
Town Supervisor
Town of Oswegatchie
51 State Street
Heuvelton, NY 13654
supervisor@townofoswegatchie.com

Re: Certificate of Completion
SAC No.: DEC01-C01211GG-3350000
Collins Property
Town of Oswegatchie, St. Lawrence Co.
E645045

Dear Kenneth Wilson:

Congratulations on having satisfactorily completed the remediation phase of the environmental restoration project that the Town of Oswegatchie undertook with State Assistance funds provided pursuant to the 1996 Clean Water/Clean Air Bond Act. The New York State Department of Environmental Conservation (NYSDEC) has determined, based upon our inspection of the above-referenced site and upon our review of the documents you have submitted, that you completed the project in accordance with the terms and conditions of the above-referenced State Assistance Contract (SAC).

As a result, NYSDEC is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above referenced site. Enclosed please find an original, signed COC. The Town of Oswegatchie is hereby entitled to the benefit of the liability limitation provisions described in the New York State Environmental Conservation Law (ECL) 56-0509.

Please be advised that the significant benefits described in ECL 56-0509 are contingent upon the Town of Oswegatchie fulfilling all continuing obligations set forth in ECL Article 56, Title 5, accompanying regulations, and the above-referenced SAC, including but not limited to, the obligations involving reimbursement to the State if the municipality receives payments or other consideration with respect to the project; disposition of proceeds upon the sale, transfer, or lease of the property (see the enclosed ERP Site Disposition Form); ensuring that NYSDEC has access to the property; and providing complete notice of any proposed change of use, as defined in ECL 56-0511.

Please note that in addition to the requirements discussed above, you are required to perform the following tasks:

- 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 and provide NYSDEC with proof of filing within 30 days of receipt. 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

- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC.

NYSDEC will prepare and distribute to the Site Contact List a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls, if any, that are required at the site.

The final payment under the SAC will be made after the execution of all necessary amendments, and the issuance of the COC. If you have any questions, please do not hesitate to contact Kelly Hale, NYSDEC's project manager, at 315-235-0332.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

Christine Vooris – NYSDOH
Melissa Doroski – NYSDOH
Shaun Surani – NYSDOH

ec w/o enc:

Kelly Hale
Jacqueline Smith-Gagnon
Jason Pelton
Jennifer Dougherty
Jennifer Hathaway
Leia Schmidt
Michael Murphy
William Dashnaw (wdashnaw@slic.com)
Bryce Dingman (BDingman@bartonandloguidice.com)
Charles Nash (nashandpalmattorneys@gmail.com)

NYSDEC ENVIRONMENTAL RESTORATION PROGRAM (ERP)

CERTIFICATE OF COMPLETION

Name

Town of Oswegatchie

Address

51 State Street, Heuvelton, NY 13654

SITE INFORMATION

Site No.: E645045 **Site Name:** Collins Property

State Assistance Contract No.: DEC01-C01211GG-3350000

Site Owner: Town Of Oswegatchie

Street Address: 7610 State Highway 68

Municipality: Oswegatchie **County:** St. Lawrence **DEC Region:** 6

Site Size: 5.400 Acres

Tax Map Identification Number(s): 59.021-5-4.1

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 56, Title 5 of the New York State Environmental Conservation Law ("ECL") and 6NYCRR 375.

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 State Assistance Contract, 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 approved 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 ERP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

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 56-0509. 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 56-0509. The liability limitation shall be subject to all rights reserved to the State by ECL Section 56-0509 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 56-0509(1) and 6NYCRR Part 375.

CERTIFICATE MODIFICATION/REVOICATION

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

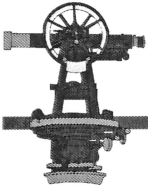
- (1) either the Municipality or the Municipality’s successors or assigns have failed to comply with the terms and conditions of the State Assistance Contract;
 - (2) either the Municipality or the Municipality’s successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
 - (3) either the Municipality or the Municipality’s successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the approved remedial work plan were reached;
 - (4) the terms and conditions of the environmental easement, if applicable, have been intentionally violated;
 - (5) the environmental easement as implemented, if applicable, is not protective or enforceable;
- or
- (6) there is good cause for such modification or revocation.

