

## Site 1: M. L. Giovannetti

**Location:** River Rd E N  
**Owner:** Mark L. Giovannetti  
**SBL #:** 219.80-01-01  
**Acres:** 0.42  
**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. There are two gasoline service station canopy structures on site, one that is 50x25 and one that is 16x16.

### Existing Infrastructure and Utilities:

Municipal water, gas and electric utilities, and private sewer exist on-site.

### Building Profile:

Assessed Value: \$97,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is located on River Road (County Route 57). NYS Route 481 runs near the south-west side of the property. River Road intersects with Van Buren Street about 450 feet to the south of the property. The property is located approximately 230 feet northeast of the Oswego River, separated by River Road and NYS Route 481. The CSX freight rail line is located approximately 95 feet north-east of the property, paralleling River Road, although there

is no rail access. The property is approximately 750 feet north of the Indian Point Boat Launch, and is not currently accessible by sidewalks.

### Key Features:

The property is not located within a designated floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within an Empire Zone.

### Adjacent Land Uses:

N: Commercial  
S: Vacant  
E: Public Services  
W: Vacant

### Environmental and Land Use History:

The property was passed on through family in 2008. The site is adjacent to Babcock Oil Co. Inc. which is located within the Town of Volney.

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Historic use as a gas station may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 2: M. L. Giovannetti

**Location:** River Rd E N  
**Owner:** Mark L. Giovannetti  
**SBL #:** 219.80-01-02  
**Acres:** 0.22  
**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land; no buildings have been recorded.

### Existing Infrastructure and Utilities:

Municipal water, gas and electric utilities, and private sewer exist on-site.

### Building Profile:

Assessed Value: \$10,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is located on River Road (County Route 57). NYS Route 481 runs near the south-west side of the property. River Road intersects with Van Buren Street about 250 feet to the south of the property. The property is located approximately 235 feet north east of the Oswego River, separated by River Road and NYS Route 481. The CSX freight rail line is located approximately 100 feet northeast of the property, paralleling River Road, although there is no rail access. The Indian Point Boat Launch is approximately 575 feet south of the property. The site is not currently accessible by sidewalks.

### Key Features:

The property is not located within a designated floodplain. There are no known wetlands on-site.

NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Vacant  
E: Public Services  
W: Vacant

### Environmental and Land Use History:

The site was passed on through family in 2008. The site is adjacent to Babcock Oil Co. Inc. which is located within the Town of Volney.

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Historic use as a gas station may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





### Site 3: W. E. Nies

**Location:** 441 N. First Street

**Owner:** William E. Nies

**SBL #:** 236.24-01-13

**Acres:** 0.49

**Zoning:** M1 Manufacturing/Industrial

**Current Use/ Status:**

The property is currently classified as a One-Family Residence. There is currently a two story home, built in 1880 measuring 2,465 square feet on the property. The home has a 96 square foot enclosed porch, an 80 square foot shed, and a 186 square foot car port constructed between 1989 and 1993. The property is currently being used as a residence.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$66,100

Gross Floor Area (sq. ft): 2,465 sq.ft.

Year Built: 1880

## Stories: 2

Original Use: N/A

Current Use: Residential

Condition: Normal

### Proximity to Existing Transportation Networks:

The property is accessible from N. First Street, which is proposed to be a future public pedestrian trail). N. First Street curves around the northern property boundary, terminating at NYS Route 481 which runs in a north/south direction along the eastern side of the property. The western boundary of the property is approximately 92 feet from the Oswego River. The property lies adjacent to the Indian Point Boat Launch, which is approximately 80 feet to the north, and Van Buren Park, which is roughly 260 feet to the east.

### Key Features:

A large portion of the property is designated within a 500-year floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

**Adjacent Land Uses:**

N: Vacant

S: Commercial

E: Vacant

W: Oswego River

### Environmental and Land Use History:

*Research in progress*

**Known or Suspected Contaminants:**

No known or suspected contaminants on site.

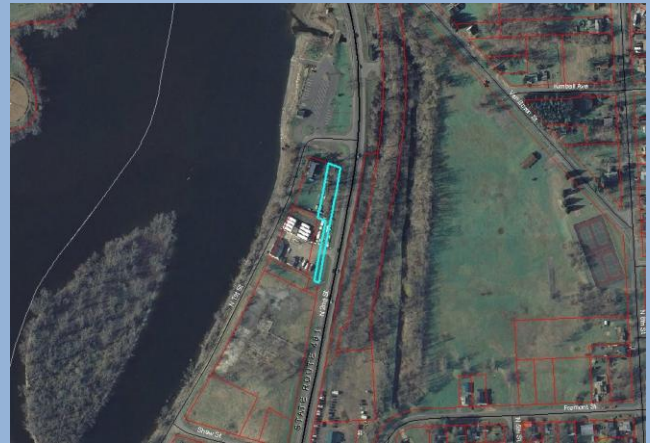
### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 4: City of Fulton

<b>Location:</b>	N. Second Street
<b>Owner:</b>	City of Fulton
<b>SBL #:</b>	236.31-01-02.1
<b>Acres:</b>	0.53
<b>Zoning:</b>	M1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land; however the southern strip of the property is being used for materials storage, likely for the adjacent Marshall Family fuel company.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$14,100  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (N. Second Street) on the east side of the property. The Oswego River is located approximately 175 feet to the west of the parcel separated by another lot. The site is not currently accessible by sidewalk. The property lies adjacent to the Indian Point Boat Launch, which is approximately 100 feet to the north, and Van Buren Park, which is roughly 200 feet to the east.

### Key Features:

A small portion of the property is designated within a 500-year floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within

an Archeologically Significant Area.

### Adjacent Land Uses:

N: Vacant  
S: Vacant  
E: New York State Route 481  
W: Single Family Residential, Commercial

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



<b>Location:</b>	358 N. First Street
<b>Owner:</b>	Marshall Family Assoc LP
<b>SBL #:</b>	236.31-01-07
<b>Acres:</b>	0.78
<b>Zoning:</b>	M1 Manufacturing/Industrial



The property is currently classified as Gasoline, Fuel Oil, Liquid Petroleum Storage and/or Distribution. The site currently houses two machine sheds, one that is 247 square feet, and one that is 576 square feet, and 8 large propane storage tanks.

Municipal water/sewer and utilities exist on-site.

Assessed Value: \$150,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Fuel storage  
Current Use: Fuel storage  
Condition: Normal

The property is accessible from NYS Route 481 (N. Second Street) on the east side of the property. N. First Street runs along the west side of the property, and is proposed to be a future public pedestrian trail. The Oswego River is located approximately 78 feet to the west of the property. Van Buren Park is approximately 265 feet to the east of the property.

The southwestern corner of the property is designated within a 100-year floodplain, Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

N: Single Family Residential  
S: Vacant  
E: Vacant  
W: Oswego River

The site was previously owned by Don Elliott's Fuel Service and was sold to the Marshall Family Associates LP in 1995.

The site was included in the HIST LTANKS database. This database contains a listing of leaking underground and aboveground storage tanks. On 12/7/1994 an incident report was filed for tank failure. The owner was to submit an investigation plan. As of 3/08/01, the some soil sampling was completed; however, the sampling schedule was no followed and did not meet standards. During tank closure, soil sampling indicated contaminant parameters above guidance values.

*Research in progress*





## Site 6: Marshall Family Assoc LP

**Location:** N. Second Street  
**Owner:** Marshall Family Assoc LP  
**SBL #:** 236.31-01-02.2  
**Acres:** 0.16  
**Zoning:** M1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land; however a portion of the property is being used for materials storage for the adjacent Marshall Family fuel company.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$3,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (N. Second Street) on the east side of the property. N. First Street runs along the west side of the property, which is proposed to be a future public pedestrian trail. The Oswego River is located approximately 200 feet to the west of the parcel separated by another lot. Van Buren Park is approximately 230 feet to the east of the property. The site is not currently accessible by sidewalk.

### Key Features:

A large portion of the property is designated within a 500-year floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Vacant  
S: Vacant  
E: New York State Route 481  
W: Commercial

### Environmental and Land Use History:

The site was previously owned by Don Elliott's Fuel Service and was sold to the Marshall Family Associates LP in 1995.

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Accidental spills and leakage of underground and aboveground fuel storage tanks on the neighboring property may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 7: F. Fruce

**Location:** 381 N. First Street  
**Owner:** Frank Fruce  
**SBL #:** 236.31-01-06  
**Acres:** 0.22  
**Zoning:** M1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Residential Land. There are no structures on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$3,400  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The eastern boundary of the property is accessible from N. First Street, which is proposed to be a future public pedestrian trail. The western side of the property is approximately 80 feet from NYS Route 481. The Oswego River is located 75 feet to the west of the parcel. Van Buren Park is approximately 250 feet to the east of the property.

