

May 13, 2024

Ms. Elizabeth Kaptein  
New York State Department of Environmental Conservation  
Division of Environmental Remediation, Region 8  
6272 East Avon-Lima Road  
Avon, New York 14414

Re: Monthly Monitoring Report – April 2024  
1000 Turk Hill Road, Fairport, New York  
NYSDEC Site ID No. 828161

Dear Ms. Kaptein:

On behalf of New Coleman Holdings, Inc., Roux Environmental Engineering and Geology, D.P.C. (Roux) has prepared this letter to summarize the ongoing monitoring and remediation activities, including operation and maintenance of the sub-slab depressurization systems (SSDSs), at 1000 Turk Hill Road, Fairport, New York. Roux has engaged a local subcontractor (Trec Environmental Inc. [Trec]) to perform the monthly monitoring of the SSDSs.

The Monthly Monitoring Report for February and March 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on April 2, 2024. On October 5, 2023, Roux submitted a Remedial Action Work Plan for review by the NYSDOH and NYSDEC for the Site that included a summary of the sitewide groundwater sampling event that occurred the week of June 5, 2023.

### **SSDS Monitoring**

The monthly SSDS monitoring event was performed by Trec on April 30, 2024. Nine of the 12 SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. All the accessible monitoring results were consistent with previous monitoring events and within the required performance ranges for those systems. During the visit the monitoring points associated with Systems C1 and C2 in Building 1 (located in the vacant tenant space formally occupied by Nat's Nuts) and System C in Building 3 (located in vacant tenant space formally occupied by Spartacus Construction) could not be accessed.

The exterior components of each of the five SSDSs on Building 1 and Building 3 were also inspected. As had been previously noted, the mounting brackets for System A in Building 3 are broken, but the vent pipe remains fastened and will continue to be inspected monthly to ensure operation is not impacted.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – April 2024 (Table 1). The locations and designations of the various SSDS systems and monitoring points are shown on the attached SSDS As-Built Drawings prepared by EnviroSafe Inspections & Consulting (Attachment 1). The next monitoring event is expected to be performed the week of May 27, 2024, and will be documented in a future report.

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If you have any questions or require additional information, please do not hesitate to contact me at (917) 825-1108 or via email at [masmith@rouxinc.com](mailto:masmith@rouxinc.com).

Sincerely,

**ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.**



Matthew Smith  
Project Scientist



Nathan Epler, Ph.D., P.G.  
Principal Hydrogeologist

Attachments

cc: Anthony Perretta, NYSDOH  
Charlotte Theobald, NYSDEC  
Charles J. Sgro, New Coleman Holdings, Inc.  
Allie LeBlanc, New Coleman Holdings, Inc.  
Steve Russo, Esq., Greenberg Traurig, LLP  
Omar Ramotar, P.E., Roux  
Christopher Battista, P.G., Roux

**Monthly Monitoring Report – April 2024**  
***1000 Turk Hill Road, Fairport, New York***

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**TABLES**

1. Monthly SSDS Monitoring and Inspection Checklist – April 2023

Table 1. Monthly SSDS Monitoring and Inspection Checklist - April 2024

Turk Hill Park, 1000 Turk Hill Road, Fairport, New York - NYSDEC Site No. 828161

Building 1									
Building 1	Tenant / Location	Date	Time	Baseline Manometer Reading (In. W.C.) 1/29/18	Current Manometer Reading (In. W.C.)	Evidence of Water/ Condensation Accumulation	Is The Fan Operating as Expected?	Is Any of The Piping Damaged or Disconnected?	Comments
System A	Canal Metalsmith	4/30/2024	11:30 AM	2.4	2.2	N	Y	N	
System B1	Wonder Repair & Fairport Comp.	4/30/2024	11:15 AM	1.0	1.1 & 1.0	N	Y	N	Fairport computer is out now vacant.
System B2	Wonder Repair	4/30/2024	11:00 AM	1.0	1.2	N	Y	N	
System C1	Nat's Nuts (Vacant)	4/30/2024	10:45 AM	0.9	N/A	N/A	Y	N/A	Tenant space is vacant - no access
System C2	Nat's Nuts (Vacant)	4/30/2024	10:40 AM	1.0	N/A	N/A	Y	N/A	Tenant space is vacant - no access
System D	Amazing Grains Bread Company	4/30/2024	10:30 AM	2.8	2.4	N	Y	N	
System E	Amazing Grains Bread Company	4/30/2024	10:20 AM	1.9	2.0	N	Y	N	
Building 3									
Building 3	Tenant / Location	Date	Time	Baseline Manometer Reading (In. W.C.) 1/29/18	Current Manometer Reading (In. W.C.)	Evidence of Water / Condensation Accumulation	Is The Fan Operating as Expected?	Is Any of The Piping Damaged or Disconnected?	Comments
System A	Men's Bathroom	4/30/2024	10:05 AM	2.5	2.4	N	Y	N	
System B	Loading Dock	4/30/2024	9:45 AM	1.9	2.0	N	Y	N	
System C	Spartacus (Vacant)	4/30/2024	9:15 AM	2.2	N/A	N/A	Y	N	Now occupied but locked with padlock. Appears to be secured storage.
System D	Millwork Shop	4/30/2024	9:30 AM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	4/30/2024	9:00 AM	2.8	2.8	N	Y	N	

