

October 3, 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 – August 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 July 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on August 29, 2024.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on August 30, 2024. Eight 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, C1, and C2 in Building 1 (located in tenant spaces formally occupied by Fairport Computer and Nat's Nuts) and System E in Building 3 (located in 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 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 also noted that the vent stack associated with System A in Building 1 is damaged, but still operational. Repairs to the Building 1, System A vent stack is planned to be completed during a future visit.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – August 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 SSDS monitoring event occurred on September 27, 2024, and will be documented in a future Monthly Monitoring Report.

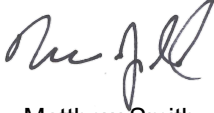
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If you have any questions or require additional information, please do not hesitate to contact me at (917) 825-1108 or via email at masmith@rouxinc.com.

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

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1000 Turk Hill Road, Fairport, New York

TABLES

1. Monthly SSDS Monitoring and Inspection Checklist – August 2024

Table 1. Monthly SSDS Monitoring and Inspection Checklist - August 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	8/30/2024	2:00 PM	2.4	2.2	N	Y	N	Vent stack is damaged, still operating.
System B1	Wonder Repair & Fairport Comp. (Vacant)	8/30/2024	2:15 PM	1.0	1.0 & N/A	N	Y	N	No access to Fairport Computer
System B2	Wonder Repair	8/30/2024	2:25 PM	1.0	1.0	N	Y	N	
System C1	Nat's Nuts (Vacant)	8/30/2024	2:35 PM	0.9	N/A	N	Y	N	No access
System C2	Nat's Nuts (Vacant)	8/30/2024	2:35 PM	1.0	N/A	N	Y	N	No access
System D	Amazing Grains Bread Company	8/30/2024	2:45 PM	2.8	2.2	N	Y	N	
System E	Amazing Grains Bread Company	8/30/2024	2:55 PM	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	8/30/2024	3:10 PM	2.5	2.5	N	Y	N	
System B	Loading Dock	8/30/2024	3:25 PM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	8/30/2024	3:50 PM	2.2	2.2	N	Y	N	
System D	Millwork Shop	8/30/2024	3:35 PM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	8/30/2024	4:05 PM	2.8	N/A	N	Y	N	No access.

Notes:

