

November 25, 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 – October 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 Monthly Monitoring Report (MMR) 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 MMR for September 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on October 21, 2024. The Groundwater Monitoring Report detailing the sampling results and onsite work that was completed between July 31 and August 5, 2024 was also submitted to the NYSDOH and NYSDOH during this reporting period.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on October 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 C1 and C2 in Building 1 (located in tenant space formerly occupied by Nat's Nuts) and Systems C and E in Building 3 (located in the tenant space formally occupied by Spartacus and CrossFit Fairport) could not be accessed. The vacuum measurements from all accessible monitoring points 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 previously 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 were completed by Trec on November 12, 2024: the broken piping was removed, a new section of PVC piping was installed and secured to the side of the building with new mounting brackets.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – October 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 is planned to occur during the week of November 25, 2024, and will be documented in a future Monthly Monitoring Report.

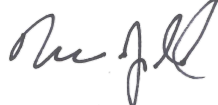
Remedial Injection Program

As was noted in September's MMR, Phase 1 of the remedial injection program was completed between September 27 and October 2, 2024. The first groundwater performance monitoring event to evaluate the injection program performance was completed on November 11 and 12, 2024. The results of this sampling event are pending and will be reported in conjunction with a future MMR.

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



Omar Ramotar, P.E.
Principal Engineer

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
Christopher Battista, P.G., Roux Associates, Inc.

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1000 Turk Hill Road, Fairport, New York

TABLES

1. Monthly SSDS Monitoring and Inspection Checklist – October 2024

Table 1. Monthly SSDS Monitoring and Inspection Checklist - October 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	10/30/2024	4:45 PM	2.4	2.2	N	Y	N	Vent stack is damaged.
System B1	Wonder Repair & Fairport Comp. (Vacant)	10/30/2024	4:30 PM	1.0	1.0 & 1.0	N	Y	N	
System B2	Wonder Repair	10/30/2024	4:15 PM	1.0	1.0	N	Y	N	
System C1	Nat's Nuts (Vacant)	10/30/2024	4:10 PM	0.9	N/A	N	Y	N	No access to the space formerly rented by Nat's Nuts.
System C2	Nat's Nuts (Vacant)	10/30/2024	4:10 PM	1.0	N/A	N	Y	N	No access to the space formerly rented by Nat's Nuts.
System D	Amazing Grains Bread Company	10/30/2024	4:00 PM	2.8	2.2	N	Y	N	
System E	Amazing Grains Bread Company	10/30/2024	3:50 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	10/30/2024	3:45 PM	2.5	2.5	N	Y	N	
System B	Loading Dock	10/30/2024	3:20 PM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	10/30/2024	3:00 PM	2.2	N/A	N	Y	N	No access, entry door was locked. Shared door with CrossFit Fairport.
System D	Millwork Shop	10/30/2024	3:35 PM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	10/30/24	3:00 PM	2.8	N/A	N	Y	N	No access, entry door was locked. Shared door with Spartacus.

Notes:

