

April 11, 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 – March 2025
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 February 2025 was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) on March 25, 2025.

SSDS Monitoring

The monthly SSDS monitoring event was performed by Trec on March 27, 2025. Seven 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 the vacant space formerly 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. 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.

The vacuum measurements and other pertinent information documented during the inspection are provided on the attached Monthly SSDS Monitoring and Inspection Checklist – March 2025 (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 April 28, 2025, 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 were submitted to your attention on April 9, 2025. The next groundwater sampling event is scheduled to be completed the week of April 21, 2025 and the results will be reported to you when the data is received and complied.

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
Senior Scientist I

ROUX ASSOCIATES, INC.



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 Associates, Inc.

Table 1. Monthly SSDS Monitoring and Inspection Checklist - March 2025

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

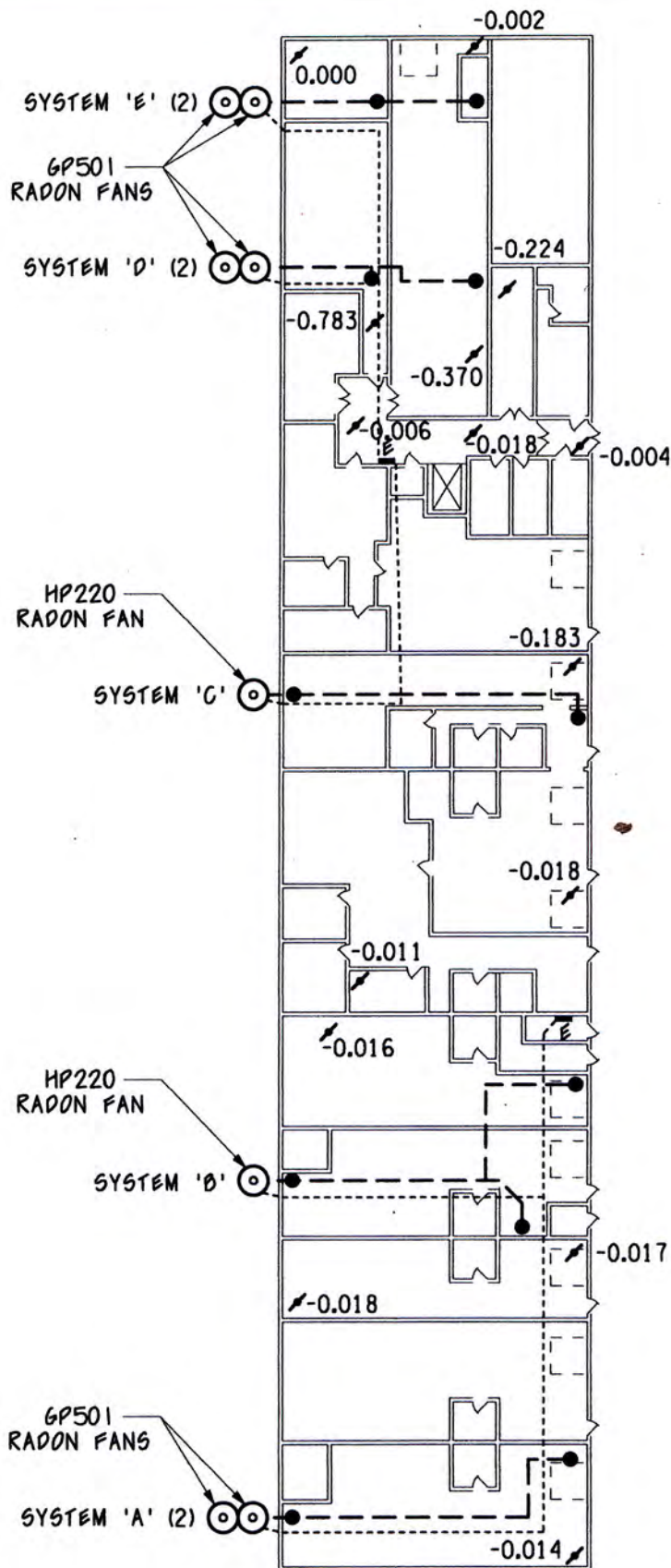
Building 1									
Building 1	Tenant / Location	Date	Time	Baseline Manometer Reading (In. W.C.) 1/29/18	Current Manometer Reading (In. W.C.)	Evidence of Water/ Condensation Accumulation	Is The Fan Operating as Expected?	Is Any of The Piping Damaged or Disconnected?	Comments
System A	Canal Metalsmith	3/27/2025	2:00 PM	2.4	2.2	N	Y	N	
System B1	Wonder Repair & Floor Coverings	3/27/2025	2:30 PM	1.0	1.0 & 1.0	N	Y	N	
System B2	Wonder Repair	3/27/2025	2:40 PM	1.0	1.0	N	Y	N	Tenant space empty, possibly vacant.
System C1	Vacant (Formerly Nat's Nuts)	3/27/2025	2:55 PM	0.9	N/A	N	Y	N	No access to the vacant tenant space.
System C2	Vacant (Formerly Nat's Nuts)	3/27/2025	2:55 PM	1.0	N/A	N	Y	N	No access to the vacant tenant space.
System D	Amazing Grains Bread Company	3/27/2025	3:05 PM	2.8	2.4	N	Y	N	
System E	Amazing Grains Bread Company	3/27/2025	3:15 PM	1.9	1.8	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	3/27/2025	3:25 PM	2.5	N/A	N	Y	N	No access, entry door was locked.
System B	Loading Dock	3/27/2025	3:35 PM	1.9	2.0	N	Y	N	
System C	Former Spartacus (tenant space)	3/27/2025	4:00 PM	2.2	N/A	N	Y	N	No access, entry door was locked.
System D	Millwork Shop	3/27/2025	3:45 PM	2.8	2.6	N	Y	N	
System E	CrossFit Fairport	3/27/2025	4:00 PM	2.8	N/A	N	Y	N	No access, entry door was locked.

