

January 6, 2025

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 – November and December 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 October 2024 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on November 25, 2024.

SSDS Monitoring

The monthly SSDS monitoring events were performed by Trec on November 25 and December 30, 2024. A summary of these monitoring events is detailed below:

- During the November site visit, eight of the 12 SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. All monitoring results were consistent with previous monitoring events and within the required performance ranges for those systems. During the visit, monitoring points C1 and C2 in Building 1 (located in the vacant tenant space formally 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.
- During the December site visit ten of the 12 SSDS vacuum monitoring points were inspected, measured, and confirmed to be operating within the pre-established parameters. All monitoring results were consistent with previous monitoring events and within the required performance ranges for those systems. During the visit, monitoring points C1 and C2 in Building 1 (located in the vacant tenant space formally occupied by Nat's Nuts) could not be accessed. Additionally, one of the monitoring points for System B1 in Building 1 (located in Fairport Computers) could not be accessed, however the other monitoring point associated with System B1 in Building 1 was confirmed to have adequate vacuum.
- 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 Monitoring Checklist – November (Table 1) and December (Table 2).

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 January 27, 2025, and will be documented in a future report.

Remedial Injection Program

As was noted in previous MMRs, 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 being compiled and will be submitted in a future Groundwater Sampling Progress Report.

If you have any questions or concerns, please 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



Christopher Battista, P.G.
Principal Scientist

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

Monthly Monitoring Report – November and December 2024
1000 Turk Hill Road, Fairport, New York

TABLES

1. Monthly SSDS Monitoring and Inspection Checklist – November 2024
2. Monthly SSDS Monitoring and Inspection Checklist – December 2024

Table 1. Monthly SSDS Monitoring and Inspection Checklist - November 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	11/25/2024	4:15 PM	2.4	2.2	N	Y	N	
System B1	Wonder Repair & Fairport Comp. (Vacant)	11/25/2024	3:55 PM	1.0	1.0 & 1.0	N	Y	N	
System B2	Wonder Repair	11/25/2024	3:40 PM	1.0	1.0	N	Y	N	
System C1	Nat's Nuts (Vacant)	11/25/2024	3:30 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)	11/25/2024	3:30 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	11/25/2024	3:20 PM	2.8	2.2	N	Y	N	
System E	Amazing Grains Bread Company	11/25/2024	3:00 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	11/25/2024	2:45 PM	2.5	2.5	N	Y	N	
System B	Loading Dock	11/25/2024	2:15 PM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	11/25/2024	2:00 PM	2.2	N/A	N	Y	N	No access, entry door was locked. Shared door with CrossFit Fairport.
System D	Millwork Shop	11/25/2024	2:30 PM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	11/25/2024	2:00 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

Table 2. Monthly SSDS Monitoring and Inspection Checklist - December 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	12/30/2024	11:00 AM	2.4	2.2	N	Y	N	
System B1	Wonder Repair & Fairport Comp. (Vacant)	12/30/2024	10:45 AM	1.0	1.0 & N/A	N	Y	N	Fairport computer locked, no access.
System B2	Wonder Repair	12/30/2024	10:40 AM	1.0	1.0	N	Y	N	
System C1	Nat's Nuts (Vacant)	12/30/2024	10:30 AM	0.9	N/A	N	Y	N	No access to the space formerly rented by Nat's Nuts.
System C2	Nat's Nuts (Vacant)	12/30/2024	10:30 AM	1.0	N/A	N	Y	N	No access to the space formerly rented by Nat's Nuts.
System D	Amazing Grains Bread Company	12/30/2024	10:20 AM	2.8	2.2	N	Y	N	
System E	Amazing Grains Bread Company	12/30/2024	10:15 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	12/30/2024	10:00 AM	2.5	2.5	N	Y	N	
System B	Loading Dock	12/30/2024	9:35 AM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	12/30/2024	9:25 AM	2.2	2.2	N	Y	N	
System D	Millwork Shop	12/30/2024	9:45 AM	2.8	2.7	N	Y	N	
System E	CrossFit Fairport	12/30/2024	9:00 AM	2.8	2.8	N	Y	N	

Notes:

