

Periodic Review Report NYSDEC Site #C828110 November 10, 2022 to November 10, 2025

Location:

Former Alliance Precision Plastics
595 Trabold Road
Gates, New York 14624

Prepared for:

Trabold Road Industrial Center, LLC
259 Alexander Street
Rochester, NY 14607

LaBella Project No. 2230425

February 18, 2026



Table of Contents

1.0	INTRODUCTION	1
2.0	BACKGROUND.....	1
3.0	INSTITUTIONAL AND ENGINEERING CONTROLS (IC/EC).....	2
3.1	IC/EC Certification.....	2
3.2	Institutional Controls.....	2
3.3	Engineering Controls.....	3
3.4	Deviations	3
4.0	ANNUAL MONITORING	3
4.1	Sub Slab Depressurization System Monitoring.....	3
4.2	Site Wide Inspection	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	4
5.1	Compliance	4
5.2	Performance and Effectiveness of Remedy.....	4
5.3	Recommendations.....	4

Figures

Figure 1	Site Location Map
Figure 2	Sub Slab Depressurization System

Appendices

Appendix A	Institutional and Engineering Controls Certification Form
Appendix B	Sub Slab Depressurization Inspection Forms and Photographs



1.0 INTRODUCTION

LaBella Associates, D.P.C. (LaBella) is pleased to submit this Periodic Review Report (PRR) for the former Alliance Precision Plastics property located at 595 Trabold Road, Town Gates, Monroe County, New York, herein after referred to as the “Site”. The Site is identified as New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site #C828110. A Site Location Map is included as Figure 1.

This reporting period includes the following dates of **November 10, 2022 through November 10, 2025**.

The Site is located in the County of Monroe, New York and is identified as Block 1 and Lot 11 on the Monroe County Tax Map 133.70. The Site consists of one approximately 289,674 square foot manufacturing building, asphalt paved parking lots and driveways and landscaped areas. The Site is zoned Limited Industrial and is currently vacant.

The site is bordered by Little Black Creek to the south, Trabold Road to the east, a municipal garage and light industry to the north, and by the Town of Gates Municipal Landfill No. 15 on the west. The site is approximately 7 acres in size. T

LaBella was retained by Trabold Road Industrial Center, LLC to assist in the monitoring and reporting requirements associated with the Site Management Plan (SMP) prepared for the Site dated July 2017.

2.0 BACKGROUND

The Site was formerly operated by Alliance Precision Plastics. The Site was placed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (the Registry) in 2001 based on the discovery of chlorinated volatile organic compounds (VOCs) in soil and groundwater at the base of the shipping/receiving ramp on the south side of the Site building. The Site was assigned a Classification 3, which means that consequential amounts of hazardous waste were disposed, but not enough to represent a significant threat and that action can be deferred.

Historical operations at the facility included manufacturing compression, transfer, and injection molds as well as production of plastic molded parts. A variety of organic solvents including methylene chloride were used at the facility.

Previous environmental investigations identified soil and groundwater impacted with 1,1,1-Trichloroethane (TCA) and its degradation products (i.e., 1,1-dichloroethene (1,1-DCE) and 1,1-dichloroethane (1,1-DCA)). Volatile organic compounds (VOCs) in groundwater have been limited to monitoring well MW-11 and have not been documented in downgradient wells. Monitoring wells installed during previous investigations are depicted on Figure 2. VOCs have not been detected in stream water samples collected from the adjacent Little Black Creek.

In 2013 LaBella collected additional groundwater samples and completed sub slab vapor sampling at the Site. The results of the groundwater sampling confirmed a localized zone of residual VOCs in groundwater in the southern parking lot (i.e., MW-11). Further, sub slab vapor sampling indicated that accumulation of sub slab vapors is localized proximate the source area.



In May 2015 a sub slab depressurization system (SSDS) was installed at the Site to mitigate the potential for vapor intrusion of a portion of the Site building.

