

July 24, 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 – June 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 May 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on June 20, 2024. On May 23, 2024, the NYSDOH provided conditional approval for the Remedial Action Work Plan that was submitted on October 5, 2023.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on June 20, 2024. Ten of the 12 SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. During the visit the monitoring points associated with System B1 in Building 1 (located in Fairport Computer) and System A in Building 3 (located in the men's bathroom) could not be accessed. All the accessible monitoring results were consistent with previous monitoring events and within the required performance ranges for those systems. It was noted that the vacuum for System D in Building 1 (located in Amazing Grains Bread Company) was slightly lower than previous months. This system will be closely monitored in the coming months to ensure vacuum loss does not continue and determine if any repair to the system is warranted.

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 – June 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).

3113.0001Y209/LR

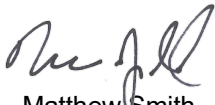
Ms. Elizabeth Kaptein
July 24, 2024
Page 2

The next monitoring event is expected to be performed the week of July 22, 2024, and will be documented in a future report.

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.

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

TABLES

- 1. Monthly SSDS Monitoring and Inspection Checklist – June 2024

Table 1. Monthly SSDS Monitoring and Inspection Checklist - June 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	6/20/2024	11:00 AM	2.4	2.2	N	Y	N	
System B1	Wonder Repair & Fairport Comp. (Vacant)	6/20/2024	10:40 AM	1.0	1.1 & N/A	N/A	Y	N	No access to Fairport Computer
System B2	Wonder Repair	6/20/2024	10:30 AM	1.0	1.0	N	Y	N	
System C1	Nat's Nuts (Vacant)	6/20/2024	10:10 AM	0.9	1.0	N	Y	N	
System C2	Nat's Nuts (Vacant)	6/20/2024	10:00 AM	1.0	1.0	N	Y	N	
System D	Amazing Grains Bread Company	6/20/2024	9:45 AM	2.8	2.2	N	Y	N	Slightly lower vacuum recorded compared to previous visits. SSDS point will be closely monitored in the coming months.
System E	Amazing Grains Bread Company	6/20/2024	9:35 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	6/20/2024	9:25 AM	2.5	N/A	N/A	Y	N	No access. Door was locked.
System B	Loading Dock	6/20/2024	9:10 AM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	6/20/2024	8:45 AM	2.2	2.2	N	Y	N	Space was unoccupied, but padlock was unlocked.
System D	Millwork Shop	6/20/2024	9:00 AM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	6/20/2024	8:30 AM	2.8	2.8	N	Y	N	

Notes:

