



Is proud to present

2017 Sunset Ave, Utica NY 13502



MLS# S1544674

Asking \$150,000.



Anne Kuhn

Cell: 315-542-4730

Email: annekuhn.riverhills@gmail.com

2017 Sunset Avenue, Utica-City-301600, NY 13502

Listing



New Listing

MLS#: **S1544674** **Commercial/Industrial** **A-Active**
2017 Sunset Ave **List Price: \$150,000**
 County: **Oneida** Zip: **13502** Acres: **0.41**
 Town/City: **Utica** Pstl City: **Utica** Cross St: **Arnold Ave**
 Area #: **Utica-City-301600**
 Subdivision: **301600-330-021-0001-004-000-0000**
 TxMap#: **301600-330-021-0001-004-000-0000**
 City Nghbrhd: **Utica**
 School Dist: **Utica**
 High School:
 Middle School:
 Elem School:
 Lot Front: **95**
 Lot Depth: **190**
 Lot Shape: **Rectangular**
 Lot #: **4**
 Gr SqFt: **1,370**
 Trans Type: **Sell**
 Year Built: **1950**
 Yr Blt Desc: **Existing**
 # Photo: **25**

General Information

Category: **Business Opportunity, Commercial, Office, Retail/Office** Tot Units: **1** Office SqFt: **45**
 Sale Incl: **Equipment, Land and Building** # Stories: **1.0** Manuf SqFt: **806**
 Type Bldg: **Automotive, Office Building** # Bldgs: **1** Res SqFt:
 Bus Name: Franchise: **No** Retail SqFt: **168**
 Bus Type: Avail Prkg: **8** Leased SqFt:
 Elec Svc: **120/240V, Single Phase** Mx Ceil Hgt: **11** Wrhse SqFt:
 Prop Use: **Conforming** Mx OH Dr: **9** Vacant SqFt:
 Location: **Business District** On Wtrfrt: **No**
 Floor: **Concrete** Name:
 Parking: **8/Common, Dirt / Stone, On Site, Surfaced** Basement: **None**
 Zoning: **RM** Loading: **Drive In Doors**
 Water Related Features:
 Public Remarks: **Business opportunity awaits for whatever you can imagine at 2017 Sunset Avenue in South Utica's vibrant business district. Currently operation as a two-and-a-half bay, 2 commercial lift automotive repair business with retail/office spaces, plenty of parking and a generous backyard. Start your own automotive business dream or reimagine the amazing space into your own dream business. Perfect central location. A must see business opportunity adventure property, come see me.**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **From Genesee St to Arnold Ave, left onto Sunset Ave.**

Lease Information

HVAC Type: **AC-Unit, Other - See Remarks** Sewer/Water: **Public Sewer Connected, Public Water Connected**
 Heating Fuel: **Gas Available, Other - See Remarks** Boiler Type:
 Type of Well: **None** Well Location:
 Energy Eqpt: **None**

Additional Information

Living Qtrts: **No**
 Available Docs: **Deed, Equipment List**
 Bldg Misc: **Bays, Floor Drain, Furniture/Equipment, Offices, Racks, Restroom - Shop, Shelving**
 Public Trans:
 Total # Residential Units: Construction: **Block, Wood**
 Studio: Docks: Yrs Estb: Roof: **Asphalt, Rubber Membrane**
 1 Bed: Rooms: Seat Cap: Accessibility:
 2 Bed: Trk Bays: **2** Seller Desires: **Cash**
 3 Bed: Employees:

Financial Information

Possible Fin: **Cash** Type of Sale: **Normal**
 1st Mtg Bal: **\$0** Equity: **\$150,000** Town/Cnty Tax: **\$857**
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$1,757**
 Assess Val: **\$65,000** Annl Spc Assess: **\$0** School Tax: **\$1,772**
 Gross Annl Inc: Net Op Income: Total Taxes: **\$4,386**
 Annl Op Exp:
 Inc/Exp Info: **None**
 Op Exp Incl: **Electric, Insurance, Snow Plow, Utilities, Water**
 Closed Date: Sale Price: DOM: **0**

Anne C. Kuhn
 NY Licensed Assoc. R.E. Broker

MLS#: **S1544674**
 River Hills Properties LLC Ut
 54-55 Franklin Square Utica, NY 13502