### Key Features:

Roughly one quarter of the western portion of the parcel is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Vacant  
E: Vacant  
W: Oswego River

### Environmental and Land Use History:

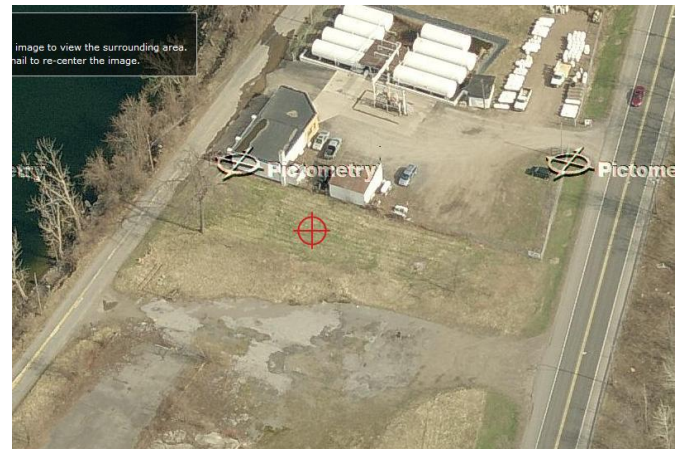
The property was passed on through family in 1994.  
*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 8: F. J. Posa

**Location:** N. Second Street

**Owner:** Frank J. Posa

**SBL #:** 236.31-01-06.01

**Acres:** 0.05

**Zoning:** M1 Manufacturing/Industrial

**Current Use/ Status:**

The property is currently classified as Vacant Commercial Land. There are no structures or improvements on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$2,500

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: N/A

Current Use: N/A

Condition: N/A

### Proximity to Existing Transportation Networks:

The parcel is accessible from NYS Route 481 (N. Second Street). The Oswego River is located approximately 240 feet to the west of the parcel, separated by another lot. Van Buren Park is approximately 210 feet to the east of the property. The site is not currently accessible by sidewalk.

### Key Features:

The property is not located within a designated floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

**Adjacent Land Uses:**

N: Vacant

S: Vacant

E: New York State Route 481

W: Vacant

### Environmental and Land Use History:

*Research in progress*

**Known or Suspected Contaminants:**

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 9: City of Fulton (aka Bird Property)

**Location:** 361 N. First Street  
**Owner:** City of Fulton  
**SBL #:** 236.31-01-03  
**Acres:** 2.60  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. The parcel has foundational remains of a former manufacturing building.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity of the site.

### Building Profile:

Assessed Value: \$165,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Manufacturing  
Current Use: Vacant, Demolished  
Condition: Vacant

### Proximity to Existing Transportation Networks:

The property is adjacent to NYS Route 481 on the eastside, Shaw Street provides access to the south side and North First Street provides access to the west side. The Oswego River is located approximately 77 feet to the west of the parcel, separated by approximately 15 yards of City owned land, which is proposed to be a future public pedestrian trail. Van Buren Park is approximately 250 feet to the east of the property. The site is not currently accessible by sidewalk.

### Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The

parcel is located within the City of Fulton Empire Zone. The parcel is located 0.05 miles west of Van Buren Park.

### Adjacent Land Uses:

N: Vacant  
S: Vacant  
E: New York State Route 481  
W: Pedestrian Trail & Oswego River

### Environmental and Land Use History:

The site was previously owned by Bird Incorporated and donated to the City in 2011. The City agreed to indemnify Bird from any liability for environmental issues; the City has no knowledge that there are any environmental issues associated with said property. The site contains a structure that was constructed in 1939 and later demolished in 1999. The remains include a 2-foot high concrete foundation which is the remains of approximately 35% of the original structure's footprint. The site has been used for several manufacturing businesses, including asphalt and roof manufacturing and storage of large oil tanks. The Fulton Terminals Site, a former



Superfund Site, is 600 feet southeast and up-gradient of the target property.

**Known or Suspected Contaminants:**

The 2005 Phase I ESA reports no evidence of underground or aboveground storage tanks on the site. The assessment did reveal 4 Recognized Environmental Conditions (REC) 7 groundwater monitoring wells along the east and west property boundaries, and 8 adjacent leaking underground storage tanks.

**Use Potential and Redevelopment Opportunities:**

The site needs to be further studied through a Phase II ESA to determine if the groundwater and soil is contaminated from former activities and neighboring properties. Remediation at the site is anticipated prior to redevelopment.



## Site 10: City of Fulton (aka Fulton Terminals Site #1)

**Location:** N. First Street  
**Owner:** City of Fulton  
**SBL #:** 236.31-01-05  
**Acres:** 0.97  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. Previous structures have been removed.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity to the site.

### Building Profile:

Assessed Value: \$6,700  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is adjacent to N. First Street on the west side of the property with Shaw Street providing access to the south side of the property. Shaw Street connects the parcel to NYS Route 481. The Oswego River is located roughly 65 feet to the west of the parcel, separated by approximately 12 yards of City owned land, which is proposed to be a future public pedestrian trail. The site is not currently accessible by sidewalk.

### Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel

within an Archeologically Significant Area.

The parcel is located 0.1 miles west of Van Buren Park.

### Adjacent Land Uses:

N: Vacant  
S: Public Services  
E: Vacant  
W: Oswego River

### Environmental and Land Use History:

The site contained the Fulton Terminals from 1936 to 1960. During this time period the primary activity on the site was manufacturing of roofing materials, which involved the storage of aboveground tanks



underground tanks. From 1981 to

### Known or Suspected Contaminants:

Chemical wastes stored in tanks leaked, resulting in widespread soil and groundwater contamination.



From 1981 to 1983s several tanks were removed as part of the Voluntary Cleanup Program. The USEPA and the PRP have since conducted removal activities including fencing the site, excavating and removing tanks containing waste, and removing approximately 300 cubic yards of contaminated soil. The remedy included low temperature thermal desorption of approximately 13,000 cubic yards of contaminated soil. The soil remediation was completed in March of 1996. This site is now in a long-term groundwater evaluation period to show a treatment program is not necessary. Groundwater biannual monitoring will continue through 2009, and will continue to be monitored until it no longer presents a significant threat.

As part of the New York State Superfund Program soils contaminated with Trichloroethene (TCE), volatile organic compounds (VOC), Polychlorinated Biphenyls (PCB), and metals have been removed from the site.

**Use Potential and Redevelopment Opportunities:**

Site must be cleared by the State prior to any redevelopment activities.



## Site 11: City of Fulton (aka Fulton Terminals Site #2)

**Location:** NYS Route 481 & Shaw Street  
**Owner:** City of Fulton  
**SBL #:** 236.31-01-04  
**Acres:** 0.26  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. Previous structures have been removed.

### Existing Infrastructure, utilities, and site access:

Municipal water/sewer and utilities exist within proximity to the site.

### Building Profile:

Assessed Value: \$4,800  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: Vacant  
Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible on the south side of the property by Shaw Street and from the east side of the property via N. Second Street. Shaw Street connects the site to NYS Route 481. The Oswego River is located 325 feet to the west of the site. Van Buren Park is located 325 to the northeast of the property. The site is currently not accessible by sidewalks.

### Key Features:

NYSHPO has designated the parcel within an Archeologically Significant Area. The site is located within the City of Fulton Empire Zone.

### Adjacent Land Uses:

N: Vacant  
S: Commercial, Vacant  
E: Commercial  
W: Vacant

### Environmental and Land Use History:

The site contained the Fulton Terminals from 1936 to 1960. During this time period the primary activity on the site was manufacturing of roofing materials, which involved the storage of aboveground tanks underground tanks.



### Known or Suspected Contaminants:

Chemical wastes stored in tanks leaked, resulting in widespread soil and groundwater contamination. From 1981 to 1983s several tanks were removed as part of the Voluntary Cleanup Program. The USEPA and the PRP have since conducted removal

activities including fencing the site, excavating and removing tanks containing waste, and removing approximately 300 cubic yards of contaminated soil. The remedy included low temperature thermal desorption of approximately 13,000 cubic yards of contaminated soil. The soil remediation was completed in March of 1996. This site is now in a long-term groundwater evaluation period to show a treatment program is not necessary. Groundwater biannual monitoring will continue through 2009, and will continue to be monitored until it no longer presents a significant threat.

As part of the New York State Superfund Program soils contaminated with Trichloroethene (TCE), volatile organic compounds (VOC), Polychlorinated Biphenyls (PCB), and metals have been removed from the site.