Notes:

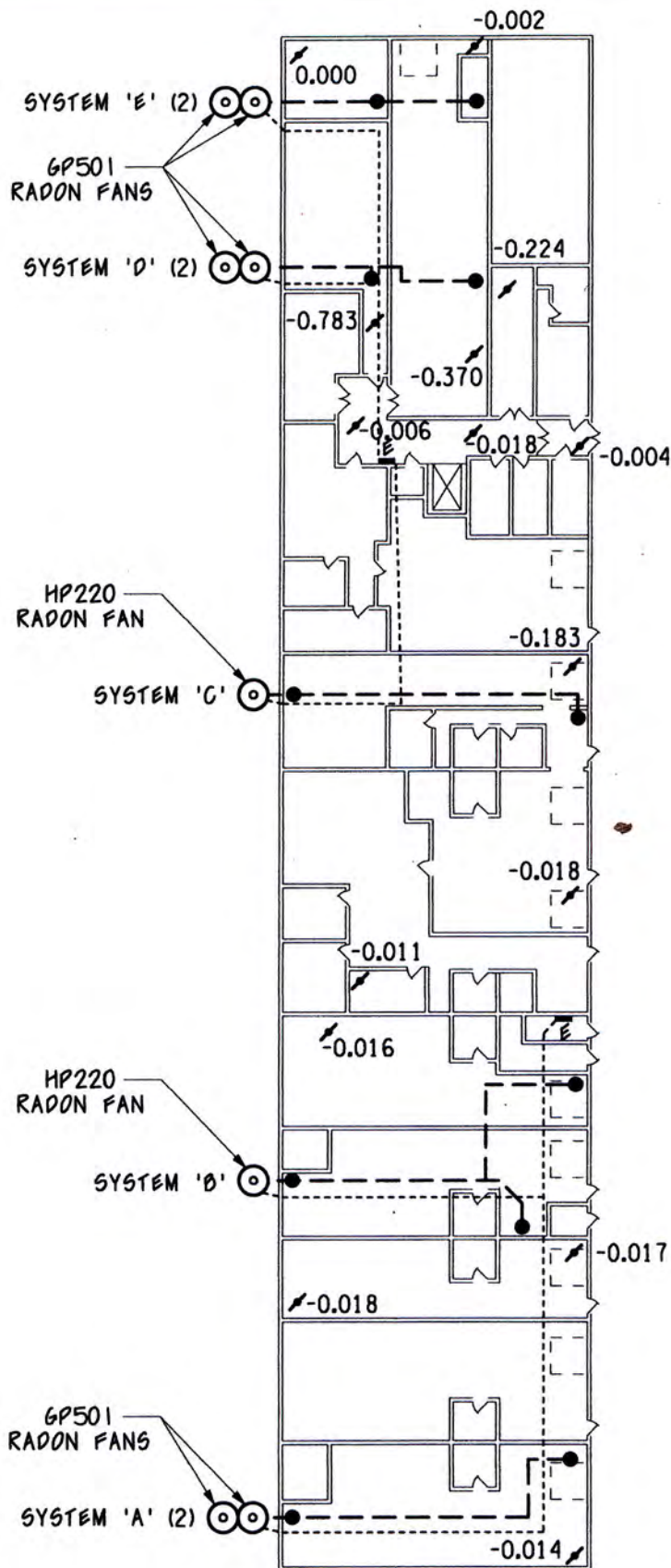
N/A - Not Available

NM - Not Measured

In W.C. - inches of water column

**ATTACHMENT 1**

SSDS As-Built Drawings



### Sub Slab Depressurization Systems

**Building 1**  
1000 Turk Hill Road  
Fairport, NY



*Bruce W. Finster, P.E.*

#### NOTES:

- - SUCTION POINT
- / - 1/2" TEST HOLE
- EP - ELECTRIC PANEL
- - ELECTRIC LINE
- - SCH. 40 PVC PIPE



**Envirosafe Inspections & Consulting**

PO Box 671

