

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

## Office of General Counsel

625 Broadway, 14th Floor, Albany, New York 12233-1500

P: (518) 402-9185 | F: (518) 402-9018

[www.dec.ny.gov](http://www.dec.ny.gov)

September 9, 2024


Anne Spaulding, Manager of Environmental Quality  
City of Rochester  
Division of Environmental Quality  
City Hall  
30 Church Street  
Room 300B  
Rochester, NY 14614

Re: Order on Consent  
Site Name: Former Bulls Head Plaza  
Site No.: 828224  
Index No.: R8-20240826-56

Dear Ms. Spaulding,

Enclosed for your records is the executed Order on Consent between the City of Rochester, NY and the New York State Department of Environmental Conservation regarding the Former Bulls Head Plaza, Site Number 828224. Please contact Attorney Dudley Loew at [dudley.loew@dec.ny.gov](mailto:dudley.loew@dec.ny.gov) with any questions.

Sincerely,



Cheryl A. Salem  
Legal Assistant II

Ec: D. Loew



Department of  
Environmental  
Conservation

(618) 402-8599

SHIP DATE: 09SEP24  
ACTWGT: 1.00 LB  
CAD: 255955370/INET4535

BILL SENDER

ORIGIN ID: ALBA  
CHERYL SALEM  
NYSDEC CO  
625 BROADWAY  
14TH FLOOR - OGC  
ALBANY, NY 12233  
UNITED STATES US

TO ANNE SPAULDING, MGR ENVIRON QUALITY

CITY OF ROCHESTER

DIVISION OF ENVIRONMENTAL QUALITY

CITY HALL

30 CHURCH ST., ROOM 300B

ROCHESTER NY 14614

(568) 226-5368

INV: FR-20240923-56

PO SITE NO. 828224

REF: FORMER BULLS HEAD PLAZA

DEPT: 1500

583J2/4EF9/9AE3



J24302427139104

TRK# 7784 6857 6848

TUE - 10 SEP 5:00P  
STANDARD OVERNIGHT

XP ONHA

14614

NY-US ROC



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
STATE SUPERFUND PROGRAM  
ECL §27-1301 *et seq.*

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In the Matter a Remedial Program for

**ORDER ON CONSENT AND  
ADMINISTRATIVE SETTLEMENT**  
Index No. R8-20240826-56

DEC Site Name: Former Bulls Head Plaza  
DEC Site No.: 828224  
Site Address: 845-855 W. Main St.  
Rochester, NY 14611

Hereinafter referred to as "Site"

by: City of Rochester

**RESPONDENT**

Hereinafter referred to as "Respondent"

-----  
1. A. The New York State Department of Environmental Conservation ("Department") is responsible for inactive hazardous waste disposal site remedial programs pursuant to Article 27, Title 13 of the Environmental Conservation Law ("ECL") and Part 375 of Title 6 of the Official Compilation of Codes, Rules and Regulations ("6 NYCRR") and may issue orders consistent with the authority granted to the Commissioner by such statute.

B. The Department is responsible for carrying out the policy of the State of New York to conserve, improve and protect its natural resources and environment and control water, land, and air pollution consistent with the authority granted to the Department and the Commissioner by Article 1, Title 3 of the ECL.

C. This Order is issued pursuant to the Department's authority under, *inter alia*, ECL Article 27, Title 13 and ECL 3-0301, and resolves Respondent's liability to the State as provided at 6 NYCRR 375-1.5(b)(5) for matters addressed herein.

2. The Site is not currently listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State and is instead identified as a "P" or potential site with a Site Number of 828224.

3. The Site previously contained additional lands towards the northeast portion, which have since been administratively removed from the boundaries of "P" Site No. 828224, identified in attached Exhibit "A" and referred to herein as the "Former Portion." The Former Portion has a Tax Map Number of 120.42-02-78.

4. Respondent consents to the issuance of this Order without (i) an admission or finding of liability, fault, wrongdoing, or violation of any law, regulation, permit, order, requirement, or standard of care of any kind whatsoever; (ii) an acknowledgment that there has been a release or threatened release of hazardous waste at or from the Site; and/or (iii) an acknowledgment that a release or threatened release of hazardous waste at or from the Site constitutes a significant threat to the public health or environment.

5. Respondent and the Department agree that the primary goals of this Order are to appropriately characterize the contamination at the Site and provide a mechanism for Respondent to ensure the installation, operation, and maintenance of a sub-slab depressurization system, or other similar engineering control, on the Former Portion or any other off-site area if determined to be necessary by the Department after Respondent completes the soil vapor intrusion investigation (SVI) required herein.

6. The Order does not commit or bind Respondent to complete a feasibility study, remedial design, or remedial action at the Site or Former Portion.

7. Solely with regard to the matters set forth below, Respondent hereby waives any right to a hearing as may be provided by law, consents to the issuance and entry of this Order, and agrees to be bound by its terms. Respondent consents to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order, and agrees not to contest the validity of this Order or its terms or the validity of data submitted to the Department by Respondent pursuant to this Order.

**NOW, having considered this matter and being duly advised, IT IS ORDERED THAT:**

I. Real Property

The Site subject to this Order has been assigned number 828224, consists of approximately 3.361 acres, and is as follows:

Subject Property Description (A Map of the Site is attached as Exhibit "A")

Tax Map/Parcel No.: 120.50-02-02.4  
845-855 W. Main St.  
Rochester, NY 14611  
Owner: City of Rochester

II. Initial Work Plan and Other Respondent Obligations

A Site Characterization Work Plan shall be submitted to the Department by the Respondent within sixty (60) days after the effective date of this Order. The scope of the work plan shall include, but is not limited to, the following:

- A site characterization investigation to further delineate the source area and contamination emanating from the former dry cleaner area as set forth in the attached Appendix "B".
- A SVI investigation (in accordance with applicable State regulations and guidance) which includes, but is not limited to, the Former Portion.