**Use Potential and Redevelopment Opportunities:**

Site must be cleared by the State prior to any redevelopment activities.





## Site 12: S. Fruce Property

**Location:** Shaw Street  
**Owner:** Sarah Fruce  
**SBL #:** 236.39-01-02  
**Acres:** 0.83  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. There are no structures or improvements on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity to the site.

### Building Profile:

Assessed Value: \$11,500  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible from Shaw Street on the north side of the property. The Oswego River is located approximately 380 feet to the west of the site. NYS Route 481 is east of the parcel and can be accessed by Shaw Street. The site is not currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. Van Buren Park is located roughly 650 feet to the northeast of the property.

### Adjacent Land Uses:

N: Vacant  
S: Vacant  
E: Commercial  
W: Commercial

### Environmental and Land Use History:

The site is currently vacant and has no history of any building on the site. The site is adjacent to previously contaminated properties that have since begun the process of remediation. These properties include the Fulton Terminals Sites, Bird Incorporated, and the Fruce Site. Directly adjacent to this property is an active business.



### Known or Suspected Contaminants:

No known or suspected contaminants on site.

**Use Potential and Redevelopment Opportunities:**

The site is currently vacant, and located within the M-1 zoning district. The site has a high redevelopment potential; further analysis is necessary to confirm the site has not been contaminated by the surrounding properties.



## Site 13: A. F. Amalfetano

**Location:** 208 N. Second Street

**Owners:** Anthony F. Amalfetano & Mark Fruce Living Trust

**SBL #:** 236.39-01-03

**Acres:** 0.19

**Zoning:** M1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Commercial, Multiple Use or Multipurpose. The 1,625 square foot one-story structure, constructed in 1964, is occupied by a single retail use, warehouse or small office.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$49,000  
Gross Floor Area (sq. ft): 1,625 sq.ft.  
Year Built: 1964  
Stories: 1  
Original Use: N/A  
Current Use: Retail  
Condition: Fair

### Proximity to Existing Transportation Networks:

The property is on the corner of NYS Route 481 (N. Second Street) and Shaw Street. The Oswego River is located approximately 520 feet to the west of the parcel.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Vacant  
S: Community Services  
E: Commercial  
W: Vacant

### Environmental and Land Use History:

The property was passed on though family in 2009.  
*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 14: 103 Ontario Street – Fulton MGP

**Location:** 103 Ontario Street  
**Owner:** City of Fulton  
**SBL #:** 236.47-01-11  
**Acres:** 1.23  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as a Highway Garage. The currently has an occupied 6,400 square foot building, constructed in 1969 that is used by the City of Fulton.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$129,000  
Gross Floor Area (sq. ft): 6,400  
Year Built: 1969  
Stories: 1  
Original Use: Highway Garage  
Current Use: Highway Garage  
Condition: Good

### Proximity to Existing Transportation Networks:

The site is accessible from Ontario Street on the south side of the property and Hubbard Street on the east side. The Oswego River is located approximately 250 feet to the west of the site. The site is currently not accessible by sidewalk.

### Key Features:

A small portion of the northwestern corner of the property is designated within the 100-year floodplain zones AE and X500. There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.3 miles north of the Marina/Canal Park.

### Adjacent Land Uses:

N: Commercial  
S: Industrial  
E: Industrial  
W: Commercial, Vacant, One-Family Residential, Multi-family Residential

### Environmental and Land Use History:

The site has historically been owned by the City of Fulton, used for storage and warehousing of highway equipment and vehicles. In 1955 the City paved the site with asphalt to improve storage and parking. The building on site was built in 1969, with minor improvements made in 1975.



### Known or Suspected Contaminants:

The site was part of the EPA Voluntary Cleanup Program, which was undertaken to remediate unwanted contaminants on the property or building.

**Use Potential and Redevelopment Opportunities:**

The site is currently publicly owned, housing City equipment and vehicles. Potential redevelopment opportunities and/or alternatives continue to be explored by the City.





## Site 15: Mid-Valley Oil Co Inc.

**Location:** Ontario Street  
**Owners:** Mid-Valley Oil Co Inc.  
**SBL #:** 236.47-01-06  
**Acres:** 0.68  
**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. The land currently contains a parking lot that was constructed in 1970 and is in fair condition.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$41,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (N. Second Street) and is bound by Ontario Street to the north and Hubbard Street to the west. The Oswego River is located approximately 400 feet to the west of the parcel. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. The property is located east of the Davis-Standard, LLC, Black Clawson Converting Machinery manufacturing plant on the opposite side of Hubbard Street.

### Adjacent Land Uses:

N: Industrial  
S: Commercial  
E: Commercial  
W: Industrial

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 16: E. G. Bellinger

**Location:** Erie Street

**Owners:** Edward G Bellinger & Phyllis E Bellinger

**SBL #:** 236.47-05-01.2

**Acres:** 0.46

**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. There are no buildings or improvements on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$26,500  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible from NYS Route 481 (N. Second Street) to the west and Erie Street to the south. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. The site is directly across from Burke's Home Center and Lumber Yard on the corner of N. Second Street and Erie Street.

### Adjacent Land Uses:

N: Commercial  
S: Commercial  
E: Multi-Family Residential  
W: Commercial

### Environmental and Land Use History:

The site was sold to the Bellinger's by Peter C. Massaro in 2004.

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 17: B. Seymour Property

**Location:** 25 S. Second Street

**Owner:** Brian Seymour

**SBL #:** 236.56-04-01

**Acres:** 0.22

**Zoning:** C-2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. Previous structures have been removed.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$27,000

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: 2

Original Use: Mixed-Use

Current Use: Vacant Lot

Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible on the north side at Cayuga Street and from the west side of the property via NYS Route 481 (S. Second Street). The Oswego River is located approximately 625 feet to the west of the site. The site is accessible by sidewalks.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 625 feet east of the Marina/Canal Park.

### Adjacent Land Uses:

N: Commercial

S: Vacant

E: Mixed-Use

W: Mixed-Use

### Environmental and Land Use History:

The property was passed sold to David Seymour in 1995, and passed on through family to Brian Seymour in 2009. The site used to contain an historic brick row building that was demolished in 2009. The building was a vacant mixed-use building in poor condition at the time of demolition. Currently the site is a vacant lot, although these conditions are not evident in the out-dated aerial imagery above.



### Known or Suspected Contaminants:

No known or suspected contaminants on site.

**Use Potential and Redevelopment Opportunities:**

The site has a high redevelopment potential due to its prime location downtown and along a major transportation corridor. Across the street is a new condo and retail development. Although, there may be a lack of parking in the area, the property owner has the opportunity to utilize adjacently-owned lots on Route 481 for business expansion.



## Site 18: 203 East Broadway (Alaskan Oil)

**Location:** 203-207 East Broadway  
**Owner:** City of Fulton  
**SBL #:** 236.72-03-26  
**Acres:** 0.20  
**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as a Service and Gas Station, but is currently utilized as a car dealership. The 1,305 square foot building, constructed in 1975 is in fair condition.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$150,000  
Gross Floor Area (sq. ft): 1,305  
Year Built: 1975  
Stories: 1  
Original Use: Gas Station  
Current Use: Gas Station  
Condition: Fair

### Proximity to Existing Transportation Networks:

The site is accessible from NYS Route 481(S. Second Street) on the west side of the property and East Broadway (NYS Route 3) on the south side. The Oswego River is located approximately 0.17 miles to the west of the site. The CSX freight rail line is approximately 0.15 miles south-west of the parcel. The site is currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone.

The parcel is located 0.43 miles from Oswego Falls Playground and 0.1 miles from Fulton Education Center.

### Adjacent Land Uses:

N: Commercial  
S: Commercial  
E: Multi-Family Residential, Single Family Residential  
W: Commercial

### Environmental and Land Use History:

The property was previously a gas station, and was sold to Alaskan Oil Inc. by Parish Land Co. Inc. in 1996, and transferred to the City of Fulton in 2009. The site has historically served as a gas station; it first appeared on the Sanborn Company map in 1924 labeled as a filling station. In 1961 the site was paved by asphalt for the existing parking lot, and in 1995 the signage was replaced with new modern signs. The site was known to have changed ownership in 1996, however, remained a gas station after the change.