3.0 INSTITUTIONAL AND ENGINEERING CONTROLS (IC/EC)

3.1 IC/EC Certification

IC/EC certifications are provided by a designated representative of Trabold Road Industrial Center, LLC, and a Qualified Environmental Professional in the State of New York working on behalf of Trabold Road Industrial Center, LLC. Refer to Appendix A for a copy of the certification forms.

3.2 Institutional Controls

The Institutional Controls for the Site are described as follows:

- IC/EC Plan
- Groundwater Use Restriction
- Land use Restriction
- Building Use Restriction
- Soil Management Plan
- Operation & Maintenance (O&M) Plan

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

1. The property may be used for industrial use;
2. All ECs must be operated and maintained as specified in this SMP;
3. All ECs must be inspected at a frequency and in a manner defined in the SMP;
4. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
5. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
6. All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
7. Operation, maintenance, inspection, and reporting related to any mechanical or physical component of the SSDS shall be performed as defined in this SMP;
8. Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Deed Restriction;
9. The potential for vapor intrusion must be evaluated for any buildings developed at the Site, and any potential impacts that are identified must be monitored or mitigated; and
10. Vegetable gardens and farming on the site are prohibited.



3.3 Engineering Controls

The Engineering Controls for the Site are described as follows:

- Vapor Mitigation System
 1. A sub-slab depressurization system (SSDS) was installed voluntarily by the owner in the warehouse portion of the building to address potential exposures to vapor intrusion. The SMP refers to the SSDS as an Engineering Control (EC), but the NYSDEC does not consider it to be an EC.

3.4 Deviations

The following deviations occurred during the monitoring and sampling work during this reporting period.

- The inspection of the Site and SSDS was conducted on February 4, 2026, which is after the November 10, 2025, reporting period listed on the ICEC Form. The site owner, Trabold Road Industrial Center, LLC, has completed inspections during this reporting period and has provided them on a work order log included in Appendix B.

4.0 ANNUAL MONITORING

The current monitoring program is summarized in the following table:

Monitoring/Inspection Schedule

Monitoring Program	Frequency	Matrix	Status
Site Wide Inspection	Annually	Site Use	Ongoing
SSDS	Annually or as needed	Operation, Condition	Ongoing

A summary of the monitoring work completed is provided below.

4.1 Sub Slab Depressurization System Monitoring

The sub-slab depressurization system was inspected periodically in order to verify proper operation of the system. There is one fan that operate the SSDS at the locations shown on Figure 2. The following inspections were made:

- the in-line U-tube manometer on the suction side of the piping system was observed to determine a pressure differential that would indicate the fan was operating properly.
- the piping condition was observed to determine if any portion of the piping required repair;
- labeling of the system was intact;
- The audible alarm was operations., and,
- descriptions of actions taken to address any concerns of the SSDS (if applicable).



Based on the inspection, the SSDS appeared to be in good working order. Copies of the inspection forms provided by Trabold Road Industrial Center, LLC is included in Appendix B.

LaBella completed an inspection of the SSDS system on February 4, 2026, and photographs of pertinent portions of the system are included in Appendix B.

4.2 Site Wide Inspection

A site-wide inspection of the property was conducted by LaBella on February 4, 2026, to assess the general condition and use of the site . Based on the results of the general site conditions inspection, the site remains vacant and in good condition. Based on discussions with Trabold Road Industrial Center, LLC, the site has remained vacant and for industrial use during this reporting period. Photos of the site are included in Appendix B.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Compliance

The requirements dictated in the SMP regarding IC/EC's and the Monitoring Plan were generally met during the reporting period. As such, no steps are currently deemed necessary to correct areas of non-compliance.