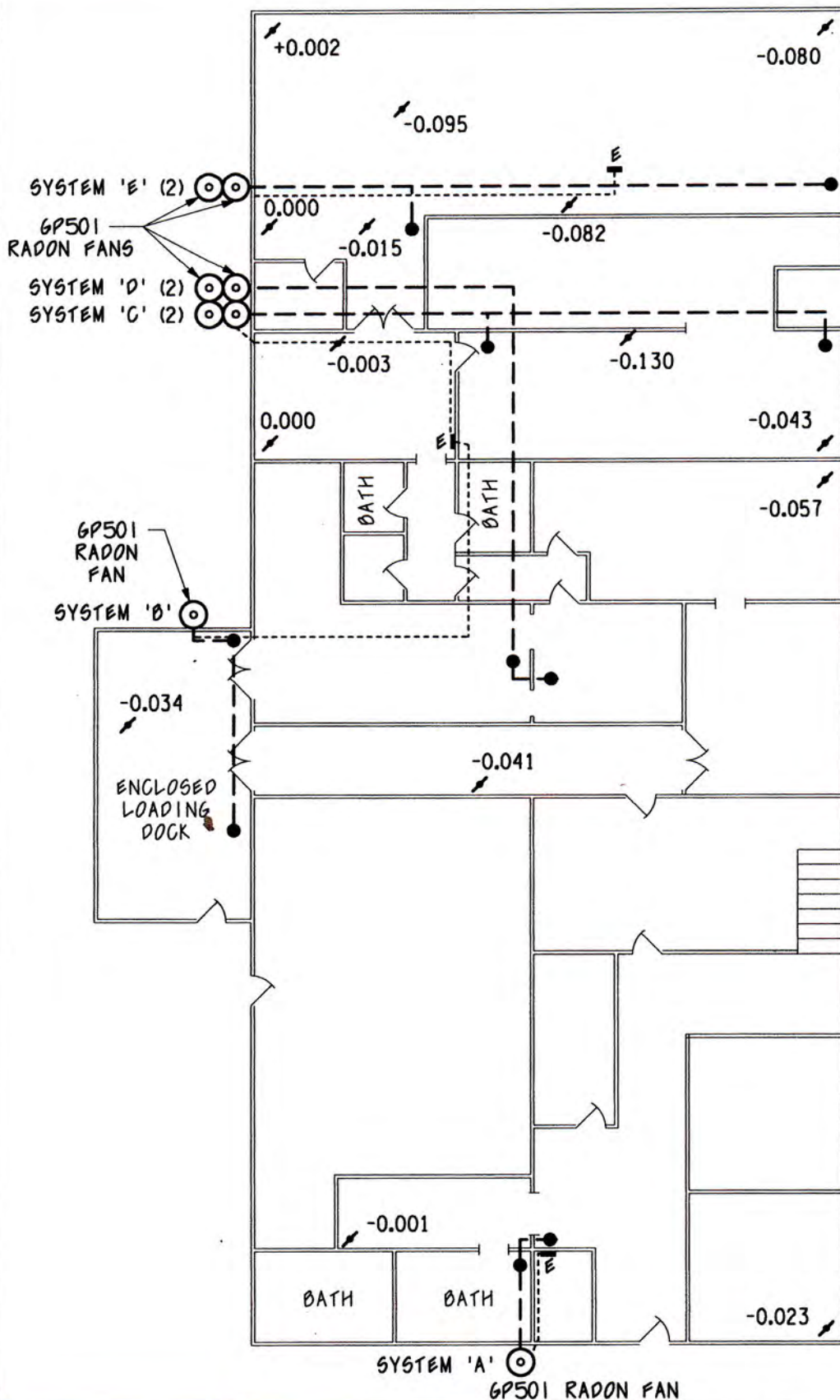
Honeoye, NY 14471

585-704-4385

[www.envirosafeinspections.com](http://www.envirosafeinspections.com)

**Figure 1**





### Sub Slab Depressurization Systems

**Building 3**  
1000 Turk Hill Road  
Fairport, NY



*Bruce W. Finster, P.E.*

#### NOTES:

- • SUCTION POINT
- / • 1/2" TEST HOLE
- EP • ELECTRIC PANEL
- • ELECTRIC LINE
- - - • SCH. 40 PVC PIPE



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**Figure 2**