

August 29, 2024

Ms. Kathryn Lovell
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 – July 2024
1000 Turk Hill Road, Fairport, New York
NYSDEC Site ID No. 828161

Dear Ms. Lovell:

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 June 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on July 24, 2024.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on July 31, 2024. Five 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 Systems B1, B2, C1, and C2 in Building 1 (located in tenant spaces formally occupied by Fairport Computer and Nat's Nuts) and Systems A, C, and E in Building 3 (located in the men's bathroom, the tenant space formally occupied by Spartacus Construction and CrossFit Fairport) could not be accessed. All the accessible monitoring results were consistent with previous monitoring events and within the required performance ranges for those systems.

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. It was identified during this SSDS visit that the exterior discharge piping associated with System A in Building 1 had been knocked off the building by a tree limb. A temporary repair to the piping was performed on July 31, 2024, and a permanent repair is being planned in the coming weeks.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – July 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).

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Also on July 31, 2024, Trec completed a more detailed annual inspection of the SSDSs, which involved the collection and comparison of sub-slab pressure differential readings from previously installed sub-slab monitoring points. Four of the 30 sub-slab monitoring points were located, and their vacuum was recorded to measure the influence of the SSDSs throughout Buildings 1 and 3. The results of the sub-slab pressure differential readings indicate that sub-slab vacuum levels are consistent with the original system design. The results of the sub-slab pressure differential testing can be found in Table 2. In the coming months, additional sub-slab pressure differential readings will be collected if each sample location becomes accessible.

The next SSDS monitoring event is expected to be performed the week of August 26, 2024, and will be documented in a future Monthly Monitoring Report.

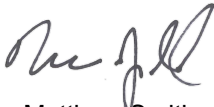
Groundwater Baseline Monitoring Event

Between July 31 and August 5, 2024, a sitewide groundwater sampling event of all 25 onsite groundwater monitoring wells was performed. The results of the groundwater sampling event will be summarized in a future Monthly Monitoring 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

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

TABLES

1. Monthly SSDS Monitoring and Inspection Checklist – July 2024
2. Summary Sub-Slab Pressure Differential Readings - July 2024

Table 1. Monthly SSDS Monitoring and Inspection Checklist - July 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	7/31/2024	11:25 AM	2.4	2.2	N	Y	Y	External piping damaged.
System B1	Wonder Repair & Fairport Comp. (Vacant)	7/31/2024	11:05 AM	1.0	N/A	N/A	Y	N	No access to Fairport Computer
System B2	Wonder Repair	7/31/2024	11:05 AM	1.0	N/A	N/A	Y	N	No access
System C1	Nat's Nuts (Vacant)	7/31/2024	11:00 AM	0.9	N/A	N/A	Y	N	No access
System C2	Nat's Nuts (Vacant)	7/31/2024	11:00 AM	1.0	N/A	N/A	Y	N	No access
System D	Amazing Grains Bread Company	7/31/2024	10:45 AM	2.8	2.2	N	Y	N	
System E	Amazing Grains Bread Company	7/31/2024	10:05 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	7/31/2024	10:00 AM	2.5	N/A	N/A	Y	N	No access. Door was locked.
System B	Loading Dock	7/31/2024	9:50 AM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	7/31/2024	9:00 AM	2.2	N/A	N/A	Y	N	No access. Door was locked.
System D	Millwork Shop	7/31/2024	9:15 AM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	7/31/2024	9:00 AM	2.8	N/A	N/A	Y	N	No access. Door was locked.

Notes:

N/A - Not Available

NM - Not Measured

In W.C. - inches of water column

Table 2. Summary Sub-Slab Pressure Differential Readings - July 2024

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

Building 1

Sample Location	Baseline Reading (In. W.C.)	Reading July 31, 2024 (In. W.C.)	Comments
B1-SS-1	0.000	NM	
B1-SS-2	-0.002	-0.001	
B1-SS-3	-0.224	NM	
B1-SS-4	-0.783	NM	
B1-SS-5	-0.370	-0.765	
B1-SS-6	-0.006	NM	
B1-SS-7	-0.018	NM	
B1-SS-8	-0.004	-0.004	
B1-SS-9	-0.183	NM	
B1-SS-10	-0.018	NM	
B1-SS-11	-0.011	NM	
B1-SS-12	-0.016	NM	
B1-SS-13	-0.018	NM	
B1-SS-14	-0.017	NM	
B1-SS-15	-0.014	NM	