5.2 Performance and Effectiveness of Remedy

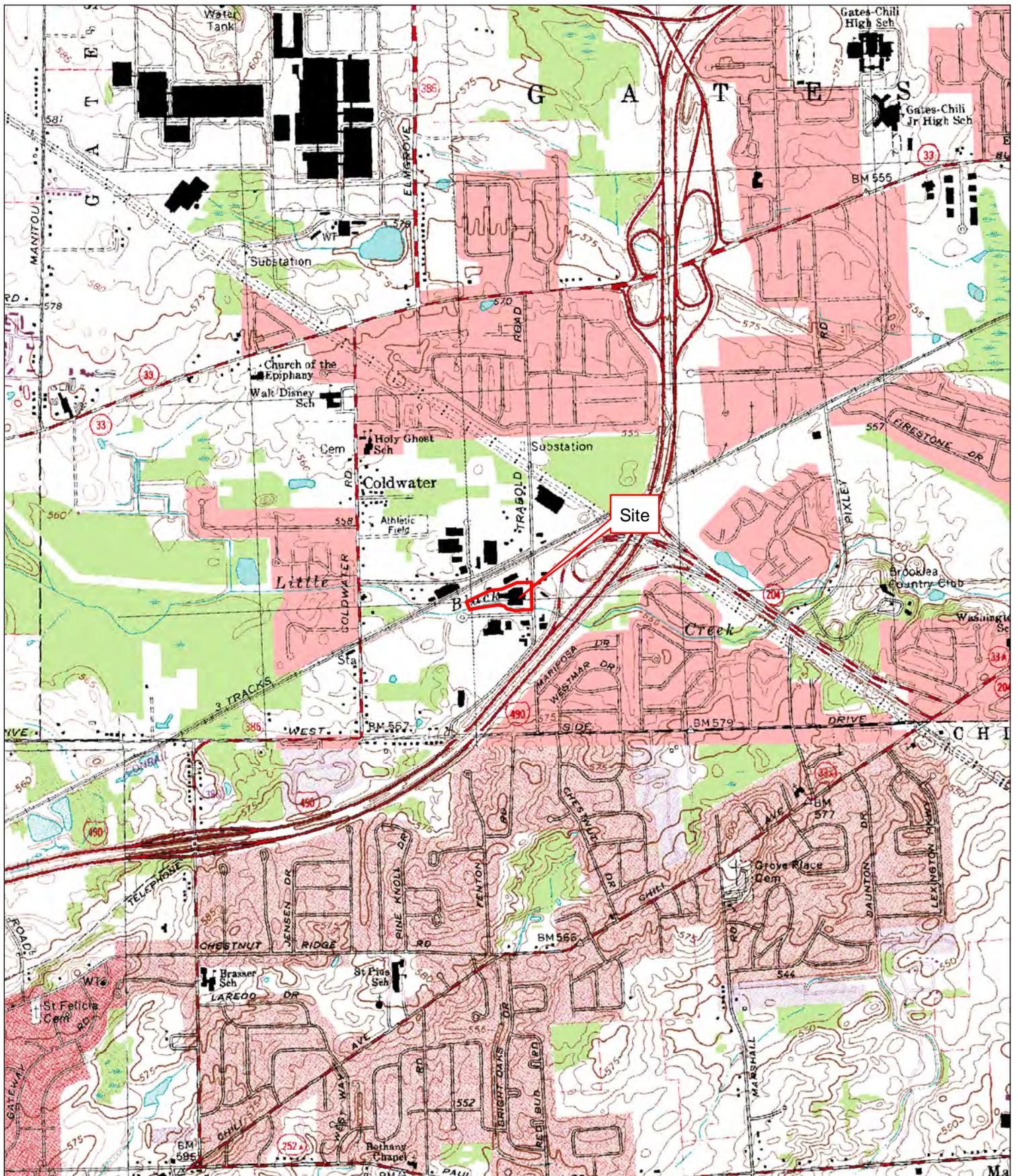
An evaluation of the components of the SMP during this reporting period indicates that the IC/EC controls were protective of human health and the environment. The monitoring plan sufficiently monitored the performance of the remedy.