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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 4/17/2026
Andrew Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description



SUGGESTED DESCRIPTION
TOWN OF OSWEGATCHIE TAX MAP P.N. 59.021-5-4.1
NEW YORK STATE ROUTE 68
LANDS OF THE TOWN OF OSWEGATCHIE

ALL THAT TRACT OR PARCEL OF LAND, being situate in the Town of Oswegatchie, County of St. Lawrence, State of New York, and being further described as follows:

BEGINNING at a 1 1/2" iron pipe found at the intersection of the municipal boundary line between the Town of Oswegatchie and the City of Ogdensburg with the northwesterly highway margin of New York State Route 68 (Riverside Drive, reputedly 66 feet wide);

THENCE along the northwesterly high margin of New York State Route 68 on a curve to the right at a radius of 2,094.92 feet, a distance of 60.59 feet to a 5/8" iron rebar found, said rebar being situate S 32°34'31" W, a distance of 60.59 feet from the last-mentioned pipe;

THENCE N 46°09'19" W, passing through a 5/8" capped iron rebar found (Thew) at a distance of 128.50 feet and continuing a total distance of 237.14 feet to a 5/8" capped iron rebar set;

THENCE S 42°40'31" W, a distance of 239.57 feet to a 5/8" capped iron rebar set, said rebar being situate N 42°40'31" E, a distance of 150.18 feet from a 5/8" capped iron rebar found (Thew);

THENCE N 46°26'19" W, a distance of 291.98 feet to a 3/4" iron pipe found;

THENCE N 46°31'54" W, passing through a 1 1/2" iron pipe found at a distance of 298.71 feet and continuing a distance of 41.8 feet ± for a total distance of 340.50 feet to a point on the shore of the St. Lawrence River;

THENCE downstream along the shoreline of the St. Lawrence River as it winds and turns in a generally northeasterly direction, a distance of 419.9 feet ± to a point marking the intersection of the shoreline of the St. Lawrence River with the aforementioned municipal boundary line between the Town of Oswegatchie and the City of Ogdensburg, said point being situate a direct tie of N 29°31'05" E, a distance of 312.89 feet from the last-mentioned point;

THENCE S 46°07'21" E, along said municipal boundary between the Town of Oswegatchie and the City of Ogdensburg, passing through two (2) 5/8" iron rebar found at a distance of 58.9 feet ± and a distance of 395.56 feet and continuing a total distance of 930.30 feet to the point and place of **BEGINNING**.

CONTAINING 4.83 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, East Zone (3101), as realized from static GPS observations referenced to NAD 83 (2011) made on June 14, 2021.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 5/8" capped iron rebars set are yellow and read "STORINO GEOM PLS 50878".

SUBJECT TO any rights or restrictions of record that an updated Abstract of Title may disclose.

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 6/14 and 6/21/2021, shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 59.021-5-4.1 LANDS OF THE TOWN OF OSWEGATCHIE", dated 6/23/2021, a copy of which is part of this instrument.