N/A - Not Available

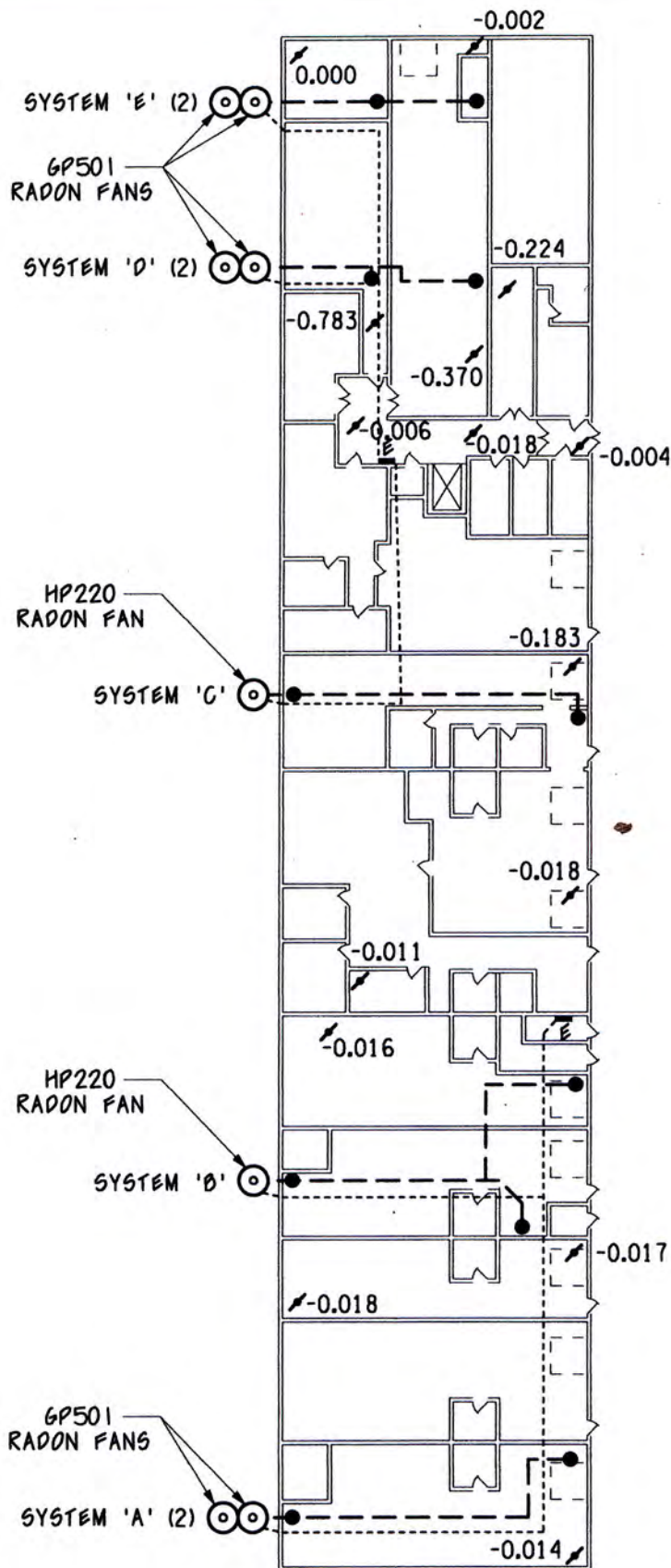
NM - Not Measured

In W.C. - inches of water column

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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

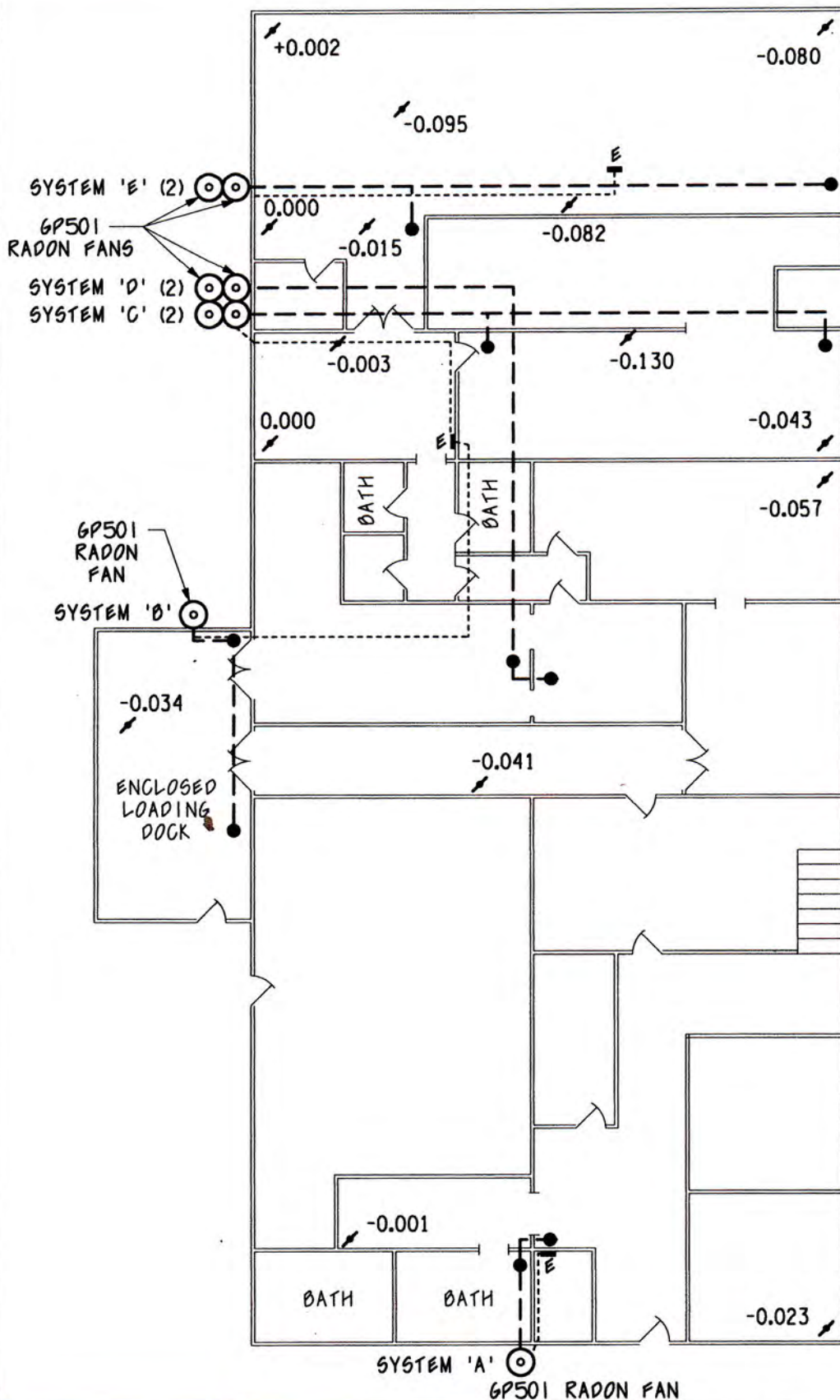
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Honeoye, NY 14471

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



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Figure 2