Respondent shall ensure the installation, operation, and maintenance of a sub-slab depressurization system, or similar engineering control, on the Former Portion or any other off-site area if determined to be necessary by the Department after Respondent's SVI investigation including the submission of a work plan/design for Department for review and approval for each system or control prior to installation.

### III. Payment of State Costs

Invoices shall be sent to Respondent at the following address:

Anne Spaulding  
City of Rochester  
Manager of Environmental Quality  
City of Rochester | Division of Environmental Quality  
City Hall | 30 Church Street | Room 300B  
Rochester, New York 14614

In addition to the requirement to pay future State Costs as set forth in Appendix "A", within forty-five (45) Days after the effective date of this Consent Order, Respondent shall pay to the Department the sum set forth on Exhibit "C", which shall represent reimbursement for past State Costs incurred prior to the effective date of this Consent Order. Respondent acknowledges that all past State Costs are not itemized on the cost summary and that additional charges may be billed at a later date for State Costs incurred prior to the effective date of this Consent Order.

### IV. Communications

A. All written communications required by this Consent Order shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Respondent shall be sent to:

Adam Morgan  
DEC Project Manager (electronic copy only)  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Rd.  
Avon, NY 14414

adam.morgan@dec.ny.gov

Christine Vooris (electronic copy only)  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
christine.vooris@health.ny.gov

Dudley Loew, Esq.  
DEC Project Attorney  
New York State Department of Environmental Conservation  
Office of General Counsel  
6274 East Avon-Lima Rd.  
Avon, NY 14414  
dudley.loew@dec.ny.gov

2. Communication from the Department to Respondent shall be sent to:

Anne Spaulding  
City of Rochester  
Manager of Environmental Quality  
City of Rochester | Division of Environmental Quality  
City Hall | 30 Church Street | Room 300B  
Rochester, New York 14614

B. The Department and Respondent reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Respondent provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph I.

V. Certificate of Completion/No Further Action/Satisfactory Completion

N/A.

VI. Miscellaneous

A. Appendix A - "Standard Clauses for All New York State, State Superfund Orders" is attached to and hereby made a part of this Order as if set forth fully herein.

B. In the event of a conflict between the main body of this Order (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the main body of this Order shall control.

C. The effective date of this Order is the 10th day after it is signed by the Commissioner or the Commissioner's designee.

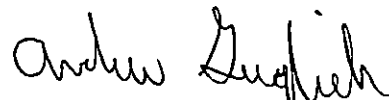
D. Paragraph XIV.A.1 of the Appendix A does not apply to this Order.

E. Subject to Paragraphs XIV.B and C, this Order shall terminate upon the following: 1) Department's approval of Respondent's Site Characterization Report and 2) Department's determination that a sub-slab depressurization system, or similar engineering control, on the Former Portion and any other off-site area is not or no longer necessary.

DATED: 9/6/24

SEAN MAHAR  
INTERIM COMMISSIONER  
NEW YORK STATE DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION

By:



Andrew Guglielmi, Director  
Division of Environmental Remediation

## CONSENT BY RESPONDENT

Respondent hereby consents to the issuing and entering of this Consent Order, waives Respondent's right to a hearing herein as provided by law, and agrees to be bound by this Consent Order.

City of Rochester

By: \_\_\_\_\_

Title: Corporation Counsel

Date: 8/29/2024

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF )

On the 29th day of August in the year 2024, before me, the undersigned, personally appeared Patrick Beath (full name) personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*Acknowledgment by a corporation, in New York State:*

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ (full name) personally known to me who, being duly sworn, did depose and say that he/she/they reside at \_\_\_\_\_ (full mailing address) and that he/she/they is (are) the \_\_\_\_\_ (president or other officer or director or attorney in fact duly appointed) of the \_\_\_\_\_

(full legal name of corporation), the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by the authority of the board of directors of said corporation.