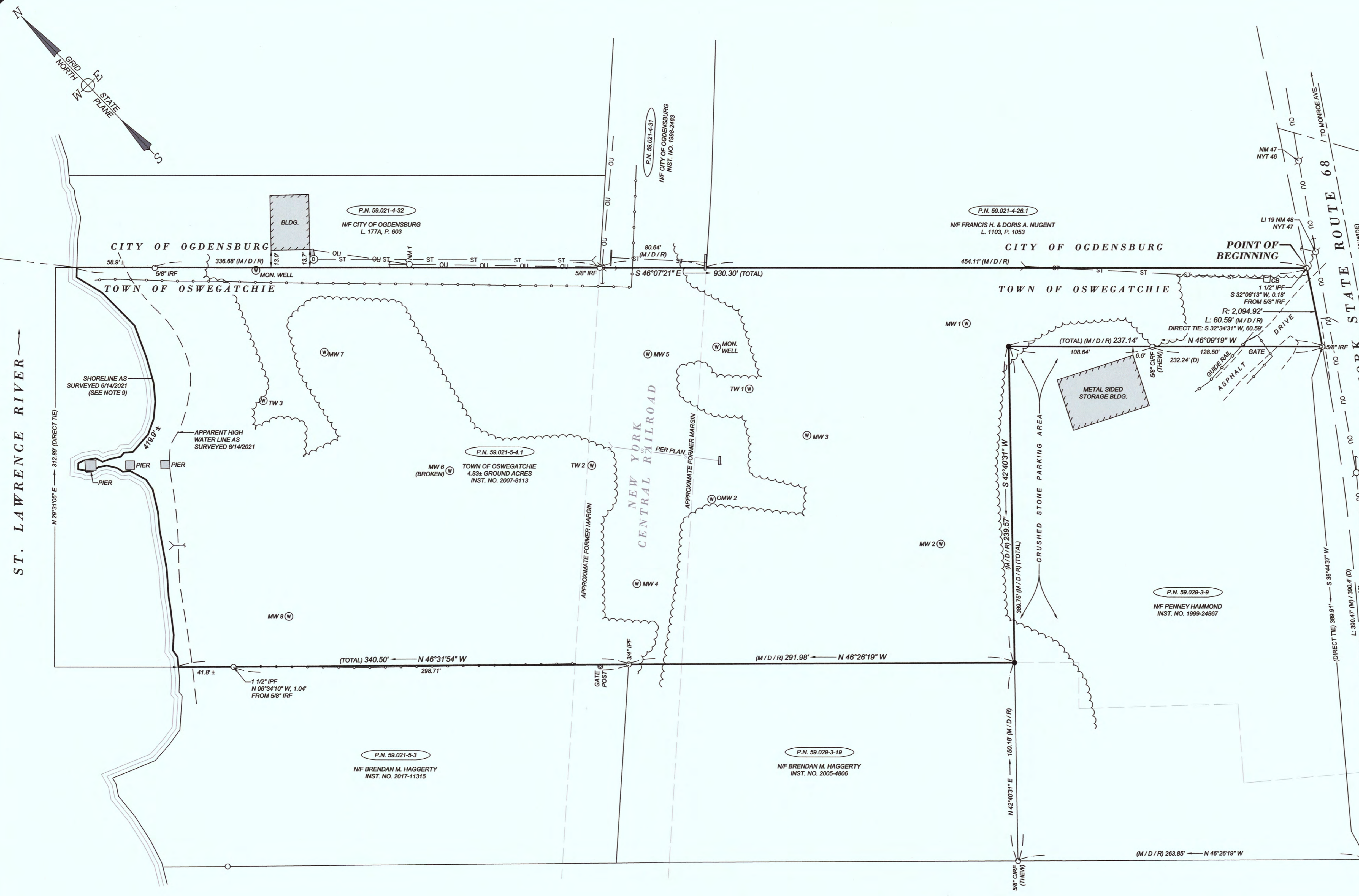
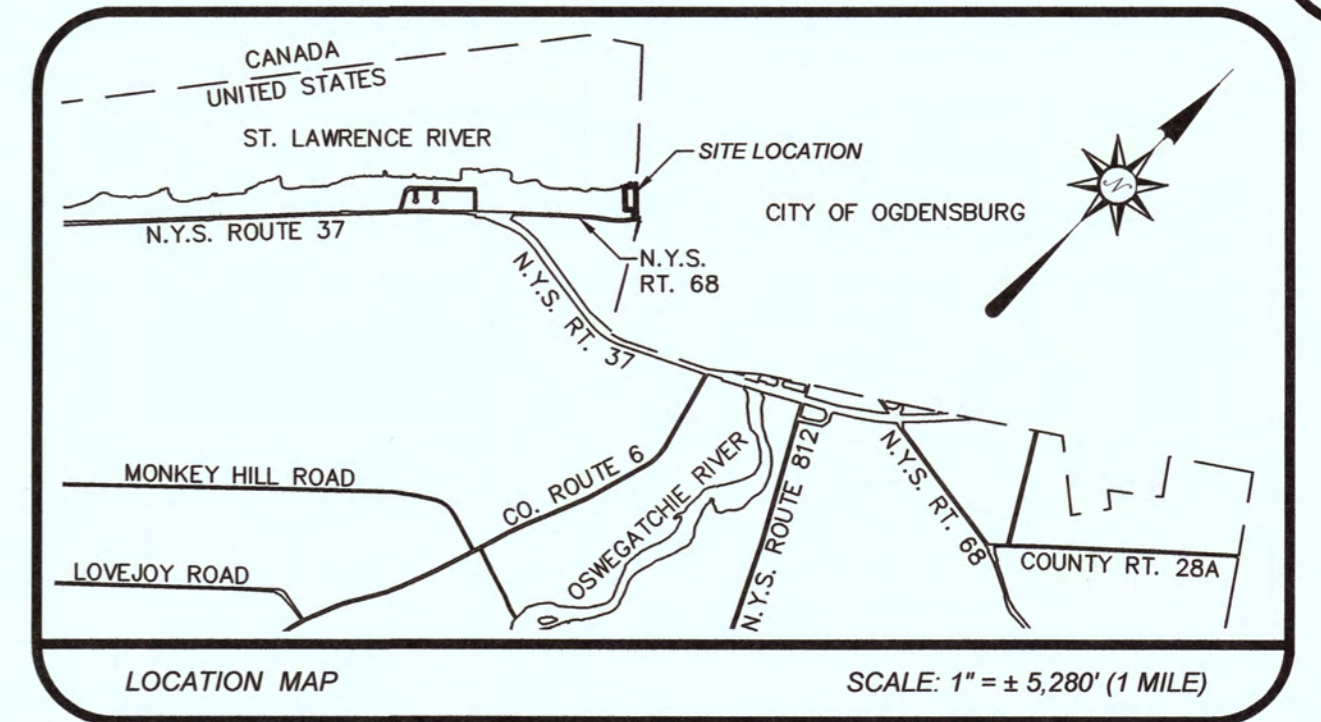
INTENDING to more accurately describe the parcel of land conveyed by Real Estate Development Company, Inc. to the Town of Oswegatchie in a deed dated April 25, 2007, recorded in the St. Lawrence County Clerk's Office as Instrument Number 2007-8113 on May 16, 2007.