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Public Record

Owner Information

Owner Name: **Kingsley Kevin S** Owner Occupied: **A**
 Mailing Address: **4046 Oneida St** Mailing Address City & State: **New Hartford Ny**
 Mailing Zip: **13413** Mailing Address ZIP + 4 Code: **8902**

Location Information

School District:	Utica	School District Name:	Utica
Township:	Utica	Census Tract:	021103
Carrier Route:	C025		

Tax Information

APN:	301600-330-021-0001-004-000-0000	Lot #:	4
Block #:	1	% Improved:	76
Tax Area:	301600	Tax Appraisal District:	1600
Legal Description:	6-05-03-028 80X1006 330.021-0001-004.000/0000		

Assessments

Assessment Year	2023	2022	2021
Assessed Value - Total	\$65,000	\$65,000	\$65,000
Assessed Value - Land	\$15,500	\$15,500	\$15,500
Assessed Value - Improved	\$49,500	\$49,500	\$49,500
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$151,163	\$135,417	\$119,266

Characteristics

State Use:	Auto Body/Tire	Lots Acres:	0.414
Lot Area:	18,050	Lot Width:	95
Lot Depth:	190	Number of Buildings:	1
Building Type:	Auto Service	Garage Size:	0
Building Sq Ft:	1,370	Gross Area:	1,370
Electric Service Type:	TYPE UNKNOWN	Building Condition:	Fair
Water:	COMMERCIAL	Sewer Type:	Commercial

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Asphalt Paving	S	12,800	3200	4	1975	

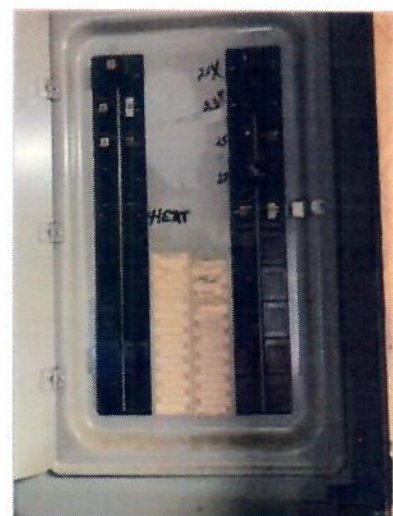
Building Description	Building Size
G03	1,370