Building 3

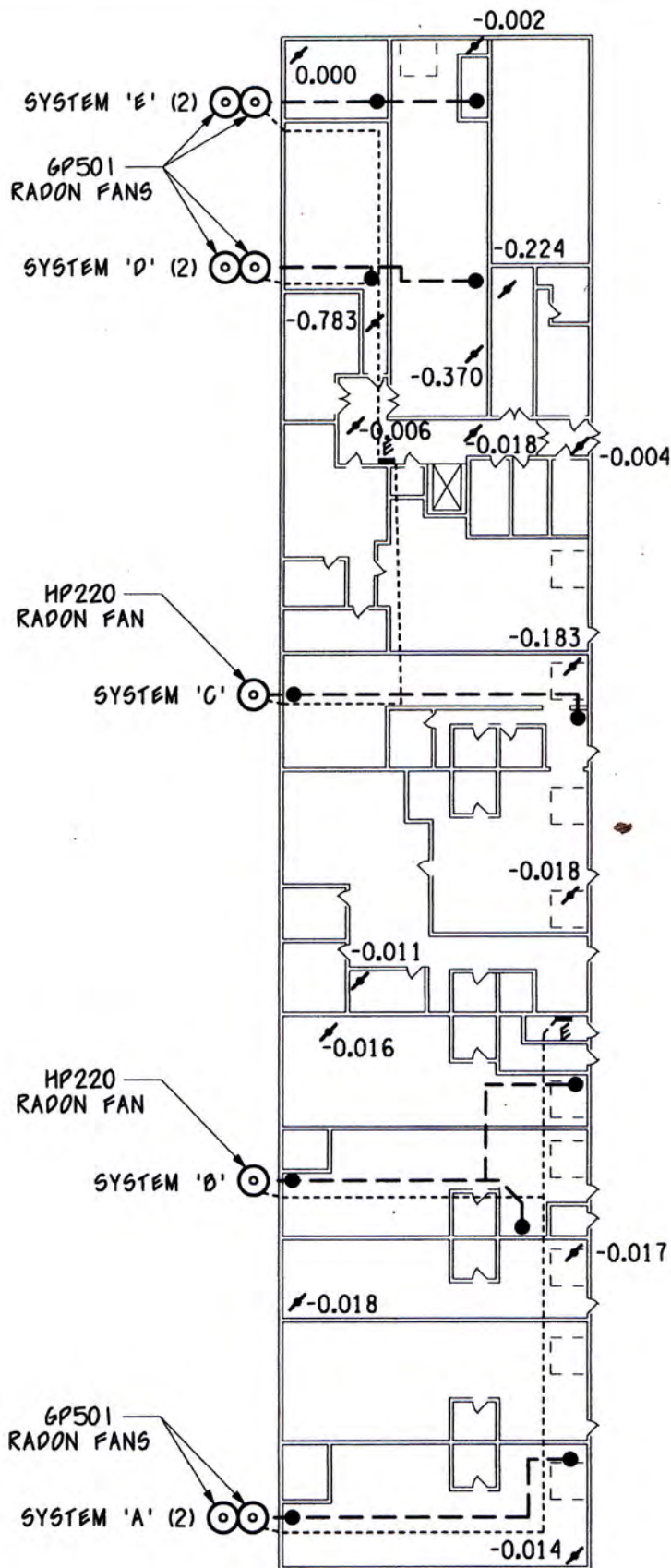
Sample Location	Baseline Reading (In. W.C.)	Reading July 31, 2024 (In. W.C.)	Comments
B3-SS-1	+0.002	NM	
B3-SS-2	-0.080	NM	
B3-SS-3	-0.095	NM	
B3-SS-4	0.000	NM	
B3-SS-5	-0.015	NM	
B3-SS-6	-0.082	NM	
B3-SS-7	-0.003	NM	
B3-SS-8	-0.130	NM	
B3-SS-9	0.000	NM	
B3-SS-10	-0.043	NM	
B3-SS-11	-0.057	NM	
B3-SS-12	-0.034	NM	
B3-SS-13	-0.041	-0.289	
B3-SS-14	-0.001	NM	
B3-SS-15	-0.023	NM	