5.3 Recommendations

Since residual contamination remains at the site, applicable site management requirements should be continued.



FIGURES



PROJECT/DRAWING NUMBER
2230425
[FIGURE 1]

DRAWING TITLE
SITE LOCATION MAP

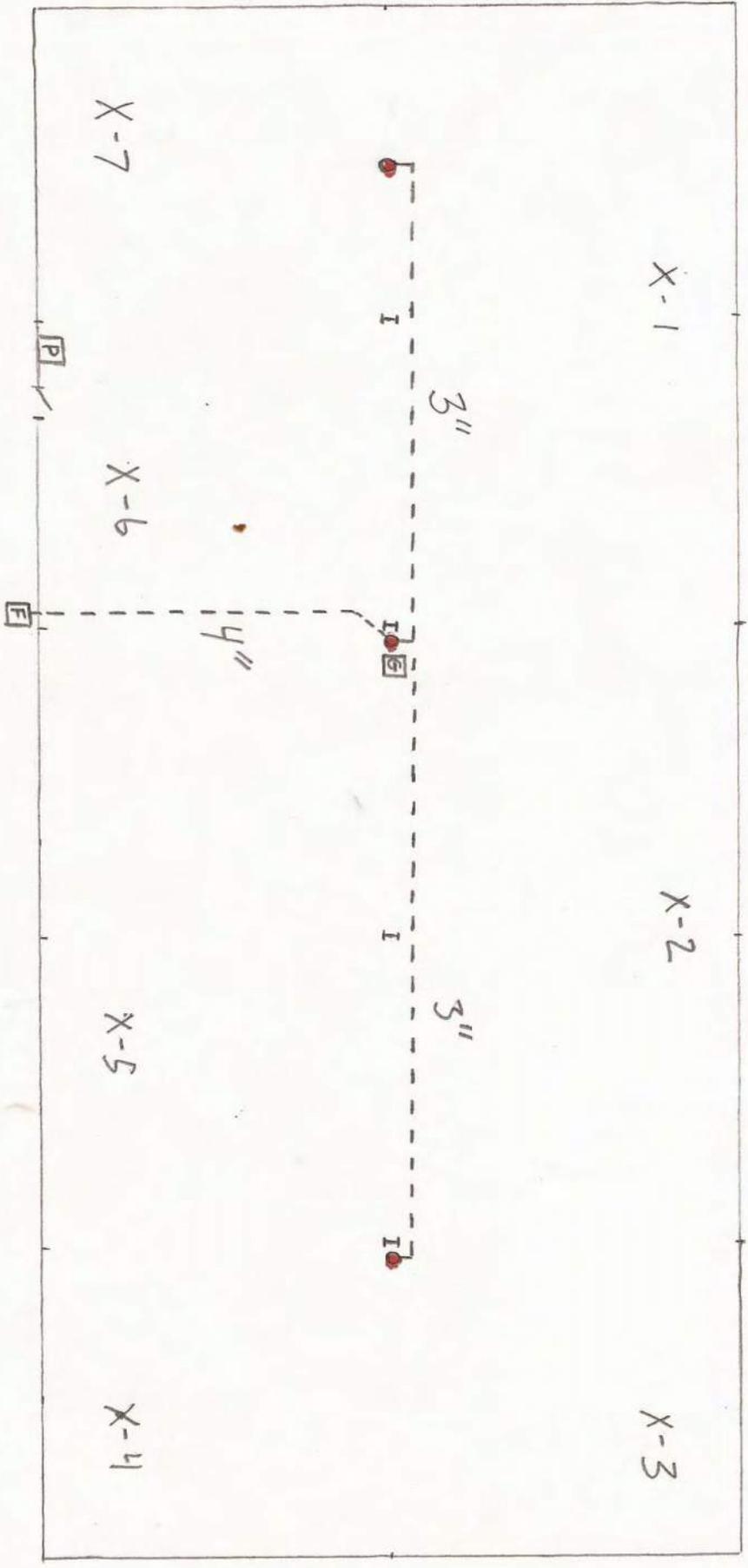
ISSUED FOR FINAL	DESIGNED BY P/J
DATE: 3/17/2014	DRAWN BY P/J
	REVIEWED BY DPN

PROJECT/CLIENT
 Former Alliance Precision Plastics
 NYSDEC Site No. 828110
 595 Trabold Road
 Gates, New York
 Client: Trabold Road Industrial
 Center, LLC

LABELLA
 Associates, D.P.C.

300 STATE STREET
 ROCHESTER, NY 14614
 P: (585) 454-6110
 F: (585) 454-3066
 www.labellapc.com
 COPYRIGHT 2003

0 1,000 2,000 4,000 Feet
 1 inch = 2,000 feet



→ MAY 1, 2015

SUB-SLAB DEPRESSURIZATION SYSTEM DIAGRAM
 Installed by: Mitigation Tech, 55 Shumway Rd., Brockport, NY 14420
 595 Trabold Rd., Gates, NY NYSDEC Site #C828110

[F] = Fan w/ exterior switch	● = Suction Point
[P] = circuit breaker	x = Test Point
[G] = vacuum gauge	- - - - = Pipe Run

FIGURE 2



APPENDIX A

Institutional and Engineering Controls Certification Form

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
	Trabold Road Industrial Center LLC.	IC/EC Plan Ground Water Use Restriction Landuse Restriction Building Use Restriction Site Management Plan O&M Plan

Where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no constructions or that results in unacceptable human exposure to contaminated soils. The property is prohibited from ever being used for purposes other than Commercial as described in 6 NYCRR Part 375-1.8(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(iv) without the express written waiver of such prohibition by the Department or Relevant agency.

Use of Groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for the use of drinking water or industrial purposes.

Periodic certification shall be provided by the property owner for the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