Photos





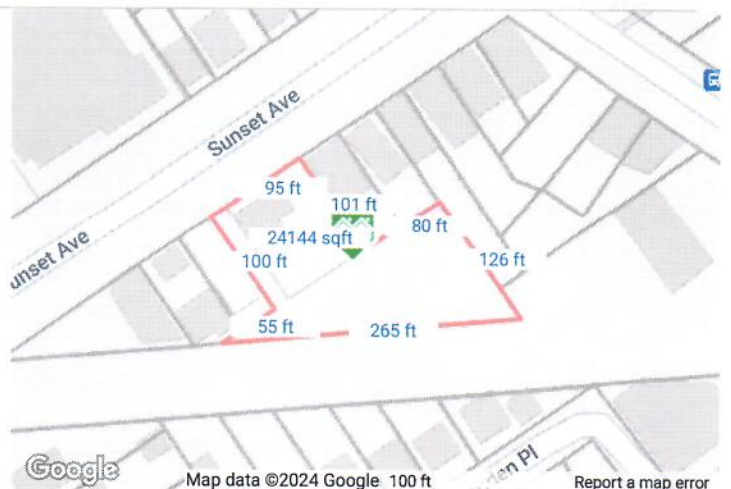




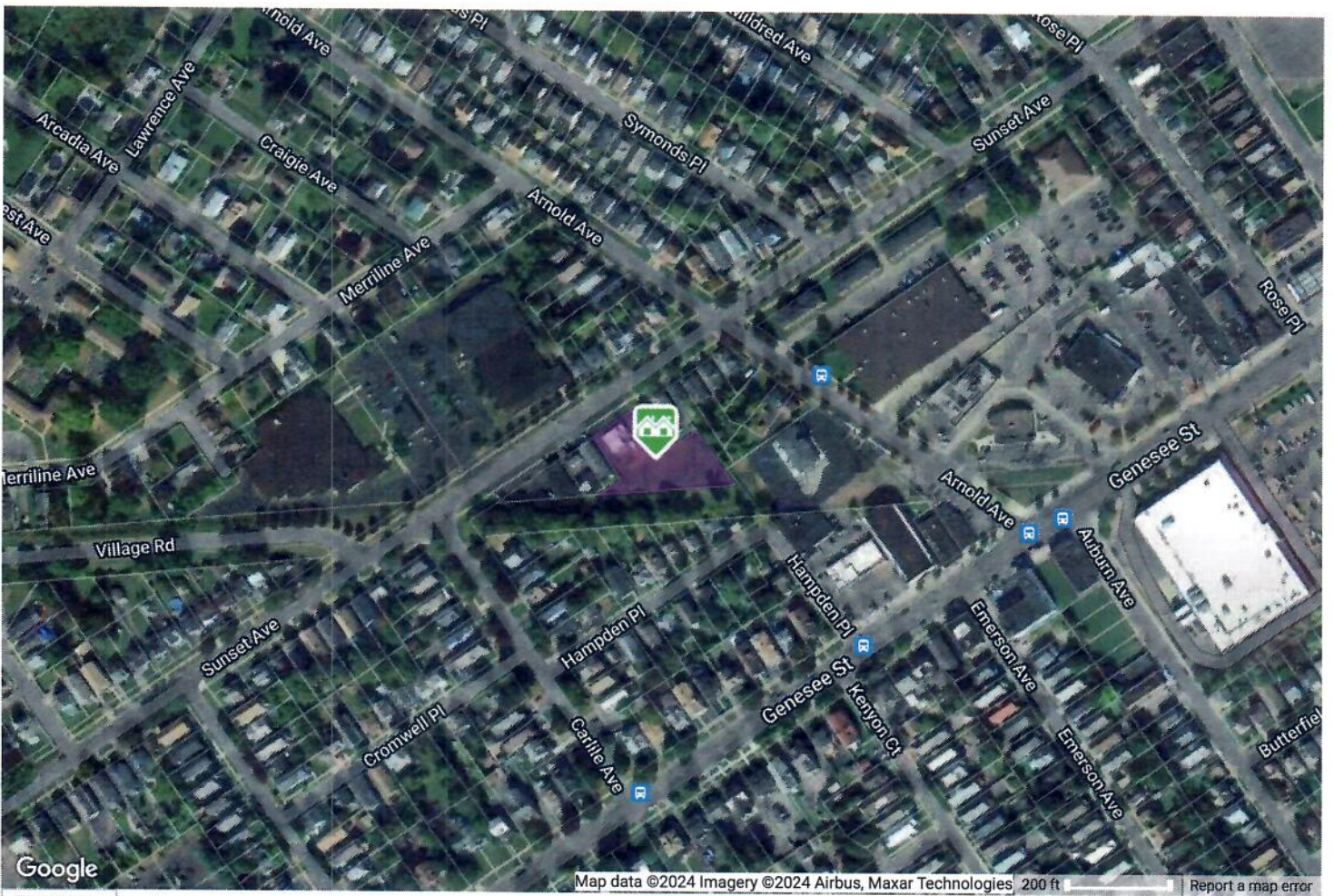
Parcel Map



Map data ©2024 Imagery ©2024 Maxar Technologies 100 ft Report a map error



Map data ©2024 Google 100 ft Report a map error



Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	09/27/2013	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	36065C0734F	Flood Community Name:	UTICA
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		





Property Condition Disclosure Statement

Name of seller or sellers: 2017 Sunset Ave Utica 13502

Property address: _____

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This disclosure statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A KNOWINGLY FALSE OR INCOMPLETE STATEMENT BY THE SELLER ON THIS FORM MAY SUBJECT THE SELLER TO CLAIMS BY THE BUYER PRIOR TO OR AFTER THE TRANSFER OF TITLE. IN THE EVENT A SELLER FAILS TO PERFORM THE DUTY PRESCRIBED IN THIS ARTICLE TO DELIVER A DISCLOSURE STATEMENT PRIOR TO THE SIGNING BY THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER SHALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE AGREED UPON PURCHASE PRICE OF THE RESIDENTIAL REAL PROPERTY.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the seller:

- (a) Answer all questions based upon your actual knowledge.
- (b) Attach additional pages with your signature if additional space is required.
- (c) Complete this form yourself.
- (d) If some items do not apply to your property, check "NA" (non-applicable). If you do not know the answer check "UNKN" (unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

General Information

1. How long have you owned the property? 29 YRS

2. How long have you occupied the property? 1'

3. What is the age of the structure or structures? 1950 → 74 YRS OLD

Note to buyer- If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.