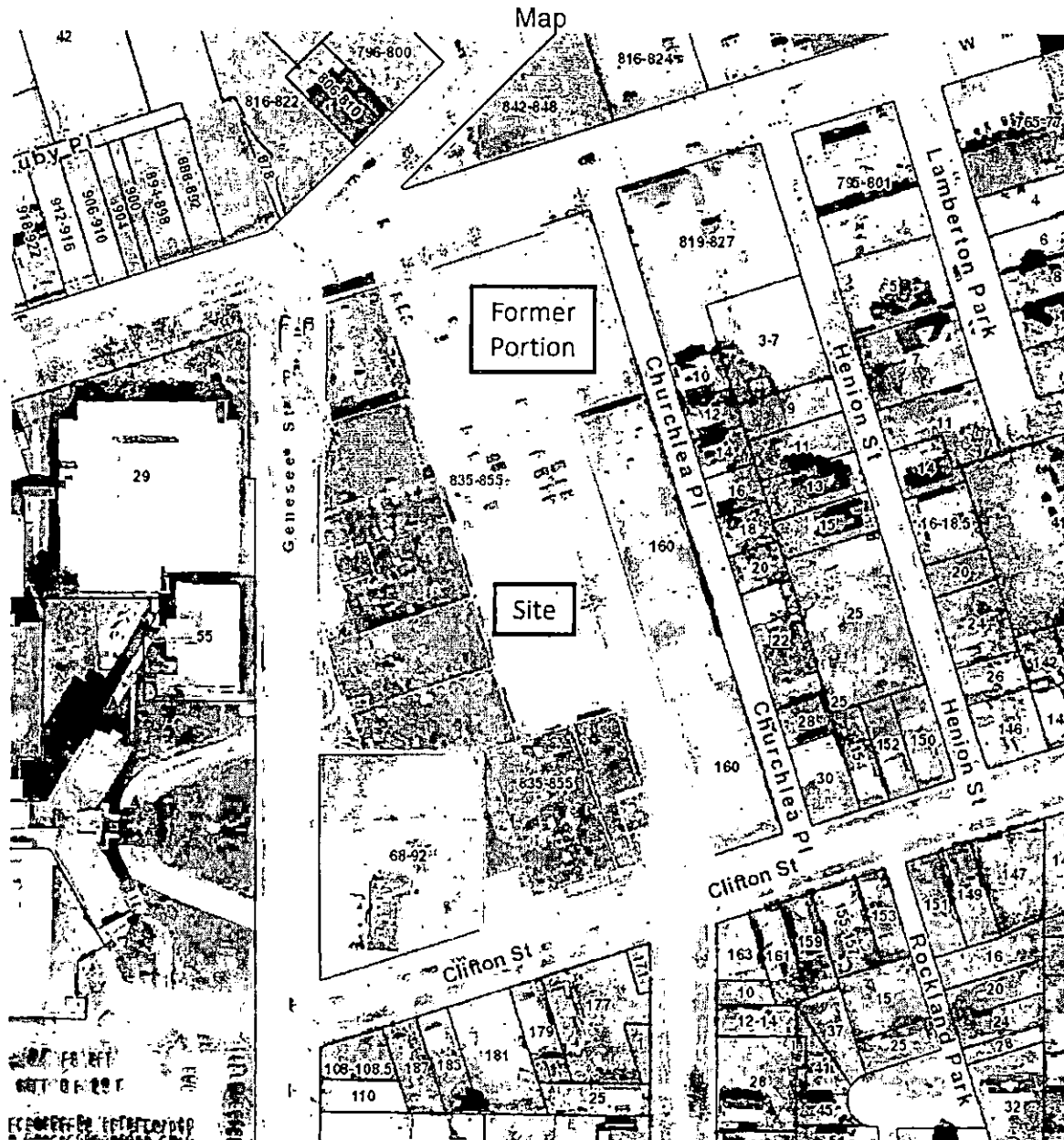
Ronada Wright  
Notary Public, State of New York

13982478\_2

RONADA WRIGHT  
Notary Public - State of New York  
No. 01WR0021729  
Qualified in Monroe County  
My Commission Expires March 04, 2025



EXHIBIT "A"



## EXHIBIT "B"

### RECORDS SEARCH REPORT

1. Detail all environmental data and information within Respondent's or Respondent's agents' or consultants' possession or control regarding environmental conditions at or emanating from the Site.
2. A comprehensive list of all existing relevant reports with titles, authors, and subject matter, as well as a description of the results of all previous investigations of the Site and of areas immediately surrounding the Site which are or might be affected by contamination at the Site, including all available topographic and property surveys, engineering studies, and aerial photographs.
3. A concise summary of information held by Respondent and Respondent's attorneys and consultants with respect to:
  - (i) a history and description of the Site, including the nature of operations;
  - (ii) the types, quantities, physical state, locations, methods, and dates of disposal or release of hazardous waste at or emanating from the Site;
  - (iii) a description of current Site security (i.e. fencing, posting, etc.); and
  - (iii) the names and addresses of all persons responsible for disposal of hazardous waste, including the dates of such disposal and any proof linking each such person responsible with the hazardous wastes identified.

## EXHIBIT "C"

### Cost Summary

No Cost Summary is attached to this Order. Respondent acknowledges that it is still liable for all past State costs incurred prior to the effective date of this Order.

**Exhibit "D"**

N/A.

**APPENDIX "A"**

**STANDARD CLAUSES FOR ALL NEW YORK STATE  
STATE SUPERFUND ORDERS**

## APPENDIX A

### STANDARD CLAUSES FOR ALL NEW YORK STATE SUPERFUND ADMINISTRATIVE ORDERS

The parties to the State Superfund Order (hereinafter "Order") agree to be bound by the following clauses which are hereby made a part of the Order. The word "Respondent" herein refers to any party to the Order, other than the New York State Department of Environmental Conservation (hereinafter "Department").

#### I. Citizen Participation Plan

Within twenty (20) days after the Department places the site on the registry, Respondent shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of ECL §27-1417 and 6 NYCRR sections 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Order.

#### II. Initial Submittal

Within thirty (30) days after the effective date of this Order, Respondent shall submit to the Department a Records Search Report prepared in accordance with Exhibit "B" attached to the Order. The Records Search Report can be limited if the Department notifies Respondent that prior submissions satisfy specific items required for the Records Search Report.

#### III. Development, Performance, and Reporting of Work Plans

##### A. Work Plan Requirements

All activities at the Site that comprise any element of an Inactive Hazardous Waste Disposal Site Remedial Program shall be conducted pursuant to one or more Department-approved work plans ("Work Plan" or "Work Plans") and this Order and all activities shall be consistent with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 C.F.R. Part 300, as required under CERCLA, 42 U.S.C. § 9600 *et seq.* The Work Plan(s) under this Order shall address both on-Site and off-Site conditions and shall be developed and implemented in accordance with 6 NYCRR § 375-1.6(a), 375-3.6, and 375-6. All Department-approved Work Plans shall be incorporated into and become

enforceable parts of this Order. Upon approval of a Work Plan by the Department, Respondent shall implement such Work Plan in accordance with the schedule contained therein. Nothing in this Subparagraph shall mandate that any particular Work Plan be submitted.