An Operation and maintenance plan has been put into place to ensure the continued proper operation of the SSDS system.

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
	Vapor Mitigation

A SSD system was installed voluntarily by the owner in the warehouse portion of the building to address potential exposures to vapor intrusion. The SMP (written by the owner's consultant) refers to the SSD system as an Engineering Control (EC) but the NYSDEC does not consider it to be an EC.

Periodic Review Report (PRR) Certification Statements

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

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 828110

Box 6

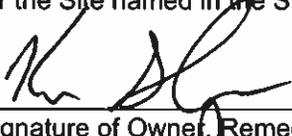
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I KENNETH GLAZER at 595 TRABOLD RD. ROCHESTER 14624
print name print business address

am certifying as MEMBER/OWNER (Owner or Remedial Party)

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


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

02/05/26
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

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

I Michael F. Pelychaty, PG at LaBella Associates, D.P.C, 300 State Street, Rochester, NY 14614,
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)

Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date



APPENDIX B

Sub Slab Depressurization Inspection Forms and Photographs



SUB-SLAB DEPRESSURIZATION SYSTEM INSPECTION FORM

Project Name: Former Alliance Precision Plastics Site - Site No. 828110

Location: 595 Trabold Road, Gates, New York

300 State Street

LaBella Project No.: *2230425*

Rochester, New York 14614

Inspected By: *M. Petych*

Phone: (585) 454-6110

Date of Inspection: *2/4/2025*

Fax: (585) 454-3066

Weather Conditions: *20°F, light wind, sunny*

INSPECTION FINDINGS:

Sub-Slab Depressurization System - Fan:

Operational -

Yes

No

Vacuum Gauge Reading (inches of water) -

3.0

Alarm Check -

Alarm Sounded?

Alarm Failed?