N/A - Not Available

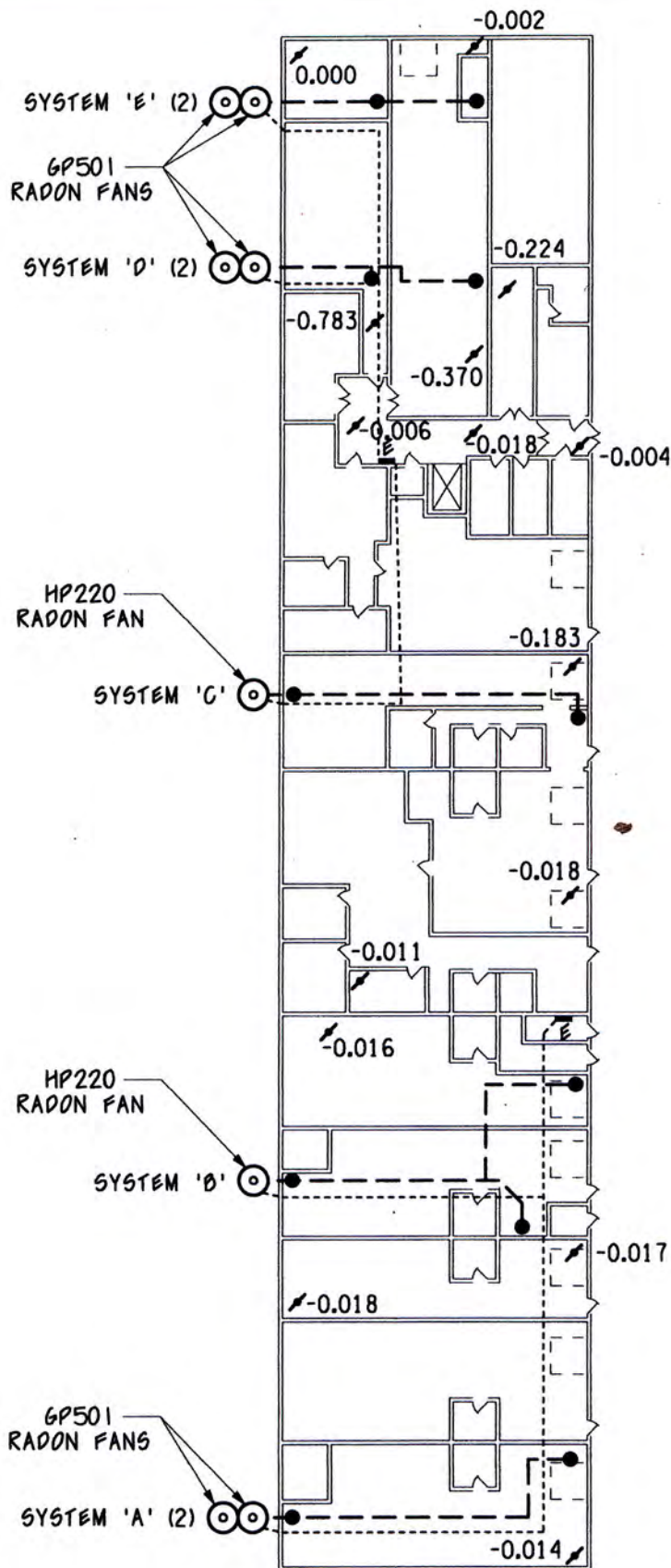
NM - Not Measured

In W.C. - inches of water column

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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

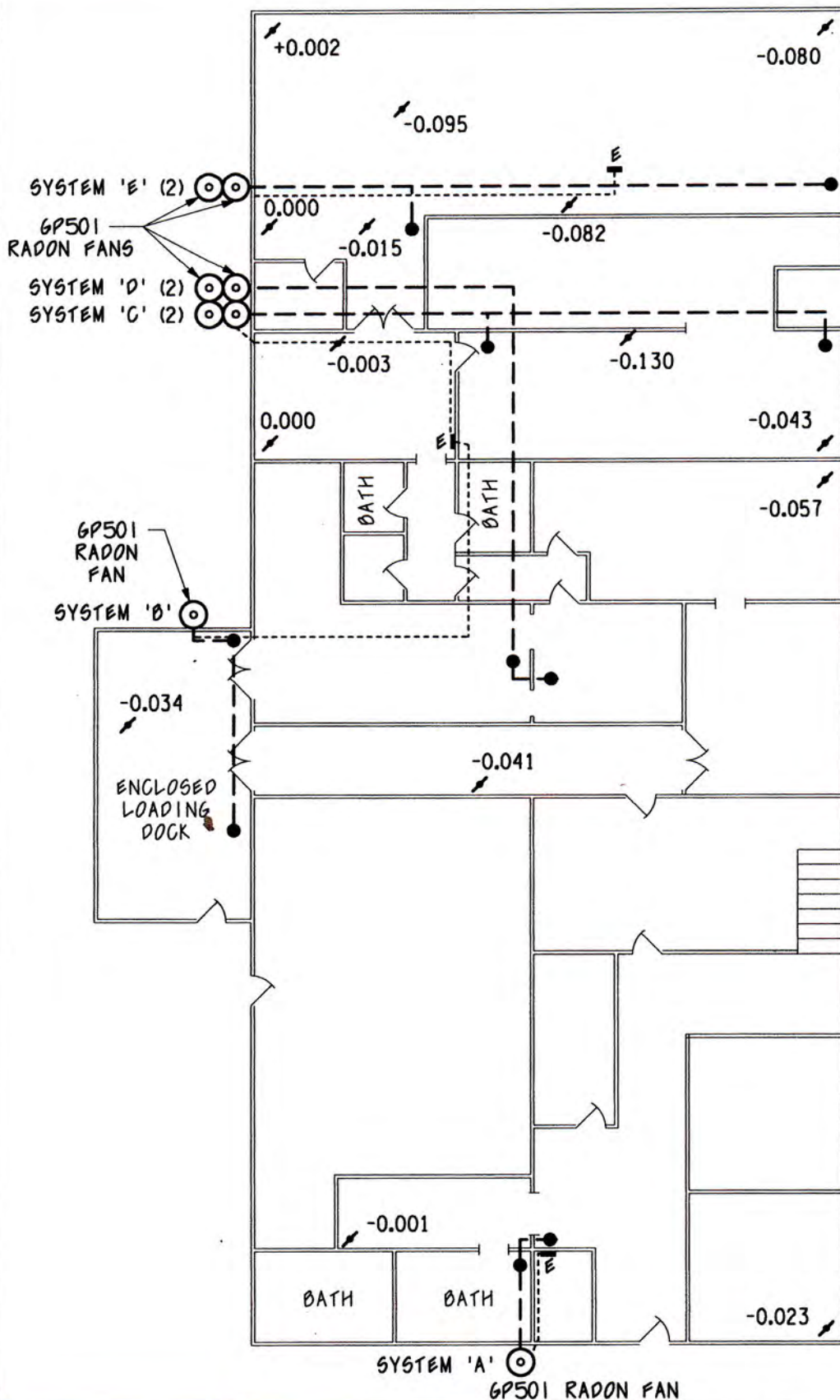
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www.envirosafeinspections.com

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
- E • ELECTRIC PANEL
- • ELECTRIC LINE
- • SCH. 40 PVC PIPE



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Figure 2