The Work Plans shall be captioned as follows:

1. Site Characterization ("SC") Work Plan: a Work Plan which provides for the identification of the presence of any hazardous waste disposal at the Site;
2. Remedial Investigation/Feasibility Study ("RI/FS") Work Plan: a Work Plan which provides for the investigation of the nature and extent of contamination within the boundaries of the Site and emanating from such Site and a study of remedial alternatives to address such on-site and off-site contamination;
3. Remedial Design/Remedial Action ("RD/RA") Work Plan: a Work Plan which provides for the development and implementation of final plans and specifications for implementing the remedial alternative set forth in the ROD;
4. "IRM Work Plan" if the Work Plan provides for an interim remedial measure;
5. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy; or
6. "Supplemental" if additional work plans other than those set forth in Subparagraph III.A.1-5 of Appendix A of this Order are required to be prepared and implemented.

##### B. Submission/Implementation of Work Plans

1. Respondent may opt to propose one or more additional or supplemental Work Plans (including one or more IRM Work Plans) at any time, which the Department shall review for appropriateness and technical sufficiency.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan.

i. The Department shall notify Respondent in writing if the Department determines that any element of a Department-approved Work Plan needs to be modified in order to achieve the objectives of the Work Plan as set forth in Subparagraph III.A or to ensure that the Remedial Program otherwise protects human health and the environment. Upon receipt of such notification, Respondent shall, subject to dispute resolution pursuant to Paragraph XV, modify the Work Plan.

ii. The Department may request, subject to dispute resolution pursuant to Paragraph XV, that Respondent submit additional or supplemental Work Plans for the Site to complete the current remedial phase within thirty (30) Days after the Department's written request.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

4. During all field activities conducted under a Department-approved Work Plan, Respondent shall have on-Site a representative who is qualified to supervise the activities undertaken in accordance with the provisions of 6 NYCRR 375-1.6(a)(3).

5. A Professional Engineer licensed and registered in New York State must stamp and sign all Work Plans other than SC or RI/FS Work Plans.

#### C. Submission of Final Reports and Periodic Reports

1. In accordance with the schedule contained in a Work Plan, Respondent shall submit a final report as provided at 6 NYCRR 375-1.6(b) and a final engineering report as provided at 6 NYCRR 375-1.6(c).

2. Any final report or final engineering report that includes construction activities shall

include "as built" drawings showing any changes made to the remedial design or the IRM.

3. In the event that the final engineering report for the Site requires Site management, Respondent shall submit an initial periodic report by in accordance with the schedule in the Site Management Plan and thereafter in accordance with a schedule determined by the Department. Such periodic report shall be signed by a Professional Engineer or by such other qualified environmental professional as the Department may find acceptable and shall contain a certification as provided at 6 NYCRR 375-1.8(h)(3). Respondent may petition the Department for a determination that the institutional and/or engineering controls may be terminated. Such petition must be supported by a statement by a Professional Engineer that such controls are no longer necessary for the protection of public health and the environment. The Department shall not unreasonably withhold its approval of such petition.

4. Within sixty (60) days of the Department's approval of a Final Report, Respondent shall submit such additional Work Plans as is required by the Department in its approval letter of such Final Report. Failure to submit any additional Work Plans within such period shall be a violation of this Order.

#### D. Review of Submittals

1. The Department shall make a good faith effort to review and respond in writing to each submittal Respondent makes pursuant to this Order within sixty (60) Days. The Department's response shall include, in accordance with 6 NYCRR 375-1.6(d), an approval, modification request, or disapproval of the submittal, in whole or in part.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Order and shall be implemented in accordance with the schedule contained therein.

ii. If the Department modifies or requests modifications to a submittal, it shall specify the reasons for such modification(s). Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(3). If Respondent elects to modify or accept

the Department's modifications to the submittal. Respondent shall make a revised submittal that incorporates all of the Department's modifications to the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(3). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

iii. If the Department disapproves a submittal, it shall specify the reasons for its disapproval. Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(4). If Respondent elects to modify the submittal, Respondent shall make a revised submittal that addresses all of the Department's stated reasons for disapproving the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(4). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

2. Within thirty (30) Days after the Department's approval of a final report, Respondent shall submit such final report, as well as all data gathered and drawings and submittals made pursuant to such Work Plan, in an electronic format acceptable to the Department. If any document cannot be converted into electronic format, Respondent shall submit such document in an alternative format acceptable to the Department.

#### E. Department's Issuance of a ROD

1. Respondent shall cooperate with the Department and provide reasonable assistance, consistent with the Citizen Participation Plan, in soliciting public comment on the proposed remedial action plan ("PRAP"), if any. After the close of the public comment period, the Department shall select a final remedial alternative for the Site in a ROD. Nothing in this Order shall be construed to abridge any rights of Respondent, as provided by law, to judicially challenge the Department's ROD.

2. Respondent shall have 60 days from the date of the Department's issuance of the ROD to notify the Department in writing whether it will implement the remedial activities required by such ROD. If the Respondent elects not to implement the required remedial activities, then this order shall terminate in accordance with Paragraph XIV.A. Failure to make an election or failure to comply with the election is a violation of this Order.

#### F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Respondent shall submit a written certification in accordance with 6 NYCRR 375-1.8(h)(3) and 375-3.8(h)(2).

#### IV. Penalties

A. 1. Respondent's failure to comply with any term of this Order constitutes a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4). Nothing herein abridges Respondent's right to contest any allegation that it has failed to comply with this Order.

2. Payment of any penalties shall not in any way alter Respondent's obligations under this Order.

B. 1. Respondent shall not suffer any penalty or be subject to any proceeding or action in the event it cannot comply with any requirement of this Order as a result of any Force Majeure Event as provided at 6 NYCRR 375-1.5(b)(4). Respondent must use best efforts to anticipate the potential Force Majeure Event, best efforts to address any such event as it is occurring, and best efforts following the Force Majeure Event to minimize delay to the greatest extent possible. "Force Majeure" does not include Respondent's economic inability to comply with any obligation, the failure of Respondent to make complete and timely application for any required approval or permit, and non-attainment of the goals, standards, and requirements of this Order.