Adam Michael Storino, PLS No. 50878
Licensed Land Surveyor

Exhibit B

Site Survey



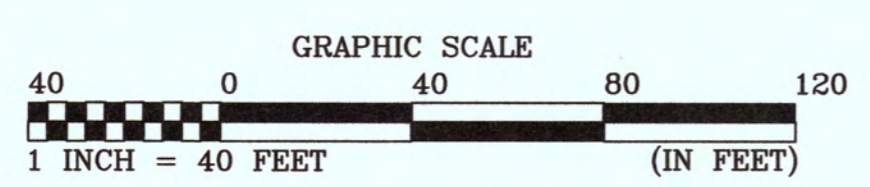
- MAP REFERENCES:**
- "MAP SHOWING LANDS OF REAL ESTATE DEVELOPMENT COMPANY, INC.", FILE NO. CK2785-03-04, BY THE ASSOCIATES, PLLC, DATED JUNE 1, 2004, REVISED JUNE 14, 2006.
 - "BOUNDARY & TOPOGRAPHIC MAP FOR TOWN OF OSWEGATCHIE BROWNFIELD PROJECT", FILE NO. 3235.36, BY POPUL DESIGN GROUP, DATED JULY 15, 2009, REVISED FEBRUARY 10, 2010.
- SURVEY NOTES:**
- BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (3101), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON JUNE 14, 2021.
 - DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
 - SURVEY DATES: 6/14 AND 6/21/2021
 - ALL ADJOINERS AND REFERENCES ARE PER THE ST. LAWRENCE COUNTY REAL PROPERTY ASSESSMENT OFFICE.
 - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
 - SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
 - MONITORING WELLS SHOWN HEREON WERE SURVEYED BY STORINO GEOMATICS, PLLC. MONITORING WELL NAMES ARE AS DESIGNATED ON MAP REFERENCE 2.
 - NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7862 OR 811)
 - (M): MEASURED DISTANCE (D): DEED DISTANCE (R): RECORD MAP DISTANCE (IPF): IRON PIPE FOUND (IRF): IRON REBAR FOUND (CRF): CAPPED IRON REBAR FOUND (CIRS) ARE YELLOW AND READ "STORINO GEOM PL S 50878".
 - WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND HUMAN ACTIVITY, AND THEREFORE, SUCH BOUNDARIES MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF TITLE/ OWNERSHIP LIMITS.