N/A - Not Available

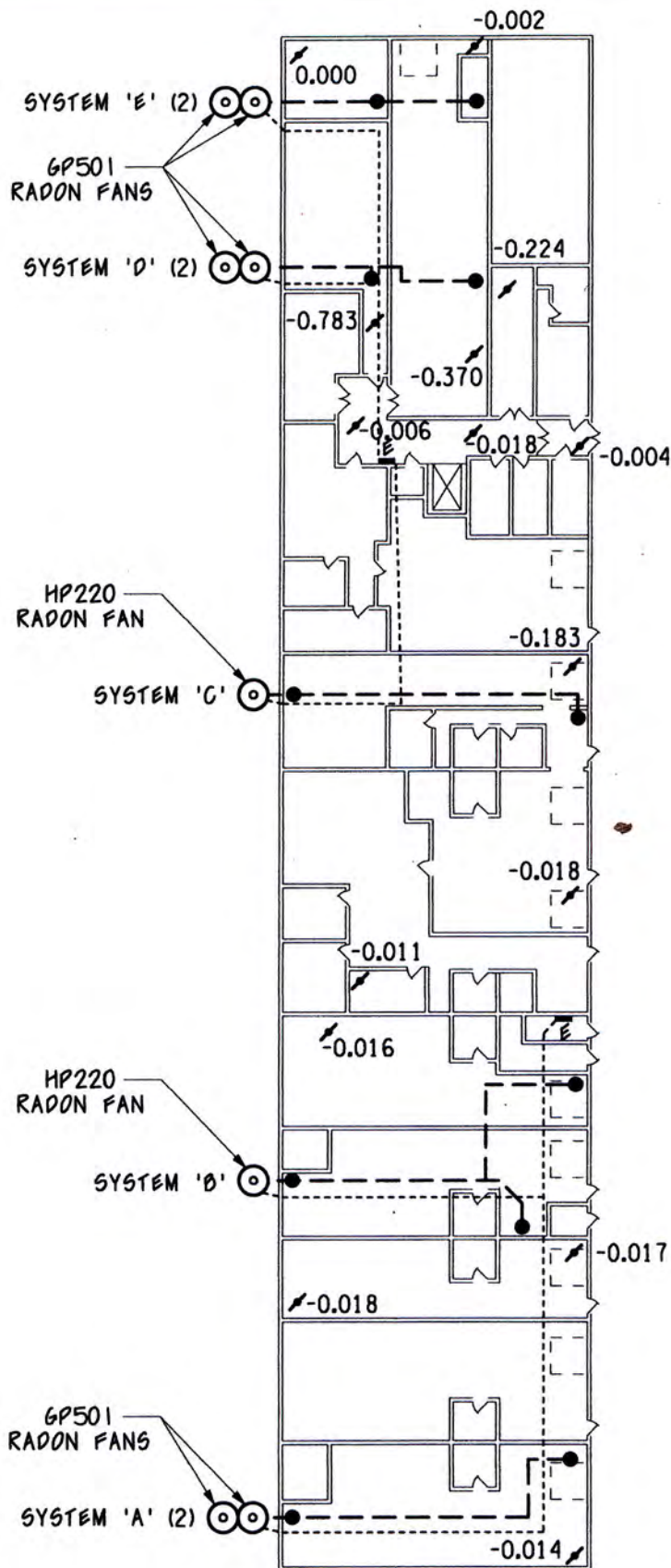
NM - Not Measured

In W.C. - inches of water column

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

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

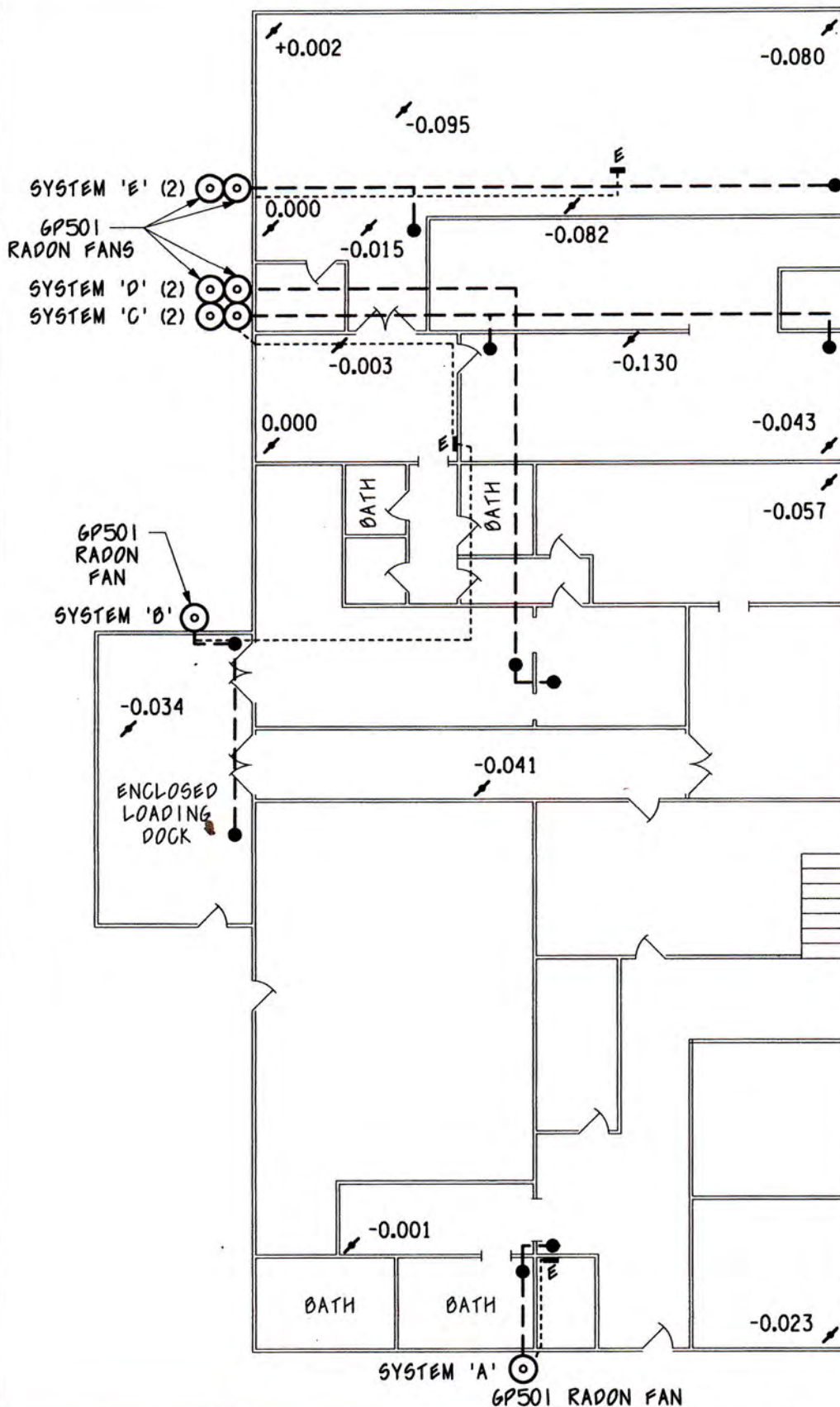
PO Box 671

Honeoye, NY 14471

585-704-4385

www.envirosafeinspections.com

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



Envirosafe Inspections & Consulting
PO Box 671
Honeoye, NY 14471
585-704-4385
www.envirosafeinspections.com

Figure 2