**Known or Suspected Contaminants:**

Past investigations indicated soil and groundwater contamination with a plume that extends toward Route 481 to the west. The source of contamination was underground fuel storage tanks. The site was part of the EPA Voluntary Cleanup Program, which was undertaken by private landowners to remediate any unwanted contaminants on the property and buildings, i.e., Benzene, Toluene, Ethylbenzene, Xylene (BTEX). A preliminary subsurface investigation was performed in January 2000 after the sites petroleum tanks were removed. Currently the site is in need of additional investigation. The Voluntary Cleanup Agreement

was terminated on 9/17/07. Remedial work at the site reverted to the Spill Response Program and is being managed under Spill # 97-07207. According to the NYS DEC Bulk Storage Database, all underground and above ground storage tanks historically located on this site have been removed.

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). This site was included in a variety of environmental databases for multiple reported spills or incidents over the years and therefore could be potentially contaminated. The following table provides a summary of these spill incidents.

**Table 1: Reported Spills, 1991 to present**

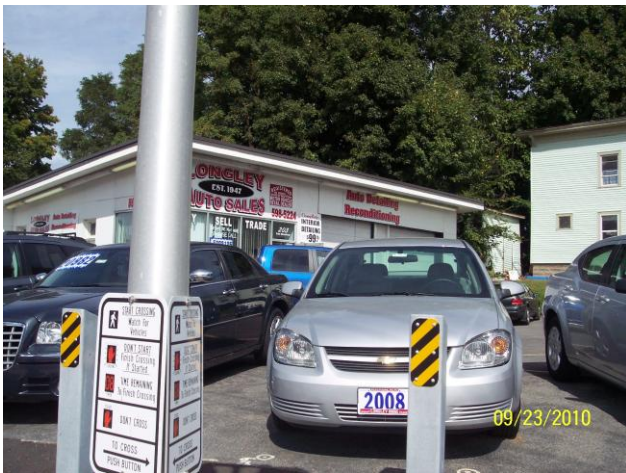
Spill Report Date	Database	Spill Cause	Spill Material	Quantity	Action Taken/Penalty	Outcome/Penalty
7/10/1991	NY Spills	Excavation for water line severed garage waste oil drain line	Waste Oil	100 gallons	Hired Clean Harbors Environmental to clean up	Penalty not recommended
9/18/1997	NY Spills	Unknown	Unknown	Unknown	Contaminated soil found while drilling	Penalty not recommended
2/24/2004	NY Spills	Housekeeping	Waste Oil	Unknown	Washed into City drain system	Penalty not recommended
6/3/2008	NY Spills	Other	Diesel	Unknown	Soil and groundwater sampling	Penalty not recommended

**Use Potential and Redevelopment Opportunities:**

The site currently has a land value of \$77,000 and an overall value of \$150,000 including the building. The reason for the moderately high value is due to its location at the high visibility intersection of NYS Route 481 and NYS Route 3.







## Site 19: Lobut Development, LLC.

**Location:** 215 S. First Street  
**Owners:** Lobut Development, LLC.  
**SBL #:** 236.72-02-31  
**Acres:** 0.15  
**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as a Commercial Multiple use or Multipurpose. The one story structure and parking lot on site are currently used for retail business.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$139,000  
Gross Floor Area (sq. ft): 2,780  
Year Built: 1980  
Stories: 1.0  
Original Use: N/A  
Current Use: Retail  
Condition: Good

### Proximity to Existing Transportation Networks:

The property is accessible from E. Broadway (NYS Route 3) from the south and S. First Street from the west. The Oswego River is located approximately 300 feet to the west of the parcel. The site is currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. The site is located across the street from the US Post Office on S. First Street.

### Adjacent Land Uses:

N: Commercial  
S: Commercial  
E: Commercial  
W: Community Services

### Environmental and Land Use History:

The property was sold to Lobut Development LLC by Marian Stanton in 2005.

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*







## Site 19: Lobut Development, LLC.

**Location:** 215 S. First Street  
**Owners:** Lobut Development, LLC.  
**SBL #:** 236.72-02-31  
**Acres:** 0.15  
**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as a Commercial Multiple use or Multipurpose. The one story structure and parking lot on site are currently used for retail business.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Combined Building Profile:

Assessed Value: \$139,000  
Gross Floor Area (sq. ft): 2,780

### Building Profile #1:

Gross Floor Area (sq. ft): 2,024  
Year Built: 1980  
Stories: 1.0  
Original Use: N/A  
Current Use: Retail  
Condition: Good

### Building Profile #2:

Gross Floor Area (sq. ft): 756  
Year Built: 1980  
Stories: 1.0  
Original Use: N/A  
Current Use: Retail  
Condition: Good

### Proximity to Existing Transportation Networks:

The property is accessible from E. Broadway (NYS Route 3) from the south and S. First Street from the west. The Oswego River is located approximately

300 feet to the west of the parcel. The site is currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. The site is located across the street from the US Post Office on S. First Street.

### Adjacent Land Uses:

N: Commercial  
S: Commercial  
E: Commercial  
W: Community Services

### Environmental and Land Use History:

The property was sold to Lobut Development LLC by Marian Stanton in 2005. The site is thought to have been historically used as a dry cleaner.

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 20: CSX Transportation Inc.

**Location:** State Route 481  
**Owners:** CSX Transportation Inc.  
**SBL #:** 236.32-01-11.11  
**Acres:** 3.28  
**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently vacant and is classified as Public Services, Transportation, Non-Ceiling Railroad. There are no buildings or improvements on site.

### Existing Infrastructure and Utilities:

Water/sewer and utilities do not exist on-site.

### Building Profile:

Assessed Value: \$8,800  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (N. Second Street). Approximately 125 feet of the northern property boundary is accessible from Van Buren Street. The western boundary of the property is approximately 350 feet from the Oswego River.

### Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. The property lies adjacent to the Indian Point Boat Launch, which is approximately 120 feet to the west separated by NYS Route 481, and Van Buren Park is directly to the east of the property separated by a stream and a dense wooded area.

NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Public Services  
S: Vacant  
E: Public Parks and Recreation  
W: Community Services, Vacant (road right-of-way)

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*







## Site 21: City of Fulton CDA

**Location:** 511 Fremont Street  
**Owners:** City of Fulton CDA  
**SBL #:** 236.32-01-08  
**Acres:** 0.25  
**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Residential land. The site contains no buildings or improvements.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$6,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from Fremont Street and is approximately 45 feet from the intersection of N. Fifth Street and Fremont Street.

### Key Features:

There are no known floodplains or wetlands on site. The western boundary of the property borders Van Buren Park. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Single Family Residential  
S: Single Family Residential  
E: Vacant  
W: Public Parks and Recreation

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 22: Oswego Co. Habitat for Humanity

**Location:** 513 Fremont Street

**Owners:** Oswego Co. Habitat for Humanity

**SBL #:** 236.32-01-08.01

**Acres:** 0.25

**Zoning:** C2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Residential land. The site contains no buildings or improvements.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$6,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from Fremont Street and is approximately 100 feet from the intersection of N. Fifth Street and Fremont Street.

### Key Features:

There are no known floodplains or wetlands on site. The parcel is located with approximately 70 feet of Van Buren Park. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Single Family Residential  
S: Single Family Residential  
E: Vacant  
W: Vacant

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 23: City of Fulton

**Location:** 515 Fremont Street

**Owner :** City of Fulton

**SBL #:** 236.32-01-07

**Acres:** 0.51

**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as Vacant Residential land. The site contains no buildings or improvements.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$8,900  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from Fremont Street and is approximately 160 feet from the intersection of N. Fifth Street and Fremont Street.

### Key Features:

There are no known floodplains or wetlands on site. The parcel is located with approximately 135 feet of Van Buren Park. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Single Family Residential  
S: Single Family Residential and Multi-Family Residential  
E: Single Family Residential  
W: Vacant

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 24: City of Fulton

**Location:** 216 N. Fifth Street  
**Owner :** City of Fulton  
**SBL #:** 236.40-02-01  
**Acres:** 3.22  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as a Government Building. This parcel encompasses two separate lots, one on either side of N. Fifth Street. The main lot on the west side of N. Fifth Street is actively used for the City of Fulton DPW.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$100,000  
Gross Floor Area (sq.ft): Approximately 6,360 sq.ft.  
Year Built: 1981, 1997  
Stories: N/A  
Original Use: N/A  
Current Use: Government Buildings  
Condition: Normal

### Proximity to Existing Transportation Networks:

The west side property is accessible from Seward Street, N. Fifth Street, Harrison Street, and N. Forth Street. The east side property is accessible from Seward Street, N. Fifth Street and Harrison Street. The site is approximately 475 feet south of Van Buren Park, and 1,000 feet from the Oswego River. The site is not currently accessible by sidewalk.