4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? Yes No UNKN NA

5. Does anybody else claim to own any part of your property? Yes No UNKN NA (if yes, explain below)

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property?
 Yes No UNKN NA (if yes, explain below)
7. Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways? Yes No UNKN NA (if yes describe below)
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? Yes No UNKN NA (if yes, explain below)
9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

Environmental

Note to Seller - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? Yes No UNKN NA (if yes, explain below)
11. Is any or all of the property located in a designated wetland? Yes No UNKN NA (if yes, explain below)
12. Is the property located in an agricultural district? Yes No UNKN NA (if yes, explain below)
13. Was the property ever the site of a landfill? Yes No UNKN NA (if yes, explain below)
14. Are there or have there ever been fuel storage tanks above or below the ground on the property?
 Yes No UNKN NA
 If yes, are they currently in use? Yes No UNKN NA Location(s) _____
 Are they leaking or have they ever leaked? Yes No UNKN NA (if yes, explain below)
15. Is there asbestos in the structure? Yes No UNKN NA (if yes, state location or locations below)
16. Is lead plumbing present? Yes No UNKN NA (if yes, state location or locations below)
17. Has a radon test been done? Yes No UNKN NA (if yes, attach a copy of the report)
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? Yes No UNKN NA (if yes, describe below)
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance?
 Yes No UNKN NA (if yes, attach report(s))

Structural

20. Is there any rot or water damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
21. Is there any fire or smoke damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
22. Is there any termite, insect, rodent or pest infestation or damage? Yes No UNKN NA (if yes, explain below)



23. Has the property been tested for termite, insect, rodent or pest infestation or damage?
 Yes No UNKN NA (if yes, please attach report(s))

24. What is the type of roof/roof covering (slate, asphalt, other.)? ASPHALT / RUBBER
Any known material defects? NONE

How old is the roof? ASPHALT 2019 / RUBBER UNKN
Is there a transferable warrantee on the roof in effect now? Yes No UNKN NA (if yes, explain below)

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions. Yes No UNKN NA (if yes, explain below)

Mechanical Systems & Services

26. What is the water source (circle all that apply - well, private, municipal, other)? If municipal, is it metered?
 Yes No UNKN NA

27. Has the water quality and/or flow rate been tested? Yes No UNKN NA (if yes, describe below)

28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?
If septic or cesspool, age? _____
Date last pumped? _____
Frequency of pumping? _____
Any known material defects? Yes No UNKN NA (if yes, explain below)

29. Who is your electric service provider? NATIONAL GRID
What is the amperage? 100 AMP
Does it have circuit breakers or fuses? BOTH
Private or public poles? PUBLIC POLES
Any known material defects? Yes No UNKN NA (if yes, explain below)

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes No UNKN NA (if yes, state locations and explain below)

31. Does the basement have seepage that results in standing water? Yes No UNKN NA (if yes, explain below)

Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

- 32. Plumbing system? Yes No UNKN NA
- 33. Security system? Yes No UNKN NA
- 34. Carbon monoxide detector? Yes No UNKN NA
- 35. Smoke detector? Yes No UNKN NA
- 36. Fire sprinkler system? Yes No UNKN NA
- 37. Sump pump? Yes No UNKN NA
- 38. Foundation/slab? Yes No UNKN NA
- 39. Interior walls/ceilings? Yes No UNKN NA
- 40. Exterior walls or siding? Yes No UNKN NA
- 41. Floors? Yes No UNKN NA
- 42. Chimney/fireplace or stove? Yes No UNKN NA
- 43. Patio/deck? Yes No UNKN NA
- 44. Driveway? Yes No UNKN NA
- 45. Air conditioner? Yes No UNKN NA
- 46. Heating system? Yes No UNKN NA
- 47. Hot water heater? Yes No UNKN NA
- 48. The property is located in the following school district UTICA UNKN



Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Seller's Certification:

SELLER CERTIFIES THAT THE INFORMATION IN THIS PROPERTY CONDITION DISCLOSURE STATEMENT IS TRUE AND COMPLETE TO THE SELLER'S ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER. IF A SELLER OF RESIDENTIAL REAL PROPERTY ACQUIRES KNOWLEDGE WHICH RENDERS MATERIALLY INACCURATE A PROPERTY CONDITION DISCLOSURE STATEMENT PROVIDED PREVIOUSLY, THE SELLER SHALL DELIVER A REVISED PROPERTY CONDITION DISCLOSURE STATEMENT TO THE BUYER AS SOON AS PRACTICABLE. IN NO EVENT, HOWEVER, SHALL A SELLER BE REQUIRED TO PROVIDE A REVISED PROPERTY CONDITION DISCLOSURE STATEMENT AFTER THE TRANSFER OF TITLE FROM THE SELLER TO THE BUYER OR OCCUPANCY BY THE BUYER, WHICHEVER IS EARLIER.

Seller Kevin J. Kingsley date 6.11.24

Seller _____ date _____

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer _____ date _____

Buyer _____ date _____

03/01/02





Utica Property Taxes

School

View Bill

As of 2/10/2024

Bill Year 2024

Bill 781100

Owner KINGSLEY KEVIN S

Parcel ID 330.21-1-4

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/31/2023	\$886.18	\$886.18	\$0.00	\$0.00	\$0.00
2	12/5/2023	\$886.16	\$886.16	\$0.00	\$0.00	\$0.00
TOTAL		\$1,772.34	\$1,772.34	\$0.00	\$0.00	\$0.00



Utica Property Taxes

City

View Bill

As of 2/10/2024

Bill Year 2024

Bill 678901

Owner KINGSLEY KEVIN S

Parcel ID 330.21-1-4

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	5/1/2023	\$878.53	\$878.53	\$0.00	\$0.00	\$0.00
2	7/31/2023	\$439.27	\$439.27	\$0.00	\$0.00	\$0.00
3	1/31/2024	\$439.27	\$439.27	\$0.00	\$0.00	\$0.00
TOTAL		\$1,757.07	\$1,757.07	\$0.00	\$0.00	\$0.00



Utica Property Taxes

County

View Bill

As of	2/10/2024
Bill Year	2024
Bill	445899
Owner	KINGSLEY KEVIN S
Parcel ID	330.21-1-4

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	1/31/2024	\$857.27	\$857.27	\$0.00	\$0.00	\$0.00
TOTAL		\$857.27	\$857.27	\$0.00	\$0.00	\$0.00



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA
DEPARTMENT OF CODE ENFORCEMENT
1 KENNEDY PLAZA, UTICA, NEW YORK 13502
PH. 315-792-0163 | Fax. 315-792-0219

MARQUES PHILLIPS
COMMISSIONER OF CODES

Part 1203 Certificate of Compliance

11/21/2022


Kevin Kingsley
4046 Oneida St
New Hartford, NY 13413

Dear Kevin Kingsley,

Kingsley's Automotive

This certifies that the commercial occupancy located at 2017 SUNSET Ave, Utica, NY is in compliance with the NYS Executive Law Part 1203 and Utica City Code Chapter 2-6 as of **11/21/2022**

The Certificate of Compliance is valid for 36 months at which time a re-inspection will be required. The Utica Codes Department reserves the right to re-inspect the premises on a complaint basis as specified in Chapter 2-6 of the Utica City Code.