Notes:

NM - No measurement, sample location could not be located and/or accessed

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

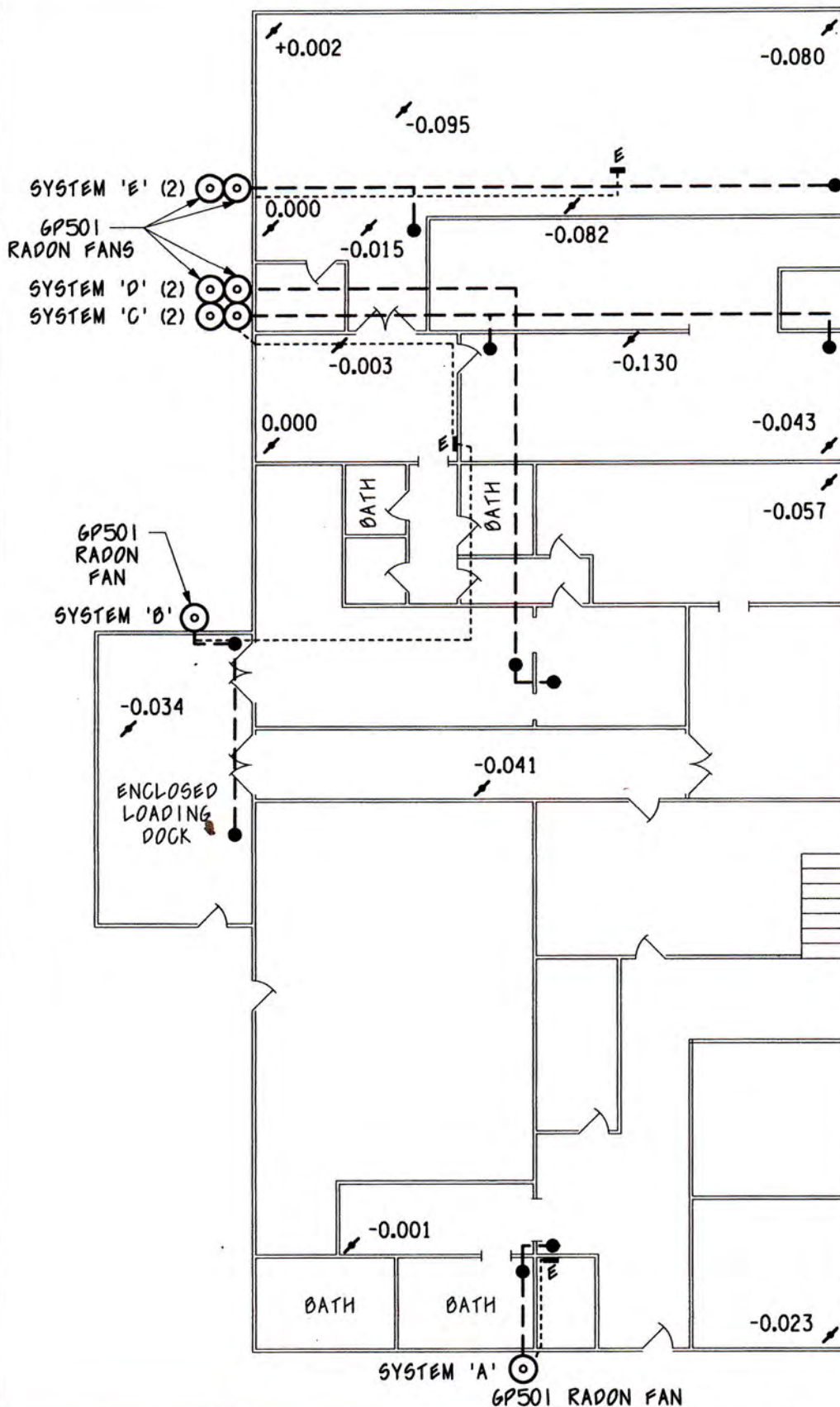
PO Box 671

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



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Figure 2