Notes:

N/A - Not Available

NM - Not Measured

In W.C. - inches of water column



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

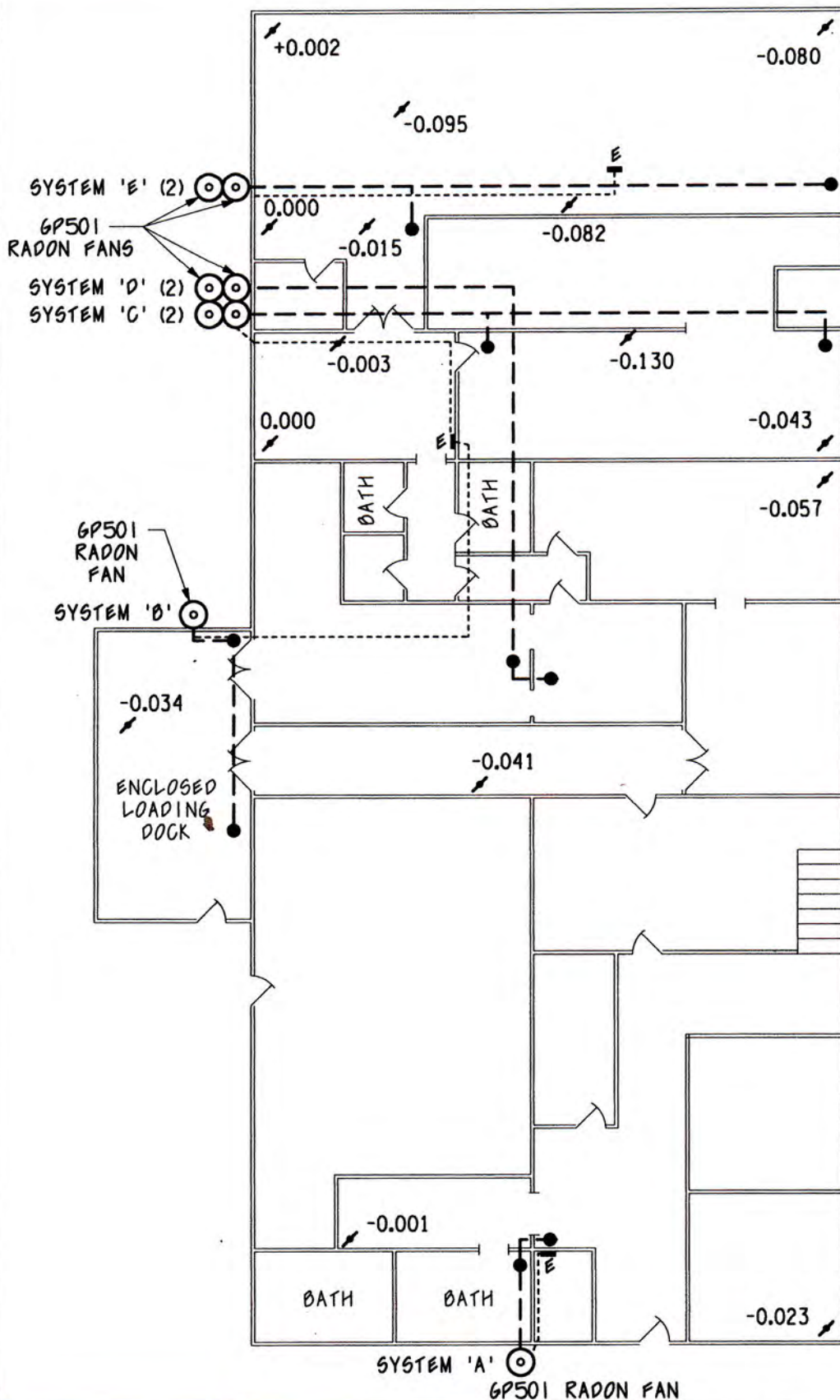
PO Box 671

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