Joshua Angotti
Inspecting Officer

3-2022-0099



CITY OF UTICA
 DEPARTMENT OF CODE ENFORCEMENT
 1 KENNEDY PLAZA, UTICA, NEW YORK 13502
 PH. 315-792-0163 | Fax. 315-792-0219

ROBERT M. PALMIERI
 MAYOR

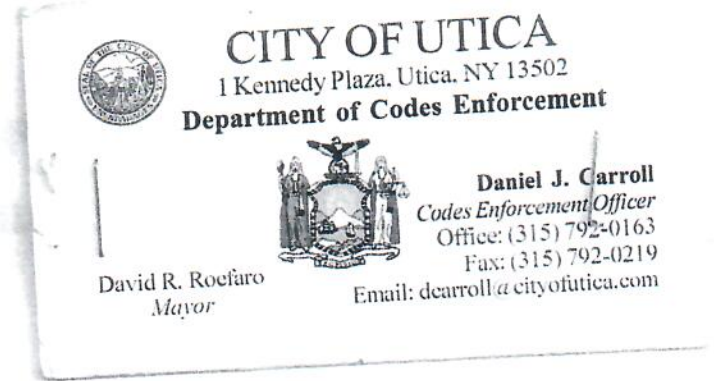
MARQUES PHILLIPS
 COMMISSIONER OF CODES

1/21/2022

File # B-2022-0099

Kevin Kingsley
 046 Oneida St
 New Hartford, NY 13413

Dear Kevin Kingsley,



Kingsley's Automotive

On 11/21/2022 a Fire Safety Inspection was completed at your property located at 2017 SUNSET Ave. The inspection is valid for **3 years**.

The fee for the inspection is **\$180.00**.

PD - 12/5/22 → CHECK # 1067
 \$180.00

1203 Inspection Fee Schedule

Standard Business Occupancy - \$180.00 up to 10,000 sq ft. + .0175 per sq ft. additional for areas in excess of 10,000 sq ft. (Every 3 years).

Occupancies requiring an Operating Permit - \$180 + .0175 per sq ft. additional for areas in excess of 10,000 sq ft. (Annually)

Payment must be made to the City of Utica within thirty (30) days of the date of the bill. Please make check or money order payable to City of Utica and mail to the Comptrollers Office at the above address, or you may pay in person at Utica City Hall, Comptrollers Office 1st floor Monday through Friday between the hours of 8:30 am to 4:00 pm (excluding holidays). Please be advised if payment in full is not received on or before (30) days of the date of the bill, the City will assess the delinquent fee to your property tax bill.

Sincerely yours,

Joshua Angotti
 Department of Codes Enforcement

LEHMAN ROOFING

Proposal

LEHMAN ROOFING
BOX 418 CLARK MILLS 13321
(315) 841-4097

723 5809
841-4097
MARK LEHMAN
Date 9/25/19

Proposal Submitted To

Work To Be Performed At

Name _____	Street _____
Address _____	City _____ State _____
City _____	Date of plans _____
Date _____	Architect _____
Telephone Number _____	

I hereby propose to furnish all the materials and perform all the labor necessary for the completion of

Tear-off plywood & shingle

If the material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of

DOLLARS 1600.00

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Mark Lehman

Respectfully submitted _____

Per _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the

ACCEPTED _____
DATE _____

SIGNATURE _____
SIGNATURE _____

Proposal

Page No. 1 of 1 Pages

A. VALERIANO & SONS, INC.

P.O. Box 4370
UTICA, NY 13504
(315) 724-7870

JOE - CELL - 796-2239

JOE - CAMP - 839-6075

PROPOSAL SUBMITTED TO Kevin Kingsley		PHONE 368-4544	DATE 7/21/09
PROJECT 4046 Oneida St.		JOB NAME PARKING LOT	
CITY, STATE and ZIP CODE No H. 13413		JOB LOCATION 2017 Sunset Av 13502	
ARCHITECT NONE	DATE OF PLANS 7/21/09	JOB PHONE _____	

We hereby submit specifications and estimates for:

BLK-TOP PAVING & CONCRETE WALKS, APPROX AS PER THE ENCLOSED SKETCH. DATE 7/21/09

SCOPE OF WORK.

- 1) EXCAVATE
- 2) INSTALL STABILIZATION FABRIC AT THE ASPHALT AREA.
- 3) PLACE & COMPACT A 6" STONE BASE.
- 4) FORM & POUR 4000 LB REINFORCED CONCRETE AS PER CITY.
- 5) PAVE A COMPACTED 2" TYPE 3 BINDER COURSE
- 6) PAVE A COMPACTED 1" TYPE 7 TOP COURSE.

\$6000
9/19/09

CONTRACTOR TO SECURE A CITY SIDEWALK PERMIT.

OWNER TO SUPPLY ACCESS TO THE BUILDING & SUPPLY WATER.