- LEGEND:**
- BOUNDARY LINE
 - FORMER BOUNDARY LINE
 - IRON FOUND (AS NOTED)
 - 5/8" CAPPED IRON REBAR SET
 - HIGHWAY MARGIN
 - CENTERLINE OF ROAD
 - EDGE OF PAVEMENT
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITY LINE
 - MONITORING WELL
 - STORM PIPE
 - CATCH BASIN
 - STORM MAN-HOLE
 - CHAIN-LINK FENCE
 - TREE / BRUSH LINE

DEED REFERENCE:

REAL ESTATE DEVELOPMENT COMPANY, INC. TO THE TOWN OF OSWEGATCHIE DEED DATE: APRIL 25, 2007 DATE RECORDED: MAY 16, 2007 INSTRUMENT NUMBER: 2007-8113

- ADJOINER REFERENCES:**
- JOHN H. POWERS TO FRANCIS H. & DORIS A. NUGENT DEED DATE: DECEMBER 9, 1996 DATE RECORDED: DECEMBER 11, 1996 LIBER 1103, PAGE 1053
 - R&R ENTERPRISES BY PHILIP A. COSMO TO CITY OF OGDENSBURG DEED DATE: MAY 29, 1998 DATE RECORDED: JUNE 2, 1998 INSTRUMENT NUMBER: 1998-2463
 - GARY & PENNEY HAMMOND TO PENNEY HAMMOND DEED DATE: DECEMBER 13, 1999 DATE RECORDED: DECEMBER 20, 1999 INSTRUMENT NUMBER: 1999-24867
 - REAL ESTATE DEVELOPMENT COMPANY, INC. TO BRENDAN M. HAGGERTY DEED DATE: JANUARY 24, 2005 DATE RECORDED: MARCH 30, 2005 INSTRUMENT NUMBER: 2005-4806
 - MARSHA A. SAWYER TO BRENDAN M. HAGGERTY DEED DATE: AUGUST 2, 2017 DATE RECORDED: AUGUST 28, 2017 INSTRUMENT NUMBER: 2017-11315



CLIENT INFORMATION:

BARTON & LOGUIDICE, D.P.C.
 443 ELECTRONICS PARKWAY
 LIVERPOOL, NY 13088
 T: (315) 457-5200
 F: (315) 451-0052
 INFO@BARTONANDLOGUIDICE.COM



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THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

**SURVEY PLAT OF A PARCEL OF LAND KNOWN AS
 TAX MAP P.N. 59.021-5-4.1
 LANDS OF THE TOWN OF OSWEGATCHIE**

PREPARED FOR **BARTON & LOGUIDICE, D.P.C.**

**NEW YORK STATE ROUTE 68
 COUNTY OF ST. LAWRENCE**

**TOWN OF OSWEGATCHIE
 STATE OF NEW YORK**



STORINO GEOMATICS
 LAND SURVEYING SERVICES & CONSULTING, PLLC
 PROFESSIONAL LAND SURVEYORS

165 MULLIN STREET
 WATERTOWN, NY 13601

TEL: (315) 788-0287
 WWW.STORINGEOMATICS.COM

DATE: 6/23/2021
 SCALE: 1" = 40'
 DRAWN BY: A.M.S.
 CHECKED BY: T.M.S. / A.M.S.
 FILE NO: 2021-052
 DWG. NO.
V101
 1 OF 1

**Collins Property, E645045
7610 State Highway 68, Oswegatchie**

**NOTICE OF CERTIFICATE OF COMPLETION
Environmental Restoration Program
Pursuant to 6 NYCRR Part 375-1.9(d)**

**Collins Property, Site ID No. E645045
7610 State Highway 68, Oswegatchie, 13654**

Town of Oswegatchie, St. Lawrence County, Tax Map Identification Number: Tax ID# 59.021-5-4.1

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to the Town of Oswegatchie for a parcel approximately 5.40 acres located at 7610 State Highway 68 in Oswegatchie, St Lawrence County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the State Assistance Contract, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 56, Title 5 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):

- 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, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 56-0509. 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 56-0509. The liability limitation shall be subject to all rights reserved to the State by ECL Section 56-0509 and any other applicable provision of law.

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 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 6 Office located at 317 Washington Street, Watertown NY, 13601, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/E645045/>.

**Collins Property, E645045
7610 State Highway 68, Oswegatchie**

WHEREFORE, the undersigned has signed this Notice of Certificate

Town of Oswegatchie

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:

Town of Oswegatchie
51 State Street, Heuvelton
NY, 13654

Feb. 2022