2. Respondent shall notify the Department in writing within five (5) Days of the onset of any Force Majeure Event. Failure to give such notice within such five (5) Day period constitutes a waiver of any claim that a delay is not subject to penalties. Respondent shall be deemed to know of any



circumstance which it, any entity controlled by it, or its contractors knew or should have known.

3. Respondent shall have the burden of proving by a preponderance of the evidence that (i) the delay or anticipated delay has been or will be caused by a Force Majeure Event; (ii) the duration of the delay or the extension sought is warranted under the circumstances; (iii) best efforts were exercised to avoid and mitigate the effects of the delay; and (iv) Respondent complied with the requirements of Subparagraph IV.B.2 regarding timely notification.

4. If the Department agrees that the delay or anticipated delay is attributable to a Force Majeure Event, the time for performance of the obligations that are affected by the Force Majeure Event shall be extended for a period of time equivalent to the time lost because of the force majeure event, in accordance with 375-1.5(4).

5. If the Department rejects Respondent's assertion that an event provides a defense to non-compliance with this Order pursuant to Subparagraph IV.B, Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and Respondent's position prevails.

#### V. Entry upon Site

A. Respondent hereby consents, upon reasonable notice under the circumstances presented, to entry upon the Site (or areas in the vicinity of the Site which may be under the control of Respondent) by any duly designated officer or employee of the Department or any State agency having jurisdiction with respect to matters addressed pursuant to this Order, and by any agent, consultant, contractor, or other person so authorized by the Commissioner, all of whom shall abide by the health and safety rules in effect for the Site, for inspecting, sampling, copying records related to the contamination at the Site, testing, and any other activities necessary to ensure Respondent's compliance with this Order. Upon request, Respondent shall (i) provide the Department with suitable work space at the Site, including access to a telephone, to the extent available, and (ii) permit the Department full access to all non-privileged records relating to matters addressed by this Order. Raw data is not considered privileged and that portion of any privileged document containing raw data must be provided to the Department. In the event Respondent is unable to obtain any authorization from third-party property owners necessary to perform its obligations under this Order,

the Department may, consistent with its legal authority, assist in obtaining such authorizations.

B. The Department shall have the right to take its own samples and scientific measurements and the Department and Respondent shall each have the right to obtain split samples, duplicate samples, or both, of all substances and materials sampled. The Department shall make the results of any such sampling and scientific measurements available to Respondent.

#### VI. Payment of State Costs

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Respondent shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR 375-1.5 (b)(3)(i). Failure to timely pay any invoice will be subject to late payment charge and interest at a rate of 9% from the date the payment is due until the date the payment is made.

B. Costs shall be documented as provided by 6 NYCRR 375-1.5(b)(3). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Director, Bureau of Program Management  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-7012

D. The Department shall provide written notification to the Respondent of any change in the foregoing addresses.

E. If Respondent objects to any invoiced costs under this Order, the provisions of 6 NYCRR 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph VI.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to

Paragraph IV or the Department may commence an enforcement action for non-compliance with ECL '27-1423 and ECL 71-4003.

#### VII. Release and Covenant Not to Sue

Upon the Department's issuance of a Certificate of Completion as provided at 6 NYCRR 375-1.9 and 375-2.9, Respondent shall obtain the benefits conferred by such provisions, subject to the terms and conditions described therein.

#### VIII. Reservation of Rights

A. Except as provided at 6 NYCRR 375-1.9 and 375-2.9, nothing contained in this Order shall be construed as barring, diminishing, adjudicating, or in any way affecting any of the Department's rights or authorities, including, but not limited to, the right to require performance of further investigations and/or response action(s), to recover natural resource damages, and/or to exercise any summary abatement powers with respect to any person, including Respondent.

B. Except as otherwise provided in this Order, Respondent specifically reserves all rights and defenses under applicable law respecting any Departmental assertion of remedial liability and/or natural resource damages against Respondent, and further reserves all rights respecting the enforcement of this Order, including the rights to notice, to be heard, to appeal, and to any other due process. The existence of this Order or Respondent's compliance with it shall not be construed as an admission of liability, fault, wrongdoing, or breach of standard of care by Respondent, and shall not give rise to any presumption of law or finding of fact, or create any rights, or grant any cause of action, which shall inure to the benefit of any third party. Further, Respondent reserves such rights as it may have to seek and obtain contribution, indemnification, and/or any other form of recovery from its insurers and from other potentially responsible parties or their insurers for past or future response and/or cleanup costs or such other costs or damages arising from the contamination at the Site as may be provided by law, including but not limited to rights of contribution under section 113(f)(3)(B) of CERCLA, 42 U.S.C. § 9613(f)(3)(B).

#### IX. Indemnification

Respondent shall indemnify and hold the Department, the State of New York, the Trustee of

the State's natural resources, and their representatives and employees harmless as provided by 6 NYCRR 375-2.5(a)(3)(i).

#### X. Notice of Transfer

If Respondent proposes to transfer by sale or lease the whole or any part of Respondent's interest in the Site, or becomes aware of such transfer, Respondent shall, not fewer than forty-five (45) Days before the date of transfer, or within forty-five (45) Days after becoming aware of such conveyance, notify the Department in writing of the identity of the transferee and of the nature and proposed or actual date of the conveyance, and shall notify the transferee in writing, with a copy to the Department, of the applicability of this Order. However, such obligation shall not extend to a conveyance by means of a corporate reorganization or merger or the granting of any rights under any mortgage, deed, trust, assignment, judgment, lien, pledge, security agreement, lease, or any other right accruing to a person not affiliated with Respondent to secure the repayment of money or the performance of a duty or obligation.

