

**United Cleaners
2199 East Henrietta Road
Town of Henrietta
Rochester, New York 14623**

**Monroe County
NYSDEC Site Number 828152**

Periodic Review Report

June 21, 2023

Prepared for:

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FIGURES

Figure 1: Sub-Slab Depressurization System

Figure 2: H&A Site Plan

Figure 3: SSDS Layout

APPENDICES

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1.0 Introduction

The United Cleaners site (#8281520) is located at 2199 East Henrietta Road in the Town of Henrietta, New York (the “Site,” Figure 1). The Site is a former laundry and dry cleaning operation located at the center of Suburban Plaza, a 13.27-acre parcel operated as a retail plaza (Tax Parcel ID 162.18-2-1.111).

The New York State Department of Environmental Conservation (NYSDEC) Order on Consent defined the Site as the boundaries of Suburban Plaza and the property between this plaza and the western property boundary. The Site is zoned for commercial use; a 2.02-acre portion of the parcel is subject to engineering controls (Haley & Aldrich Figure 2), and the entire parcel is subject to an environmental easement.

S-P Associates, L.P., the owner of Suburban Plaza when the release occurred, conducted remedial investigations and remedial actions. Preliminary subsurface investigations were conducted in 2006 and 2007 by Stantec Consulting Services and Haley & Aldrich of New York (H&A). S-P Associates, L.P. agreed to the Order on Consent on June 20, 2008.

Investigations were completed between 2008 and 2010, and source remediation was completed in 2009 and 2010. Activities included the following:

- Soil boring installation and sampling,
- Groundwater monitoring well installation and sampling,
- Soil vapor intrusion sampling in the plaza,
- Soil vapor intrusion sampling and sump sampling at two adjacent houses,
- Removal of approximately 75 cubic yards of contaminated soil, and
- Installation of a sub-slab depressurization system (SSDS) in the portion of the plaza where United Cleaners was located.

Following completion of these activities, the following conditions were documented:

- Low levels of dry cleaning solvent-related compounds in groundwater.
- Dry cleaning solvent-related compounds in soils at concentrations below NYSDEC Part 375-6.8(b) Soil Cleanup Objectives (SCOs) for Restricted Commercial use.
- Installation of a SSDS.
- Off-site soil vapor impacts were not identified.

NYSDEC issued a May 2013 Decision Document that stated “no further action is required other than the implementation of institutional and engineering controls.” An Environmental Easement was filed by Frontier Center LLC (Frontier) in June 2015, and a Site Management Plan (SMP) was prepared in August 2015. NYSDEC issued a “No Further Action” determination in December 2015.

In a March 29, 2021 letter NYSDEC approved a request to discontinue groundwater sampling based on decreasing concentrations in HA-105, and detections below TOGS 1.1.1 Groundwater Standards in the remaining wells since 2016. As part of this approval, NYSDEC required that all of the remaining wells be decommissioned. Decommissioning of the nine remaining monitoring wells was completed in June 2021. A July 28, 2021 well decommissioning report was submitted to NYSDEC.

This annual Periodic Review Report (PRR) is provided to certify that all institutional and engineering controls remain in place, are performing properly, and continue to be effective. To the extent SMP deficiencies were identified, a Work Plan is included for NYSDEC approval.

2.0 Compliance Reporting

2.1 Institutional Controls (ICs)

Institutional controls at the Site have been implemented in the form of an Environmental Easement that applies to the entire 13.27-acre Suburban Plaza parcel. The Environmental Easement provided restrictions on the Site including prohibition of groundwater use and land use restrictions (commercial and/or industrial use, only). It also warrants the Site be managed under an approved SMP and documentation be provided that certifies IC/ECs are in-place and effective.

Suburban Plaza continues to operate as a commercial retail plaza, and groundwater is not being used.

2.2 Engineering Controls (ECs)

The following two ECs are in place at the Site

1. Cover over the Soil Management Area (SMA)
2. Sub-Slab Depressurization System

2.2.1 Cover over the Soil Management Area (SMA)

A cover system is in place at the Site to prevent exposure to remaining contamination at concentrations exceeding the NYSDEC Protection of Groundwater Soil Clean-Up Objectives (SCOs) in SMA soil/fill. The location of the SMA and cover system is depicted on Figure 2.

RE&LS inspected the Site on May 18, 2023. The cover system consists of asphalt pavement, existing structures, and vegetation. RE&LS observed numerous cracks and craters in the asphalt.

A draft Work Plan to restore the asphalt cover is being submitted for NYSDEC approval.

2.2.2 Sub-Slab Depressurization System (SSDS)

The potential for vapor intrusion into the plaza is mitigated by the SSDS. The SSDS, installed by Mitigation Technologies (MT), is comprised of suction points and Radonaway GP-501 series and GP-265 in-line fans. For monitoring purposes, a manometer was placed on each suction pipe, easily visible for indication of fan operations. The SSDS is comprised of nine independent components, with nine Radonaway fans and associated piping,

RE&LS documented MT inspecting the SSDS on May 18, 2023. Static air pressure differentials were measured to confirm that seven of the nine systems were performing to their original objectives.

Two of the Radonaway fans were determined not to be functioning on May 18, 2023. MT replaced the two fans on May 25, 2023, and the SSDS is determined to now be functioning as designed.

2.3 IC/EC Certification

The IC will be certified by Joel Chiarenza of Frontier Management (Site owner) pending restoration of the asphalt cover system.

The ECs will be certified by Nancy S. Van Dussen, a Professional Engineer in the State of New York (License Number 61266) pending asphalt restoration in accordance with the NYSDEC-approved Work Plan.

3.0 Conclusion

- The Environmental Easement is in compliance. Groundwater has not been used at the Site. Site usage has continued to be for commercial purposes.
- SMP non-compliance issues were identified on May 18, 2023.
- SSDS fans were replaced on May 25, 2023 and the fans are now functioning as designed.
- The asphalt cover in the SMA behind the plaza will be restored in accordance with the NYSDEC-approved Work Plan, bringing the Site into compliance with the SMP.