SSDS Piping Check (Note Condition - Good/Fair/Poor):

(include pictures if warranted)

As-Found Condition

As-Left Condition

Piping - Interior

GOOD

Same

Piping - Exterior

Tubing -

Vacuum Gauge -

Integrity of Joint Seals -

Condition of Labels -

Overall Physical Condition of SSDS -



Comments:

None



00 State Street
Rochester, New York 14614
Phone: 585-454-6110
Fax: 585-454-3066

Site Wide Inspection Form

Project Name: Former Alliance Precision Plastics

Location: 595 Trabold Rd., Gates, NY

LaBella Project No.: 2230425

Inspected By: M. Kelly Chandy

Date of Inspection: 2/4/2026

Weather Conditions: 20°F, light wind, sunny

Comments

Compliance with SMP/Deed Restriction

site currently vacant industrial building

Condition of SSDS

good and working

Condition of groundwater monitoring wells to be used for long-term monitoring as indicated in SMP.

good

General site conditions at time of inspection

good

Site management activities currently being conducted (if any)

none observed

Site records up to date?

yes

Additional Notes/Comments:

none



DESCRIPTION: site exterior

DATE: 2/4/2026



DESCRIPTION: site exterior

DATE: 2/4/2026



DESCRIPTION: vacant warehouse area DATE: 2/4/2026



DESCRIPTION: vacant warehouse area DATE: 2/4/2026



DESCRIPTION audible alarm

DATE: 2/4/2026



DESCRIPTION manometer

DATE: 2/4/2026



DESCRIPTION SSDS riser pipe

DATE: 2/4/2026



DESCRIPTION site exterior

DATE: 2/4/2026

Completed Work Order List
Property: Trabold Industrial Center LLC
1/1/2024 - 2/4/2026

Issue Number	Property Name	UnitList	Issue Title	Issue Description	Resolution	Opened	Closed	Assigned To
				Monitoring device in on column set #9 in the rear space.				
42165	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Gales and Leistman already inspected it	04/29/24	04/29/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
42357	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Inspect vent	05/03/24	05/08/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
43186	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Look at meter	06/03/24	06/06/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
44104	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Inspect device	07/03/24	07/09/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
45000	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Look at meter	08/03/24	08/05/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
45812	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Inspect meter with Scott	09/03/24	10/09/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
46770	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Inspect meter with Scott	10/03/24	10/09/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
47576	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Scott checked the meter	11/03/24	11/06/24	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
48301	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	12/03/24	12/10/24	Scott Lane
				Monitoring device in on column set #9 in the rear space.				
49151	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	01/03/25	01/09/25	Scott Lane
				Monitoring device in on column set #9 in the rear space.				
50022	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	02/03/25	02/12/25	Scott Lane
				Monitoring device in on column set #9 in the rear space.				
50858	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	03/03/25	03/06/25	Nick Shorey
				Monitoring device in on column set #9 in the rear space.				
51803	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	04/03/25	05/12/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
52670	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Done	05/03/25	05/12/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
53566	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		06/03/25	06/17/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
54600	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		07/03/25	08/05/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
55531	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		08/03/25	08/05/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
56528	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		09/03/25	09/16/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
57584	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		10/03/25	10/08/25	LaNair Jackson
				Monitoring device in on column set #9 in the rear space.				
58620	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Check monitor device at column 9 completed on 11/6	11/03/25	12/01/25	Bob Attridge
				Monitoring device in on column set #9 in the rear space.				
59899	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device	Check monitoring device at column 9 all set	12/03/25	12/16/25	Bob Attridge
				Monitoring device in on column set #9 in the rear space.				
61112	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		01/03/26	01/26/26	Bob Attridge
				Monitoring device in on column set #9 in the rear space.				
62488	Trabold Industrial Center LLC	Trabold - Inspect operation of under slab venting system	Trabold - Inspect operation of under slab venting system	Observe man-o-meter and LED status light on monitoring device		02/03/26		Bob Attridge