#### XI. Change of Use

Respondent shall notify the Department at least sixty (60) days in advance of any change of use, as defined in 6 NYCRR 375-2.2(a), which is proposed for the Site, in accordance with the provisions of 6 NYCRR 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Respondent of such determination within forty-five (45) days of receipt of such notice.

#### XII. Environmental Easement

A. If a Record of Decision for the Site relies upon one or more institutional and/or engineering controls, Respondent (or the owner of the Site) shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36, and 6 NYCRR 375-1.8(h)(2). Upon acceptance of the Environmental Easement by the State, Respondent shall comply with the requirements of 6 NYCRR 375-1.8(h)(2).

B. If the ROD provides for no action other than implementation of one or more institutional controls, Respondent shall cause an environmental easement to

be recorded under the provisions of Subparagraph XII.A.

C. If Respondent does not cause such environmental easement to be recorded in accordance with 6 NYCRR 375-1.8(h)(2), Respondent will not be entitled to the benefits conferred by 6 NYCRR 375-1.9 and 375-2.9 and the Department may file an Environmental Notice on the site.

### XIII. Progress Reports

Respondent shall submit a written progress report of its actions under this Order to the parties identified in Subparagraph IV.A.1 of the Order by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination date as set forth in Paragraph XIV, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Respondent in connection with this Site, whether under this Order or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

### XIV. Termination of Order

A. This Order will terminate upon the earlier of the following events:

1. Respondent's election in accordance with Paragraph III.E.2 not to implement the remedial activities required pursuant to the ROD. In the event of termination in accordance with this Subparagraph, this Order shall terminate effective the 5th Day after the Department's receipt of the written notification, provided, however, that if there are one or more Work Plan(s) for which a final report has not been approved at the time of Respondent's notification of its election not to implement the remedial activities in accordance with the ROD, Respondent shall complete the activities required by such previously

approved Work Plan(s) consistent with the schedules contained therein. Thereafter, this Order shall terminate effective the 5th Day after the Department's approval of the final report for all previously approved Work Plans; or

2. The Department's written determination that Respondent has completed all phases of the Remedial Program (including Site Management), in which event the termination shall be effective on the 5th Day after the date of the Department's letter stating that all phases of the remedial program have been completed.

B. Notwithstanding the foregoing, the provisions contained in Paragraphs VI and IX shall survive the termination of this Order and any violation of such surviving Paragraphs shall be a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4), subjecting Respondent to penalties as provided under Paragraph IV so long as such obligations accrued on or prior to the Termination Date.

C. If the Order is terminated pursuant to Subparagraph XIV.A.1, neither this Order nor its termination shall affect any liability of Respondent for remediation of the Site and/or for payment of State Costs, including implementation of removal and remedial actions, interest, enforcement, and any and all other response costs as defined under CERCLA, nor shall it affect any defenses to such liability that may be asserted by Respondent. Respondent shall also ensure that it does not leave the Site in a condition, from the perspective of human health and environmental protection, worse than that which existed before any activities under this Order were commenced. Further, the Department's efforts in obtaining and overseeing compliance with this Order shall constitute reasonable efforts under law to obtain a voluntary commitment from Respondent for any further activities to be undertaken as part of a Remedial Program for the Site.

### XV. Dispute Resolution

A. In the event disputes arise under this Order, Respondent may, within fifteen (15) Days after Respondent knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to this Order.

C. Nothing contained in this Order shall be construed to authorize Respondent to invoke dispute resolution with respect to the remedy selected by the Department in the ROD or any element of such remedy, nor to impair any right of Respondent to seek judicial review of the Department's selection of any remedy.

XVI. Miscellaneous

A. Respondent agrees to comply with and be bound by the provisions of 6 NYCRR Subparts 375-1 and 375-2; the provisions of such Subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Order to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Order.

B. The Department may exempt Respondent from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Order in accordance with 6 NYCRR 375-1.12(b), (c), and (d).

C. 1. Respondent shall use best efforts to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Respondent's obligations under this Order, including all Department-approved Work Plans and the schedules contained therein. If, despite Respondent's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Respondent shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Respondent in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Respondent to modify the Work Plan pursuant to 6 NYCRR 375-1.6(d)(3) to reflect changes necessitated by Respondent's inability to obtain such interest.

D. The paragraph headings set forth in this Order are included for convenience of reference only.

and shall be disregarded in the construction and interpretation of any provisions of this Order.

E. 1. The terms of this Order shall constitute the complete and entire agreement between the Department and Respondent concerning the implementation of the activities required by this Order. No term, condition, understanding, or agreement purporting to modify or vary any term of this Order shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Respondent of Respondent's obligation to obtain such formal approvals as may be required by this Order. In the event of a conflict between the terms of this Order and any Work Plan submitted pursuant to this Order, the terms of this Order shall control over the terms of the Work Plan(s). Respondent consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Order.

2. i. Except as set forth herein, if Respondent desires that any provision of this Order be changed, Respondent shall make timely written application to the Commissioner with copies to the parties listed in Subparagraph IV.A.1.

ii. If Respondent seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1.

iii. Requests for a change to a time frame set forth in this Order shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Respondent promptly.

F. 1. If there are multiple parties signing this Order, the term "Respondent" shall be read in the plural, the obligations of each such party under this Order are joint and several, and the insolvency of or failure by any Respondent to implement any obligations under this Order shall not affect the obligations of the remaining Respondent(s) under this Order.

2. If Respondent is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Order are joint and several and the insolvency or failure of any general partner to implement any obligations

under this Order shall not affect the obligations of the remaining partner(s) under this Order.

3. Notwithstanding the foregoing Subparagraphs XVI.F.1 and 2, if multiple parties sign this Order as Respondents but not all of the signing parties elect to implement a Work Plan, all Respondents are jointly and severally liable for each and every obligation under this Order through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Respondents electing to perform additional work shall be jointly and severally liable under this Order for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Order relative to the activities set forth in such Work Plan(s). Further, only those Respondents electing to implement such additional Work Plan(s) shall be eligible to receive the release and covenant not to sue referenced in Paragraph VII.