NO HIDDEN UNDERGROUND WORK INCLUDED.

NO CONTAMINATION MATERIAL WORK INCLUDED.

1 COAT OF FUEL RESISTANT PAVEMENT SEALER APPROX 1 MONTH LATER

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Twenty THOUSAND DOLLARS & 00/100 CENTS dollars (\$ **20,000**).

Payment to be made as follows:

7000 DN 6500 AT PREPARATION & 6500 AT COMPLETION OF

PAVING. 1 1/2% INTEREST PER MONTH ON ANY UNPAID BALANCES.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 7 days.

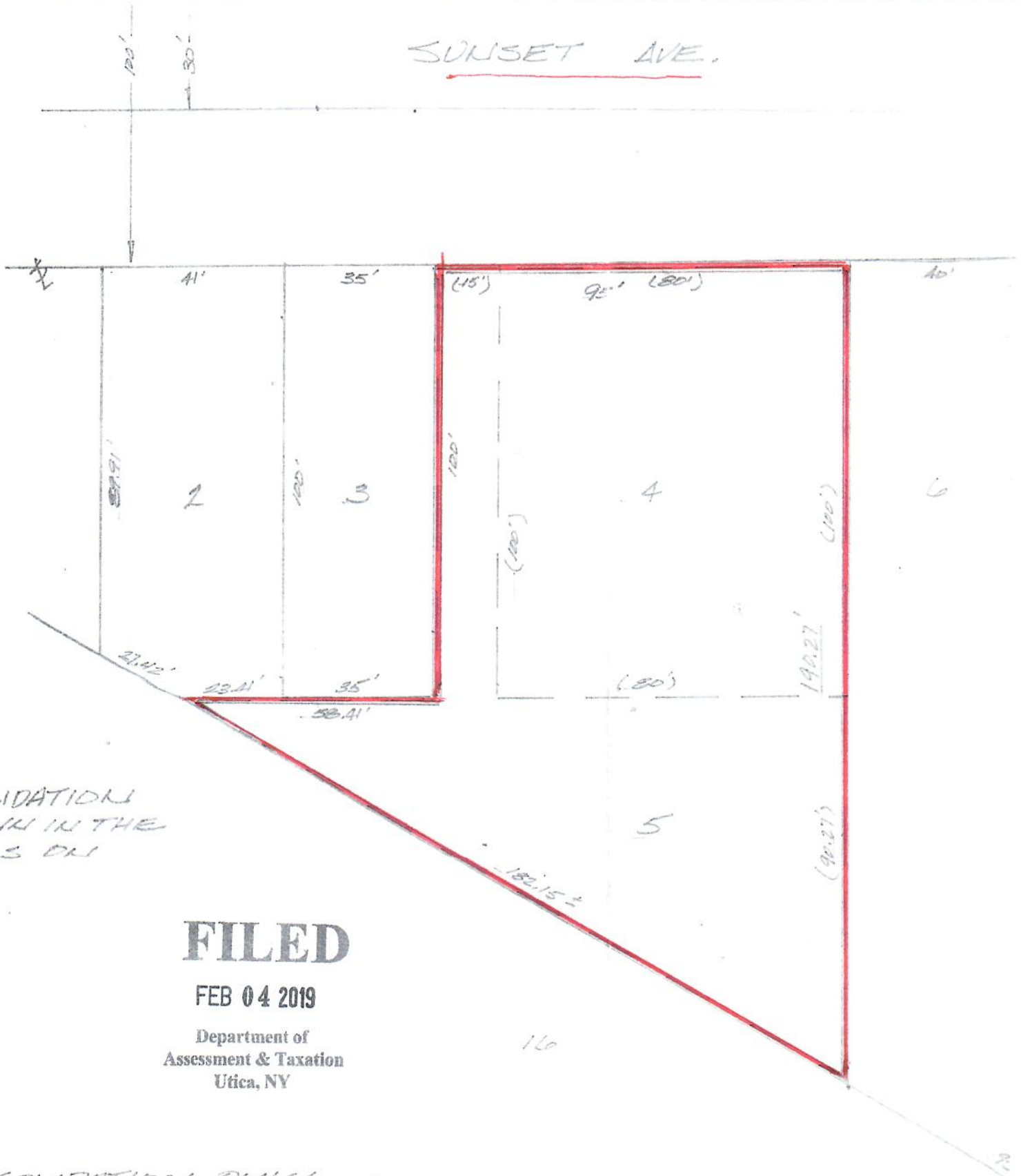
Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature Kevin Kingsley

Date of Acceptance: 7-21-09

Signature _____

SUNSET AVE.