### Key Features:

The entire portion of the western parcel is designated within a 100-year floodplain Zone AE. The eastern lot is not within the floodplain. There

are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Single Family Residential, Recreation and Entertainment  
S: Community Services, Multi-Family Residential, Vacant  
E: Single Family Residential, Multi-Family Residential  
W: Vacant, Commercial

### Environmental and Land Use History:

The site formally housed a number of large barns that were used for equipment and materials storage and maintenance; however, the only buildings remaining on-site currently are two storage sheds. The adjacent lot on the east side of N. Fifth Street is currently vacant and used as a parking area.

### Known or Suspected Contaminants:

No known or suspected contaminants on site. According to the NYS DEC Bulk Storage Database, all underground storage tanks (one 6,000 gallon gasoline tank and one 2,000 gallon #2 fuel oil tank) have been removed from the site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 25: Former Fulton Mall Property

**Location:** 308 Harrison Street  
**Owner:** City of Fulton  
**SBL #:** 236.40-04-03  
**Acres:** 2.17  
**Zoning:** C-2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Commercial land. The site is listed as a Brownfield in the EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients, and Brownfields properties addressed by Targeted Brownfields Assessments. This parcel encompasses two separate lots, one on either side of Harrison Street. The main lot on the south side of Harrison Street houses a small 40x40 building. The building is unoccupied and in poor condition, with deteriorated tin walls.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$55,000  
Gross Floor Area (sq. ft): 300  
Year Built: 1960  
Stories: 1  
Original Use: Commercial  
Current Use: Vacant  
Condition: Poor

### Proximity to Existing Transportation Networks:

The site is accessible on the north side of the property by Harrison Street and from the east side of the property via N. Fourth Street. The Oswego River is located approximately .17 miles to the east of the site. The site is approximately 180 feet east of NYS Route 481 and is currently not accessible by sidewalks.

### Key Features:

The entire parcel is designated within a 100-year floodplain Zone AO. There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Single Family Residential  
E: Vacant, Community Services  
W: Vacant, Commercial

### Environmental and Land Use History:

The site was the location of 3 buildings. Building 1 was used for manufacturing operations from 1907 to 1955, and as a moving and storage facility through the 1970's. Later this building served as the Fulton Mall from 1984 until the early 1990's and was demolished in 2004. The existing corrugated metal building (Building 2) was built in the 1950s



and was used for storage. Building 3 operated during the 1910's to 1920's, as a toilet paper company and warehouse. The site was used as an illegal solid waste dump as early as 1916.

**Known or Suspected Contaminants:**

The site participated in the Environmental Remediation Program in 2008 after the results of a 2005 Phase I ESA identified two areas of concern: a 1,000-gallon underground storage tank (UST), and previous site use as an illegal solid waste dump. Remedial measures were conducted to remove the 1,000-gallon UST.

In 2009, Remedial Investigation and Remedial Action Reports (RI/RAR) were conducted, which determined that there were no significant impacts to the environmental quality of the site that would require it to undergo remediation. For the protection of public health, groundwater, and ecological risks, the site was categorized as acceptable for any restricted use due to the presence of Arsenic in excess of the standards. The report also found that concentrations of iron, manganese, and sodium that exceeded NYS standards existed in on-site groundwater wells. However, the site and surrounding area obtain their water from the City of Fulton municipal water district rather than a well, limiting the potential for exposure to the compounds from drinking impacted groundwater.

**Use Potential and Redevelopment Opportunities:**

The 2009 RI/RAR determined that no additional investigation or evaluation of the site was necessary at the time for redevelopment. The report recommended that any future redevelopment plans include a contingency for limited soil removal and retesting of the arsenic impacted soil to achieve concentrations below 16mg/kg. The management of the contaminated excavated soil should be considered in the redevelopment plans. In addition, the report recommended that the site redevelopment include the installation of a sub-slab depressurization system(s) for any planned occupied structures as a preventative measure to protect future indoor air quality.



## Site 26: Windstream New York Inc.

**Location:** Ontario Street  
**Owner :** Windstream New York Inc.  
**SBL #:** 236.48-06-13  
**Acres:** 1.23  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Public Utility land. The site contains no buildings or improvements.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$21,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible on the east side from N. Forth Street and on the south side from Ontario Street. The property is approximately 450 feet from NYS Route 481. The Oswego River is located 0.2 miles to the west of the parcel. The site is accessible by sidewalk.

### Key Features:

The entire property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Vacant  
S: Industrial  
E: Community Services  
W: Single Family Residential

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 27: D. Pealo Property

**Location:** 507 Erie Street

**Owner:** David Pealo

**SBL #:** 236.48-04-12

**Acres:** 0.61

**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as Commercial, Multiple Use or Multipurpose. The parcel has a 3,240 square foot commercial building which was used in the past as a warehouse. The building is in fair condition, with concrete walls, a single overhead door, and several boarded windows and doors. The property is currently used by the owner for personal storage, repair of equipment, and personal.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$14,000  
Gross Floor Area (sq. ft): 3,240  
Year Built: 1967  
Stories: 1  
Original Use: Commercial  
Current Use: Warehouse  
Condition: Fair

### Proximity to Existing Transportation Networks:

The site is accessible on the south side at Erie Street. The Oswego River is located 0.4 miles to the west of the site. NYS Route 481 is west of the parcel and can be accessed by Erie Street. The site is accessible by sidewalks.

### Key Features:

A small portion of the west side of the property is designated within a 100-year floodplain Zone AO.

There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.32 miles south of Van Buren Park.

### Adjacent Land Uses:

N: Single Family Residential  
S: Commercial, Single Family Residential  
E: Vacant  
W: Single Family Residential

### Environmental and Land Use History:

The site contains a building that was constructed in 1967 and formerly housed Macadam Construction Company. In 1970 the site was paved with asphalt in the front of the property which is currently used for parking, and a new overhead door which still remains currently installed. In 1998, the site was purchased by the new owner (Pealo) for \$1.00.

### Known or Suspected Contaminants:

No known or suspected contaminants on site.





**Use Potential and Redevelopment Opportunities:**

The site contains a building that is in fair condition and has potential to serve as a neighborhood business. The overall value of the property may be the result of structural or code related issues. Further investigation is necessary to assess the redevelopment potential of the site.



## Site 28: City of Fulton

**Location:** 62 N. Fifth Street  
**Owner :** City of Fulton  
**SBL #:** 236.48-03-12.2  
**Acres:** 0.05  
**Zoning:** R-1A Intermediate Density Residential



### Current Use/ Status:

The property is currently classified as Vacant Residential Land; previous structures have been removed.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$3,600  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Manufacturing  
Current Use: Vacant Land  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from N. Fifth Street on the west side, which provides access to Oneida Street and Route 3. The site is currently not accessible by sidewalks.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Multi-family Residential  
S: Single Family Residential  
E: Single Family Residential  
W: Single Family Residential

### Environmental and Land Use History:

The site is currently vacant, however, it previously contained a building that was constructed in 1987. The building was owned and operated by Fulton Metal Mechanics. In 1995 after the building was vacant for a period of time, it was purchased by the City of Fulton Community Development Agency for use by the City of Fulton Public Works Department. This building was demolished in 2003.



### Known or Suspected Contaminants:

The site participated in the Environmental Remediation Program in 2006 when the City contracted to have an underground storage tank (UST) removed that was suspected of leaking petroleum. The site was later examined during a Phase 1 ESA in 2005. The study showed threats of PCB leakage caused by 25 light ballasts located in the break room of the building that was demolished. The site is also adjacent to properties

that formerly manufactured paper from the 1850's to the 1960's.

**Use Potential and Redevelopment Opportunities:**

The site is currently undergoing a Phase II ESA to identify any future need for remediation. The neighborhood is residential in character, and any future use should complement the surrounding properties.

## Site 29: C. Simmons Property

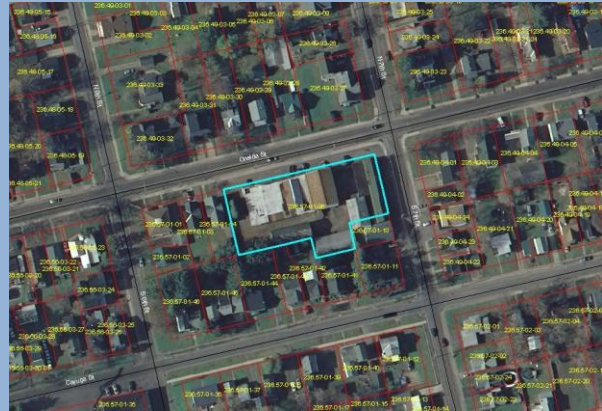
**Location:** 616-624 Oneida Street

**Owner:** Charles Simmons

**SBL #:** 236.57-01-06

**Acres:** 0.61

**Zoning:** C-1 Neighborhood Commercial



### Current Use/ Status:

The property is currently classified as Commercial Multiple use or Multipurpose. The parcel currently has an unoccupied mixed-use building. The commercial use on the first floor appears to have recently closed.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$110,000  
Gross Floor Area (sq. ft): 23,471  
Year Built: 1930-1971  
Stories: 2  
Original Use: Lumber Yard  
Current Use: Mixed-Use - Retail  
Condition: Fair

### Proximity to Existing Transportation Networks:

The site is accessible on the north side on Oneida Street. A parking area is in the front (north) of the building. The Oswego River is located 0.52 miles to the west of the site. The site is accessible by sidewalks.

### Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone.

### Adjacent Land Uses:

N: Single Family Residential, Multi-Family Residential  
S: Commercial, Single Family Residential, Multi-Family Residential  
E: Commercial, Single Family Residential  
W: Single Family Residential

### Environmental and Land Use History:

The site contains a building that was constructed in 1920 and was expanded several times during the 1970's. The building was under ownership of the Fulton Builders Supply until it was sold to Simmons in 2005. The building has been used for storage, retail, second floor apartments, and a lumber yard.



### Known or Suspected Contaminants:

No known or suspected contaminants on site.



**Use Potential and Redevelopment Opportunities:**

The site currently has a building in fair condition, which could use some rehabilitation. Despite the condition of the building, it is located adjacent to an active and occupied commercial building. In addition there are several residential dwellings surrounding the site, providing a good customer base for a future business. The site has a high redevelopment potential.



## Site 30: Carbonstead LLC.

**Location:** Fay Street  
**Owner :** Carbonstead LLC.  
**SBL #:** 236.82-01-05  
**Acres:** 2.58  
**Zoning:** M-1 (P) Manufacturing Accessory Parking



### Current Use/ Status:

The property is currently classified as Vacant Land Located in Industrial Areas. There are no buildings or improvements on site. The land is vacant and undeveloped.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$30,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from Fay Street to the south and S. Seventh Street to the east. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located directly north of the New York Chocolate & Confections plant.

### Adjacent Land Uses:

N: Single Family Residential, Multi-Family Residential  
S: Industrial  
E: Single Family Residential, Multi-Family Residential  
W: Vacant, Single Family Residential

### Environmental and Land Use History:

The site was previously owned by the Nestle Co. and was purchased in 2003 by the Oswego County IDA. In 2010 it was purchased from the New York Chocolate & Confections (former Nestle Co.) by Carbonstead LLC.

*Research in progress*

### Known or Suspected Contaminants:

As part of the New York State Superfund Program soils contaminated with VOC's, PCB's, and metals have been removed from the site. NYSDEC spill records show a diesel fuel spill of unknown quantity was reported at this site on 10/12/93. The spill was contained and cleaned up with absorbents.

### Use Potential and Redevelopment Opportunities:

Site must be cleared by the State prior to any redevelopment activities.



## Site 31: S & D of Dewitt, LLC

**Location:** S. Second Street  
**Owner :** S & D Dewitt, LLC  
**SBL #:** 253.25-07-03.04  
**Acres:** 0.56  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. There are no buildings or improvements on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$125,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: Undeveloped  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (S. Second Street) on the east side of the property. The Oswego River is located approximately 0.2 miles to the southwest of the site. The CSX freight rail line is located approximately 20 feet from the property line on the southwest side. The site is currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Commercial, Public Services  
E: Commercial, Community Services  
W: Public Services

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*







## Site 32: S & D of Dewitt, LLC

**Location:** 516 S. Second Street  
**Owner :** S & D Dewitt, LLC  
**SBL #:** 253.25-07-03.03  
**Acres:** 0.51  
**Zoning:** M-1 (P) Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as Auto Body and Other Auto Related Sales. Although the above aerial image illustrates vacant land, there is an X-Press Auto Care business currently operating on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$408,000  
Gross Floor Area (sq. ft):2,160  
Year Built: 2006  
Stories: 1  
Original Use: Undeveloped  
Current Use: Auto maintenance shop  
Condition: Normal

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (S. Second Street) on the east side of the property. The Oswego River is located approximately 0.2 miles to the southwest of the site. The CSX freight rail line is located approximately 20 feet from the property line on the southwest side. The site is currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Commercial, Public Services  
E: Commercial, Community Services  
W: Public Services

### Environmental and Land Use History:

The land was previously vacant, and has an X-Press Auto Care business.

### Known or Suspected Contaminants:

No known or suspected contaminants on site. According to the NYS DEC Bulk Storage Database, there are nine above ground storage tanks, ranging in size from 275 gallons to 1,000 on site for holding heating oil, used oil and lube oil. All tanks are in service and in compliance.

### Use Potential and Redevelopment Opportunities:

*Research in progress*

## Site 33: H. L. Perau and J.W. Peterson

**Location:** 460 Park Street  
**Owner:** H. L. Perau and J.W. Peterson  
**SBL #:** 253.25-02-03  
**Acres:** 1.35  
**Zoning:** M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as a Storage, Warehouse, and Distribution Facility. The site is listed as a Brownfield in the EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients, and Brownfields properties addressed by Targeted Brownfields Assessments. The parcel currently has multiple attached, unoccupied industrial structures. The buildings are in poor condition, with predominantly brick walls and gabled roofs.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$125,000  
Gross Floor Area (sq. ft): 12,100  
Year Built: 1924 and 1980  
Stories: Single  
Original Use: Manufacturing  
Current Use: Warehousing  
Condition: Poor

### Proximity to Existing Transportation Networks:

The site is accessible from NYS Route 481 (S. Second Street) on the west side and Park Street on the east side of the property. The site has an on-site parking area on the south-east corner of the building. The Oswego River is located approximately 0.2 miles to the west of the site. The CSX freight rail line is located approximately 100 yards south-west of the parcel. The site is currently accessible by sidewalk.

### Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.2 miles north-east of Oswego Falls Playground and 0.25 miles south-west of Hulett Park.

### Adjacent Land Uses:

N: Community Services  
S: Commercial, Vacant  
E: Community Services, Commercial  
W: Commercial, Vacant

### Environmental and Land Use History:

The site and building was originally owned during the 1920's by Iroquois Steel and Forge Corporation, during which time it was used as a Steel Mill. During this time period the building had many functions including as a machine shop, rolling mill, wash room, offices, melting and hammer shop, storage areas, and transformer room. Nestle, Co. purchased the building by 1960 and used the building for



manufacturing and distributing chocolate as part of a larger adjacent manufacturing complex. Functions were similar during this time period. The Nestle Co. sold the property to A. Lee Memorial Hospital Inc. in 2002 for warehouse/storage purposes. In 2010 the property was sold to H. L. Perau and J.W. Peterson.

#### **Known or Suspected Contaminants:**

Based upon a 2002 ESA, the site is anticipated to have experienced environmental contamination. There are threats of mercury, asbestos, arsenic, PCB's and SVOC's due to the long use of the transformers, melting and hammer shop, machine shop, boiler room, and inactive rail siding. In addition, according to the NY HIST Spills database, on 3/17/88, a #4 fuel oil spill of 20 gallons occurred on site. According to the NYS DEC Bulk Storage Database, all underground storage tanks have been removed, and one 500 gallon diesel storage tank remains on site.

#### **Use Potential and Redevelopment Opportunities:**

Further environmental investigation is necessary. Remediation of the site is anticipated prior to redevelopment.







## Site 34: Nestle Buildings

<b>Location:</b>	555 S. Fourth Street
<b>Owner:</b>	Carbonstead LLC.
<b>SBL #:</b>	253.26-02-01
<b>Acres:</b>	23.9
<b>Zoning:</b>	M-1 Manufacturing/Industrial



### Current Use/ Status:

The property is currently classified as a Manufacturing and Processing Facility. The parcel currently has 1.1 million square feet of manufacturing, storage and office space once owned and operated by New York Chocolate and Confections Company ("New York Chocolate"), the owner of the former Nestle Company. The facilities were used for Cocoa bean processing. The buildings are in fair condition, with predominately brick walls.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$4,800,000

Gross Floor Area (sq. ft): 1,312,781

Year Built: 1924 - 1959

Stories: 1 - 4

Original Use: Manufacturing

Current Use: Manufacturing

Condition: Fair

### Proximity to Existing Transportation Networks:

The site is accessible from and adjacent to NYS Route 481 (S. Fourth Street) on the west side, Fay Street on the north side, and S. Seventh Street on the east side of the property. The site has on-site parking inside the fence of the industrial compound. The Oswego River is located approximately 0.3 miles to the west of the site. The CSX freight rail line runs 50 yards to the southwest of the parcel. The site is currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located approximately 0.3 miles north east of the Oswego Falls Playground and 0.15 miles south of Hulett Park.