G. Respondent shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL 27-1421(6) and 6 NYCRR 375-1.5(b)(5).

H. Unless otherwise expressly provided herein, terms used in this Order which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

I. Respondent's obligations under this Order represent payment for or reimbursement of response costs, and shall not be deemed to constitute any type of fine or penalty.

J. Respondent and Respondent's successors and assigns shall be bound by this Order. Any change in ownership or corporate status of Respondent shall in no way alter Respondent's responsibilities under this Order.

K. This Order may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

## APPENDIX "B"

A sub-slab depressurization system (SSDS) was installed in a portion of the Site building in 2018 based on soil vapor intrusion (SVI) studies completed in occupied tenant spaces following the Phase II ESA. The plaza building has since been vacated and there are currently no occupants. The southern portion of the Site building was demolished in 2022 which included pre-demo soil characterization beneath the slab. The remaining portions of the Site building are scheduled to be demolished in Spring 2024. The Phase II ESA will be completed following demolition.

## PROJECT DESCRIPTION

### Site Location and Description

The Site is comprised of an approximate 4.2-acre parcel located at 835-855 W Main Street (SBL 120.50-2-2.002), in the City of Rochester, Monroe County, New York. Refer to Figure 1 for the approximate Site location and Figure 2 for a local site plan. The Site is within the Bull's Head redevelopment target area and is currently a vacant plaza with associated parking lots. The Site is in an urban setting.

### Site History

Historical uses of the Site include the following:

- 1892: A "nursery" depicted on the northwestern corner of the Site associated with the former orphan asylum.
- 1892: A lumber yard, laundry and bakery located on the central portion of the Site.
- 1912: A "vegetable house" located on the northern portion of the Site.
- 1912 - 1938: A laundry facility located on the western portion of the Site.
- 1912 - 1938: A machine shop is located on the southwestern portion of the Site. One (1) gasoline tank was depicted located next to the machine shop on the 1912 Sanborn Map.
- 1926: A "laundry" facility on the southwestern portion of the Site.
- 1950: A structure utilized for used automotive sales located on the western portion of the Site. The northern portion of the Site appears undeveloped; however, it is labeled as "used car sales". It is unclear if the automotive repair operations occurred as part of the automotive sales business.
- 1951 - Present day: Developed with Bulls Head Plaza and included the following:
  - At least 1953 - 1958: Beck's Dry Cleaners (6 Genesee Street)
  - 1955: Pratt & Whitney machine manufacturers (845 West Main Street)
  - 1960 - 1985 Bulls Head Laundromat self-serve laundry (36 and 38 Genesee Street)
  - 1965: Westinghouse Dry Cleaners (18 Genesee Street)
  - 1971 - 1984: Cadet Cleaners (847 West Main Street)

### Planned Assessment

Based on the environmental concerns summarized above and project objectives, the Phase II ESA for the Site will include the following primary tasks.

1. Field Investigation
  - 1.1. Overburden Soil Borings
  - 1.2. Bedrock Monitoring Well Installation
  - 1.3. Soil Sampling and Analysis
  - 1.4. Well Development and Groundwater Sampling and analysis
  - 1.5. Quality Assurance, Quality Control, and Data Validation
2. Reporting

Additional details regarding the scope of work related to the above tasks are summarized below.

#### **Task 1: Field Investigation**

The following general provisions will apply to the field investigation phase of this assignment and are followed by detailed descriptions of the primary tasks.

##### Utility Clearance

A UDig NY stakeout will be conducted to locate subsurface utilities in the areas where the subsurface field investigation locations will be advanced. Additionally, LaBella will review available utility drawings for the Site, if available, prior to conducting the fieldwork.

##### Field Supervision

All field work will be performed by an experienced scientist, engineer, or geologist possessing the required qualifications and certifications for work on contaminated sites (i.e., 40-hour OSHA HAZWOPER certification, etc.). Subsurface investigation activities will be performed by LaBella and Lu Engineers who will be responsible for conducting field screening, soil classification/logging, well development, and sample collection; as well as for the preparation of field logs, well completion diagrams, etc.

##### Soil - Field Screening Techniques

All subsurface investigatory locations will be continuously assessed in the field for visible impairment, olfactory indications of impairment, and total volatile organic compounds (VOCs) using a photoionization detector (PID). Positive indications from any of these screening methods are collectively referred to as "evidence of impairment." Evidence of impairment that is gathered at the time of the fieldwork is used with observed hydrogeologic conditions to assist in determining the location and depth for sample collection.

##### Laboratory

Chemical analysis of soil and groundwater samples will be performed by Alpha Analytical, a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory on a 10-business day turnaround time request. Quality Assurance/Quality Control (QA/QC) measures will include the collection and analysis of field blank and duplicate samples, and the laboratory will conduct method-specific QA/QC procedures.

##### Subtask 1.1 Overburden Soil Borings

A series of overburden soil borings will be completed to further characterize soil/fill material at the Site as follows:

- Advancement of up to fifteen (15) overburden soil borings using a Geoprobe®. All soils will be logged by a LaBella representative and screened with a PID capable of measurements in the parts per billion range (ppbRAE).
- Soil borings will be advanced to equipment refusal (i.e., bedrock) which ranges from approximately 4.9-6.5-ft bgs, based on previous investigation.