N/A - Not Available

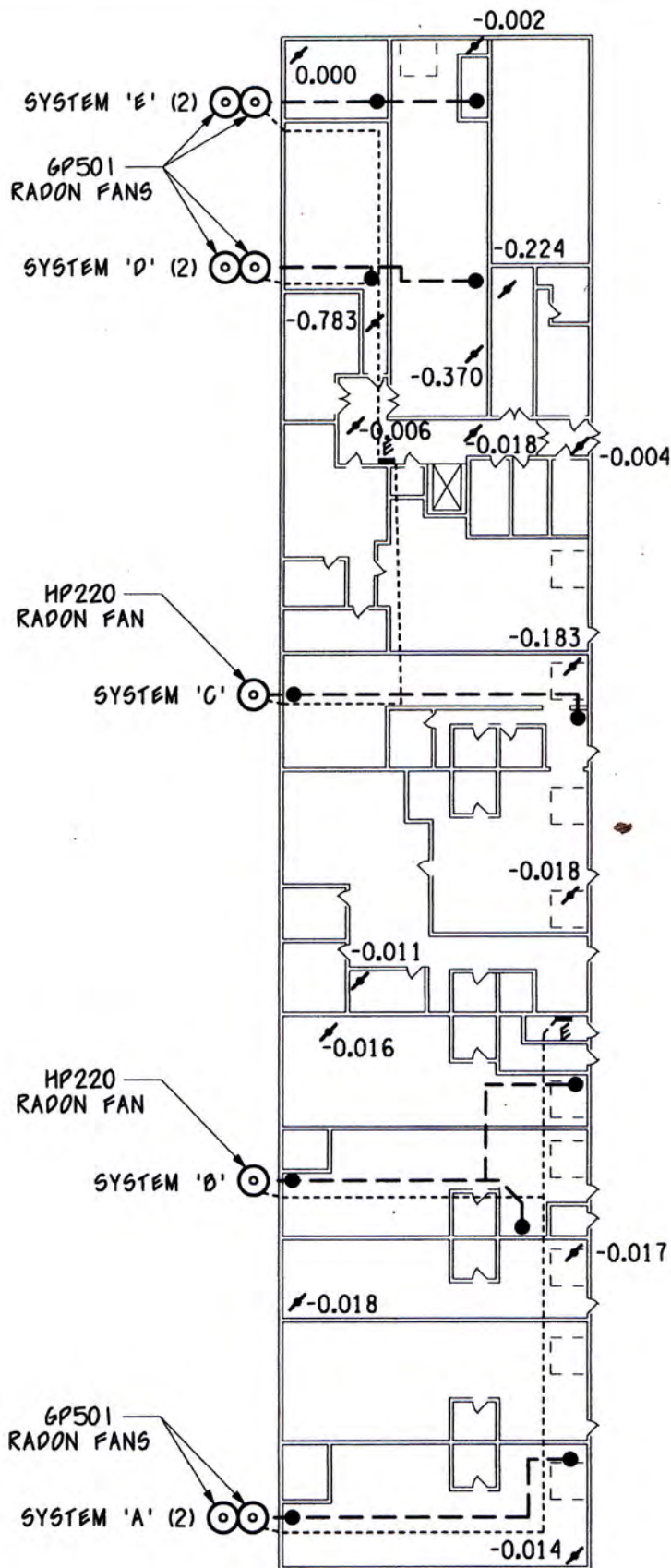
NM - Not Measured

In W.C. - inches of water column

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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

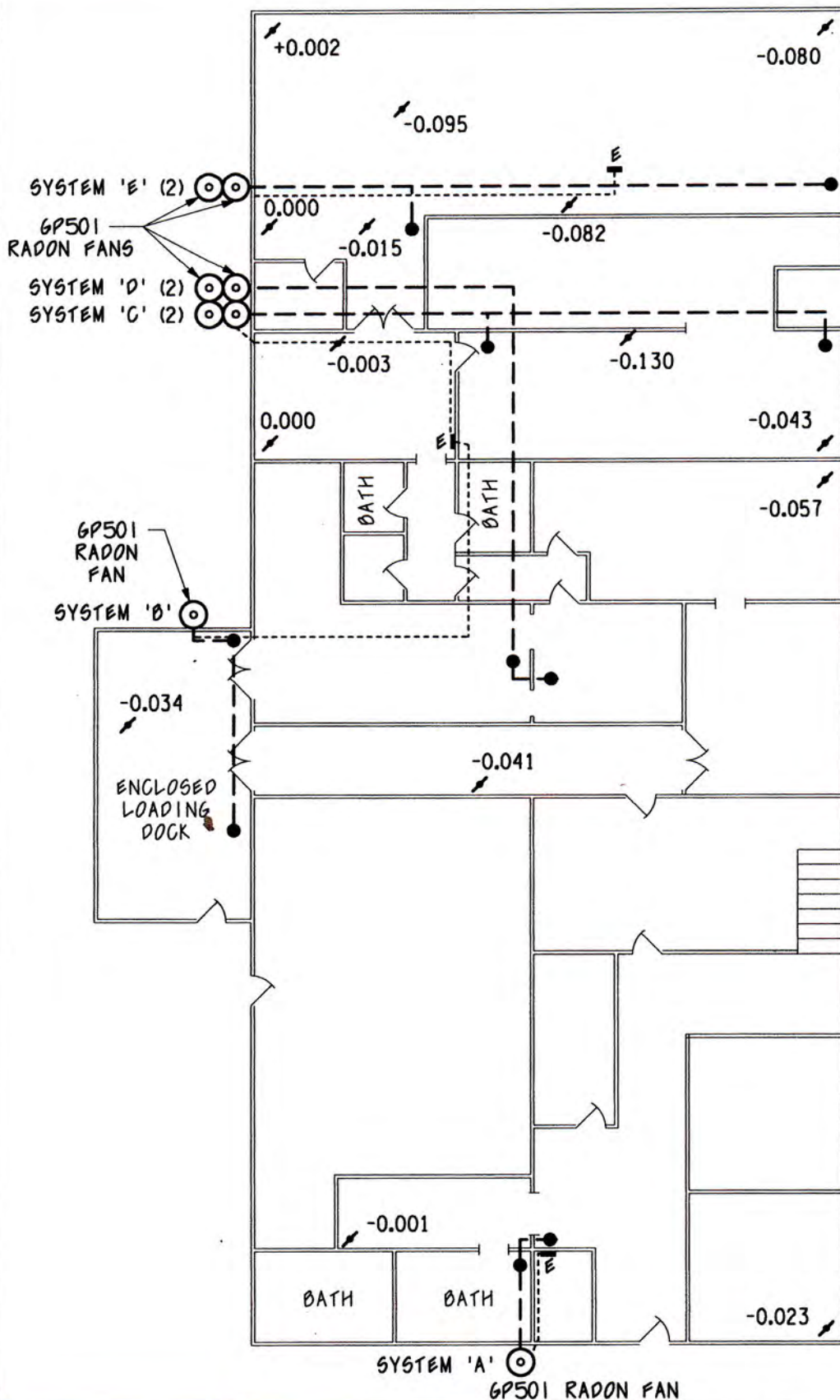
PO Box 671

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