SOLIDATIONS
SHOWN IN THE
ROLLS ON

FILED

FEB 04 2019

Department of
Assessment & Taxation
Utica, NY

SOLIDATIONS ONLY

1/9/19
DATE



NYSDEC SPILL REPORT FORM



DEC REGION: 6 SPILL NUMBER: 9004392
 SPILL NAME: BRENNAN BRAKE SERVICE INC DEC LEAD: NFCARRIE
 SPILL DATE: 07/19/1990 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 07/19/1990 RECEIVED TIME: 2:00 pm

SPILL LOCATION

PLACE: BRENNAN BRAKE SERVICE INC COUNTY: Oneida
 STREET: 2017 SUNSET AVE TOWN/CITY: ***** Unknown *****
 CONTACT: _____ COMMUNITY: UTICA
 CONTACT PHONE: _____

CONT. FACTOR: Tank Failure SPILL REPORTED BY: DEC
 FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: _____

CALLER REMARKS:
7/19/90-CONT. SOIL FOUND AROUND FILLS DURING TANK REMOVAL.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	0 G	0 G	GW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
GAY BRENNAN	2225 SUNSET AVE. UTICA NY 13502	(315) 735-0410

OTHER SPILLS / CLEANUPS / PBS AT SITE

SPILL NUMBER / PROGRAM NUMBER	CLOSE DATE	PROGRAM TYPE
-------------------------------	------------	--------------

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
001	0				00	0.00	
002	0				00	0.00	
003	0				00	0.00	

DEC REMARKS:

07/20/90: TANKS REMOVED - NO HOLES/EXC. DUG CLEAN. SENT SOIL LETTER. 12/14/90: CONTAMINATED SOIL (53 YDS.) DISPOSED OF. (JM). 12/24/90: SOIL DISPOSAL PAPERWORK RECEIVED, CLOSED. (JM).

PIN T & A COST CENTER

CLASS: CLOSE DATE: 12/24/1990 MEETS STANDARDS: True

Created On: 07/25/1990
 Date Printed: 8/10/2022 Last Updated: 08/08/2022

10814

CARL MUNDY CONTRACTORS
R.D. #3 Flanagan Rd.
MARCY, N.Y. 13403

(315) 732-0572

JOB PHONE	DATE OF ORDER 12/17/90
JOB NAME/LOCATION Contaminated Dirt Removal	
2017 Sunset Ave	

TO Brennan Blake 2017 Sunset Ave Utica, N.Y. 13502	PHONE
	ORDER TAKEN BY Guy

TERMS: A Finance Charge of 1.5% on accounts over 30 days.

DESCRIPTION	AMOUNT															
12/17/90 Have contaminated soil Tested 9/90 and TCLP results 12/17/90	1585.00															
12/17/90 Remove & Dispose of 79.88 Ton Contaminated soil at Waste management's Mohawk Valley Landfill Waste Hauler - Fred Burrows Trucking, Permit # BA-108 Copies of weight tickets and Lab results attached Additional Copies Have Been given To DEC Utica Office For you.	79.88 Ton @ \$80.00 6390.40															
Del. 1 Load DGB 25.34 @ \$10.00 per Ton	253.40															
<table border="1"> <tr> <th>LABOR</th> <th>HOURS</th> <th>RATE</th> <th>AMOUNT</th> <th>TOTAL MATERIAL</th> </tr> <tr> <td colspan="4"></td> <th>TOTAL LABOR</th> </tr> <tr> <td colspan="4"></td> <td>8229.30</td> </tr> </table>		LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL					TOTAL LABOR					8229.30
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL												
				TOTAL LABOR												
				8229.30												
WORK ORDERED BY	DATE COMPLETED	TOTAL LABOR	7% TAX	576.05												
PAY THIS AMOUNT →				8805.35												

Thank You

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)