### Adjacent Land Uses:

N: Industrial, One-Family Residential, Vacant

S: Public Services

E: One-Family Residential, Multi-Family  
Residential, Commercial

W: Public Services, Commercial

### Environmental and Land Use History:

The site contains several active manufacturing buildings that have been producing chocolate products since the late 1800s. The industrial complex has been updated and expanded over a long period of history, with the most recent addition taking place in 1959.



### Known or Suspected Contaminants:

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). This site was included in a variety of environmental databases for multiple reported spills or incidents over the years and therefore could be potentially contaminated. **Table 1** provides a summary of these spill incidents. According to the NYS DEC Bulk Storage Database, all underground storage tanks have been removed. Two aboveground diesel fuel tanks (120 and 135 gallon capacity) and one fuel oil storage tank (300 gallon Kerosene) remain on site.

**Table 1: Reported Spills, 1986 to present**

Spill Report Date	Database	Spill Cause	Spill Material	Quantity	Action Taken/Penalty	Outcome/Penalty
4/16/1986	NY Hist Spills	Equipment Failure, Truck Leak	Gasoline	30 gallons	Oswego Co. Health Department responded	Penalty not recommended
7/28/1988	NY Hist Spills	Equipment Failure	Anhydrous Ammonia	Unknown	Plant Evacuated	Penalty not recommended
7/22/1989	NY Hist Spills	Equipment Failure	Sulfuric Acid	20 gallons	Unknown	Penalty not recommended
11/8/1990	NY Hist Spills	Equipment Failure, Truck Leak	#6 Fuel Oil	50 gallons	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
11/9/1990	NY Hist Spills	Equipment Failure	#2 Fuel Oil	300 gallons	Boiler failure, cleanup method unknown	Penalty not recommended
11/20/1990	NY Hist Spills	Human Error	#6 Fuel Oil	25 gallons	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
1/28/1991	NY Hist Spills	Human Error	#6 Fuel Oil	5 gallons	Valve left open, cleaned up with absorbents	Penalty not recommended
6/16/1992	FINDS, LTANKS, NY Spills, MANIFEST, NPDES, NY Hist Spills, Hist LTANKS, RCRA-CESQG	Tank Overfill	Sodium Hydroxide-50	Unknown	Spill contained. Fulton wastewater treatment plant notified	Penalty not recommended
4/7/1993	NY Hist Spills	Equipment Failure	#2 Fuel Oil	20 gallons	Spill contained on concrete floor, cleaned up with absorbents	Penalty not recommended
8/8/1994	NY Hist Spills	Equipment Failure, Truck Leak	Hydraulic Oil	8 gallons	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
9/9/1994	NY Hist Spills	Underground fuel line cut	#6 Fuel Oil	20 gallons	Contained in heavy clay soil	Penalty not recommended
4/7/1995	FINDS, LTANKS, NY Spills, MANIFEST, NPDES, NY Hist Spills, Hist LTANKS, RCRA-CESQG	Equipment Failure	Hydraulic Oil	3 gallons	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
4/20/1995	NY Hist Spills	Equipment Failure, Truck Leak	Gasoline	Unknown	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
4/17/1996	NY Hist Spills	Equipment Failure, Truck Leak	Diesel	Unknown	Driver knew of leak, heavy rainfall washed fuel into storm drains	Penalty recommended
6/13/1996	NY Spills	Unknown	Unknown Petroleum	Unknown	Soil sampling of abandoned pipeline	Penalty not recommended

4/13/1997	FINDS, LTANKS, NY Spills, MANIFEST, NPDES, NY Hist Spills, Hist LTANKS, RCRA-CESQG	Tank Failure	50 Solution	Unknown	Spill contained. Fulton wastewater treatment plant notified	Penalty not recommended
4/19/1997	NY Hist Spills	Equipment Failure	Cocoa Butter	Unknown	Spill contained. Fulton wastewater treatment plant notified	Penalty not recommended
8/18/1997	NY Hist Spills	Equipment Failure, Truck Leak	Not Reported	Unknown	Cleaned up with absorbents	Penalty not recommended
3/15/2001	FINDS, LTANKS, NY Spills, MANIFEST, NPDES, NY Hist Spills, Hist LTANKS, RCRA-CESQG	Traffic Accident	Diesel	25 gallons	Spill contained on pavement, cleaned up with absorbents	Penalty not recommended
7/24/2003	NY Spills	Unknown	Unknown Petroleum	Unknown	Soil sampling of abandoned pipeline	Penalty not recommended
11/3/2003	NY Hist Spills	Unknown	Diesel	Unknown	Soil and groundwater sampling	No significant petroleum contamination found.
11/11/2003	NY Hist Spills	Unknown	Gasoline	Unknown	Contamination found in parking lot of building #30. 1,773 tons of soil excavated and trucked off site for incineration	Penalty not recommended

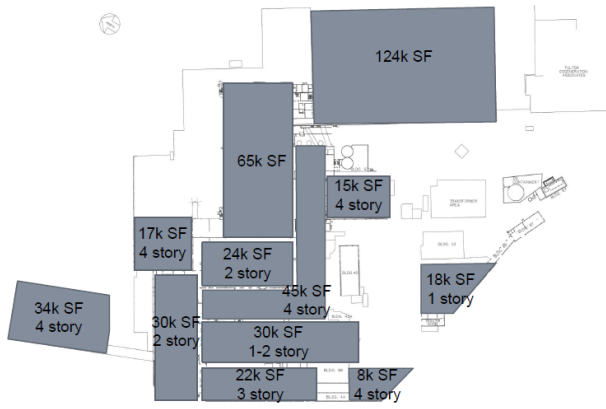
#### Use Potential and Redevelopment Opportunities:

The site currently has multiple active manufacturing buildings that are in good condition. The site has a high land value due to its large acreage (23.88), prime location and extensive industrial infrastructure. New York Chocolate has and continues to enjoy strong community support by New York State and the local community.



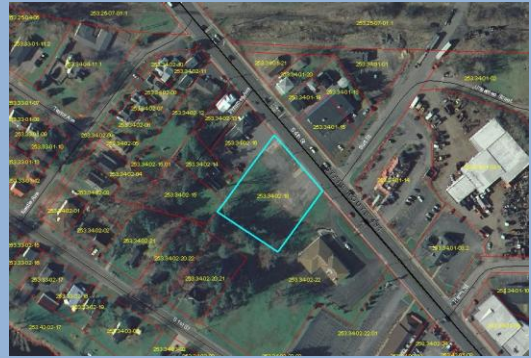






## Site 35: Fulton Health Partners Prop.

**Location:** 610 S. Fourth Street  
**Owner:** Fulton Health Partners  
**SBL #:** 253.34-02-18  
**Acres:** 0.97  
**Zoning:** C-2 Commercial



### Current Use/ Status:

The property is currently classified as Vacant Commercial Land. Previous structures have been removed from the parcel.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist within proximity to the site.

### Building Profile:

Assessed Value: \$186,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible from NYS Route 481 (S. Fourth Street) on the north-east side of the property. The Oswego River is located approximately 0.13 miles to the west of the site. The CSX freight rail is located approximately 100 yards to the east of the parcel. The site is currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.32 miles south-east Oswego Falls Playground.

### Adjacent Land Uses:

N: Single Family Residential  
S: Community Services  
E: Commercial, Multi-Family Residential  
W: Community Services

### Environmental and Land Use History:

The site previously contained one small commercial building up to 2001. The building has since been demolished and the site is now vacant with a paved asphalt parking area facing Fourth Street. The land and buildings changed hands often between 1998 and 2003 when it was sold by Autozone Texas LP to Fulton Health Partners.

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

The site has a very high redevelopment potential. The site is cleared and has available parking.



## Site 36: Cole Realty Holding LLC.

**Location:** 801 S. Fourth Street  
**Owner :** Cole Realty Holding LLC.  
**SBL #:** 253.34-01-03.1  
**Acres:** 2.00  
**Zoning:** C-2 Commercial



### Current Use/ Status:

The land is currently classified as Auto Body and Other Auto Related Sales and currently contains a large one story commercial building and parking areas.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$375,000  
Gross Floor Area (sq. ft): 19,216  
Year Built: 1969  
Stories: 1  
Original Use: Undeveloped  
Current Use: Auto sales and service  
Condition: Normal

### Proximity to Existing Transportation Networks:

The property located approximately 175 feet northeast of NYS Route 481 and is accessible from Route 481 via Burt Street on the north and Harris Street on south. The CSX freight rail line is approximately 200 feet to the north of the parcel. The site is not currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Industrial  
S: Commercial  
E: Industrial, Single Family Residential  
W: Commercial

### Environmental and Land Use History:

*Unknown.*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





<b>Location:</b>	15 Burt Street
<b>Owner :</b>	Peter C. Johnson
<b>SBL #:</b>	253.34-01-02
<b>Acres:</b>	2.47
<b>Zoning:</b>	M-1 - Manufacturing/Industrial



The property is classified as Industrial, Manufacturing and Processing. The majority of the parcel is vacant land, with a portion of a large building occupying the northeastern corner of the parcel. Approximately one half of the building is located in the Town of Volney.

Municipal water/sewer and utilities exist on-site.

Assessed Value:\$55,000  
Gross Floor Area (sq. ft): 25,916  
Year Built: 1969  
Stories: 1  
Original Use: Manufacturing  
Current Use:  
Condition: Normal

The property located approximately 430 feet northeast of NYS Route 481 and is accessible from Route 481 via Burt Street. The CSX freight rail line runs along the northern boundary of the property. The site is not currently accessible by sidewalk.

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

N: Public Services  
S: Commercial, Single-Family Residential  
E: Unknown: located on municipal boundary  
W: Commercial

The property was purchased by Peter C. Johnson in 2009 from the Zink Living Trust, and previously owned by Stanley Zink.

*Research in progress*

No known or suspected contaminants on site. Historic use for gun manufacturing may have resulted in site contamination. Additional investigation may be necessary.

*Research in progress*



## Site 38: Strategic Domains, LLC.

**Location:** 706 S. Fourth Street  
**Owner :** Strategic Domains, LLC.  
**SBL #:** 253.34-02-22.01  
**Acres:** 1.46  
**Zoning:** C2- Commercial



### Current Use/ Status:

The property is currently classified as a Dining Establishment. The land houses a restaurant with an enclosed porch and a 11,500 square foot paved parking lot.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$300,000  
Gross Floor Area (sq. ft): 7,372 sq ft  
Year Built: 1983  
Stories: 1  
Original Use: N/A  
Current Use: Restaurant  
Condition: Normal

### Proximity to Existing Transportation Networks:

The property is accessible from NYS Route 481 (S. Fourth Street) on the north side of the property. The Oswego River is located approximately 335 feet to the west of the parcel, separated by S. First Street. The site is not currently accessible by sidewalk.

### Key Features:

The property is not located within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Community Services  
S: Vacant, Single Family Residential  
E: Commercial, Vacant  
W: Vacant, Community Services

### Environmental and Land Use History:

The restaurant was sold to Strategic Domains LLC in 2010 by RIC 23 LTD.

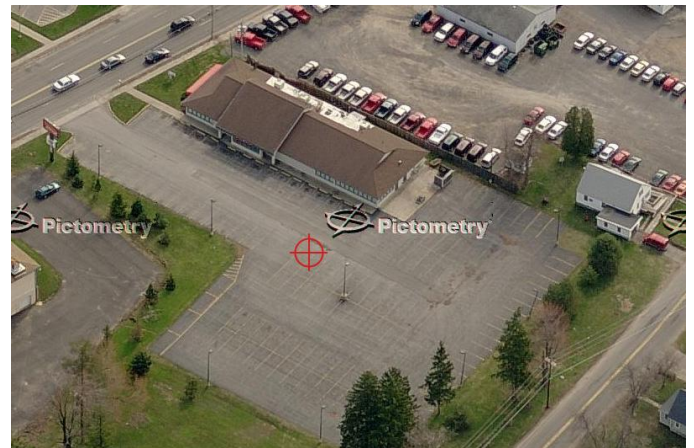
*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site.

### Use Potential and Redevelopment Opportunities:

*Research in progress*







## Site 39: P. M. and R. Campolieta

<b>Location:</b>	2 Harris Street
<b>Owners:</b>	Paul M. Campolieta & Rhonda Campolieta
<b>SBL #:</b>	253.34-01-10
<b>Acres:</b>	0.34
<b>Zoning:</b>	M-1 - Manufacturing/Industrial

**Current Use/ Status:**

The property is currently classified as Auto Body and Other Auto Related Sales. The parcel contains a one story commercial building and parking area.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$88,000  
Gross Floor Area (sq. ft): 2,200sq ft  
Year Built: 1967  
Stories: 1  
Original Use: N/A  
Current Use: Auto body Shop  
Condition: Normal

### Proximity to Existing Transportation Networks:

The property is located approximately 125 feet from NYS Route 481 and is accessible via Harris Street on the north side of the property. Parking is available in front (north side) of the building. The CSX freight rail line is approximately 600 feet to the north of the parcel. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

**Adjacent Land Uses:**

N: Commercial  
S: Commercial  
E: Single Family Residential  
W: Commercial

### Environmental and Land Use History:

The site contained an auto body shop under the same ownership from 1967 to 2009. In 1970 the parcel was paved with asphalt which is used as a loading and parking area currently.



**Known or Suspected Contaminants:**

No known contaminants on site. Historic use as an auto body shop may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

The building and overall site is in good condition.





## Site 40: 6 Harris Street

**Location:** 6 Harris Street  
**Owner:** Freddy Strano  
**SBL #:** 253.34-01-07  
**Acres:** 0.36  
**Zoning:** M-1 - Manufacturing/Industrial



### Current Use/Status:

The property is classified as Residential Vacant land. There are no buildings or improvements on site.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$6,500  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The site is accessible from Harris Street on the north side of the property, which connects the parcel to NYS Route 481. The CSX freight rail line is approximately 600 feet to the north of the parcel. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Single Family Residential  
S: Commercial  
E: Single Family Residential  
W: Commercial

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Historic use of the neighboring property as an auto body shop may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*



## Site 41: Lyboldt-Daly Inc.

**Location:** 805 S. First Street  
**Owner :** Lyboldt-Daly Inc.  
**SBL #:** 253.42-01-08  
**Acres:** 2.34  
**Zoning:** C2- Commercial



### Current Use/ Status:

The property is classified as Motor Vehicle Services. There are two structures on site, an auto body shop and an auto dealership as well as a large paved parking area.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

**Buildings Total Assessed Value:** \$384,000

### Auto Body Building Profile:

Gross Floor Area (sq. ft): 2,400sq ft  
Year Built: 1979  
Stories: 1  
Original Use: N/A  
Current Use: Auto body Shop  
Condition: Normal

### Auto Dealership Building Profile:

Gross Floor Area (sq. ft): 16,628sq ft  
Year Built: 1965  
Stories: 1  
Original Use: N/A  
Current Use: Auto Dealership  
Condition: Normal

### Proximity to Existing Transportation Networks:

The property is accessible on the north side via NYS Route 481 (S. Fourth Street) and on the south side via S. First Street. The Oswego River is located approximately 350 feet to the southwest of the parcel, separated by S. First Street. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Vacant, Single Family Residential, Commercial  
E: Vacant, Commercial  
W: Vacant

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Historic use as an auto body shop may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*





## Site 42: Lyboldt-Hagen Inc.

**Location:** S. First Street  
**Owner :** Lyboldt-Hagen Inc.  
**SBL #:** 253.42-01-06  
**Acres:** 0.78  
**Zoning:** C2- Commercial



### Current Use/ Status:

The property is classified as Vacant Commercial Land with Minor Improvements. The parcel is paved and is currently used as a parking area for the neighboring auto dealership/service center.

### Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

### Building Profile:

Assessed Value: \$33,000  
Gross Floor Area (sq. ft): N/A  
Year Built: N/A  
Stories: N/A  
Original Use: N/A  
Current Use: N/A  
Condition: N/A

### Proximity to Existing Transportation Networks:

The property is accessible on the north side via NYS Route 481 (S. Fourth Street) and on the south side via S. First Street. The Oswego River is located approximately 400 feet to the southwest of the parcel, separated by S. First Street. The site is not currently accessible by sidewalk.

### Key Features:

The property is not within a floodplain. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area.

### Adjacent Land Uses:

N: Commercial  
S: Commercial, Vacant  
E: Commercial, Vacant  
W: Commercial

### Environmental and Land Use History:

*Research in progress*

### Known or Suspected Contaminants:

No known or suspected contaminants on site. Historic use for automotive storage, and the neighboring auto body shop and dealership may have resulted in site contamination. Additional investigation may be necessary.

### Use Potential and Redevelopment Opportunities:

*Research in progress*