##### Subtask 1.2 Bedrock Monitoring Well Installation

Bedrock groundwater monitoring wells will be installed to further evaluate groundwater conditions at the Site. Groundwater has not been observed in the overburden at the Site during previous investigations. Monitoring well installation will be completed as follows:



- Installation of nine (9) bedrock groundwater monitoring wells. Monitoring wells will be installed in a similar manner to those installed during the 2017-2018 Phase II ESA. Dust suppression techniques will be utilized during drilling to minimize the amount of dust visible. Hollow stem augers will be advanced into the top of weathered bedrock to approximately 2-ft below top of bedrock. A 4-inch diameter steel casing will be grouted into the top of rock and left to cure for 24 hours prior to coring bedrock. Bedrock will be cored to approximately 10-ft below top of competent bedrock.
- Soils and rock will be retrieved, logged by a LaBella representative, and screened with a PID capable of measurements in the parts per billion range (ppbRAE). Rock quality designations (RQDs) will be calculated.
- A 10-ft length of 2-inch diameter slotted PVC screen will be installed within each bedrock corehole to prevent collapse of weathered bedrock. A sand pack will be placed around the screened section to 1-2-ft above top of screen (i.e., to the top of bedrock). A bentonite seal will be placed above the sand pack. A curb box will be installed flush with the ground surface.

#### Soil Sampling and Analysis

Soil samples will be collected from the overburden soil borings as well as the monitoring well installations as follows:

- A total of three (3) soil samples from the soil borings and monitoring well installation will be submitted to a NYSDOH ELAP certified laboratory for analysis of "full suite" parameters as follows:
  - TCL and CP-51 list VOCs using USEPA method 8260;
  - TCL and CP-51 list SVOCs using USEPA method 8270 (including 1,4-dioxane);
  - TAL Metals using USEPA method 6010/7470;
  - Cyanide using USEPA method 9010;
  - Polychlorinated biphenyls (PCBs) using USEPA method 8082;
  - Pesticides using USEPA method 8081; and
  - Per and polyfluoroalkyl substances (PFAS) using USEPA method 537.
- An additional twenty (20) soil samples from soil borings and monitoring well installation will be submitted to a NYSDOH ELAP certified laboratory for the following:
  - TCL and CP-51 list VOCs using USEPA Method 8260.
- One (1) waste characterization soil sample will be collected for the following:
  - TCLP VOCs using USEPA Method 8260/1311;
  - TCLP SVOCs using USEPA Method 8270/1311;
  - TCLP Metals using USEPA Method 6010/7470;
  - Reactivity using USEPA Method 7.3;
  - Ignitability using USEPA Method 1030; and,
  - pH using USEPA Method 9045

#### Bedrock Monitoring Wells and Groundwater Sampling

Bedrock monitoring wells BWB-01, BWB-02 and BWB-03 were installed during the 2017-2018 Phase II ESA and were decommissioned by LaBella in 2020 prior to the demolition of the southern portion of the Site building. Bedrock monitoring wells BWB-05 through BWB-09 were decommissioned January 8, 2024, in advance of the demolition of the remaining portion of the Site building (scheduled for Q2 2024). BWB-04 presently remains on the Site. Groundwater samples were collected from bedrock monitoring wells BWB-04 through BWB-09 prior to

completion of this QAPP to facilitate well decommissioning and building demolition. Sampling of existing wells was completed in accordance with the QAPP for 42 York Street under the same EPA Grant.

Newly installed groundwater monitoring wells will be developed and sampled as follows:

- The wells will be developed by purging a minimum of three (3) well volumes. The wells will be left to equilibrate for a minimum of one (1) week prior to sampling.
- Groundwater samples will be collected from each of the nine (9) newly installed wells using low-flow techniques.
- Wells will be checked for NAPL immediately prior to groundwater sampling and static water levels will be collected. Groundwater will be purged from each well using a bladder pump. The top of pump will be placed approximately in the center of the screened intervals for each well. Water quality parameters including turbidity, pH, temperature, specific conductivity, dissolved oxygen, and depth to water will be recorded at five (5) minute intervals during sampling until the parameters have stabilized for three (3) consecutive intervals within the specified ranges below, at which time the samples will be collected:
  - Water level drawdown ( $<0.3'$ )
  - Turbidity ( $\pm 10\%$ )
  - pH ( $\pm 0.1$ )
  - Temperature ( $\pm 3\%$ )
  - Specific conductivity ( $\pm 3\%$ )
  - Dissolved Oxygen ( $\pm 10\%$ )
  - Oxidation reduction potential ( $\pm 10$  millivolts)
- Groundwater samples will be collected and submitted to a NYSDOH ELAP certified laboratory. Three (3) groundwater samples will be analyzed for "full-suite" parameters (see above). The remaining groundwater samples will be analyzed for the following.
  - TCL and CP-51 list Volatile Organic Compounds (VOCs) using USEPA Method 8260.
- Static water levels will be collected from each of the monitoring wells to evaluate groundwater flow direction.

All investigation derived waste (IDW) generated will be stored in 55-gallon steel drums on Site within a locked storage container pending characterization and disposal. Soil from the soil borings will be placed back in the location they were generated. It is assumed up to eight (8) drums of soil and twelve (12) drums of water will be disposed of. It is assumed a Contained-In determination will be completed for soil in order for soil to be disposed of as non-hazardous. Groundwater containing PCE or other hazardous waste will be disposed of as hazardous.

All data points will be surveyed by a licensed surveyor in US State Plane 1983 (New York Western Zone) coordinate system.

The laboratory data will be reported in a Category B deliverables package to facilitate validation of the data, and a third-party data validator will review the laboratory data and prepare a Data Usability Summary Report (DUSR). The validator will evaluate the analytical results for the field samples and quality assurance/quality control samples and compare the findings to USEPA guidance to determine the accuracy and validity of the results. The quality assurance/quality control samples to be collected in connection with the preceding tasks are summarized below.

#### Soil QA/QC Samples

- Two (2) Matrix Spike/Matrix Spike Duplicates (MS/MSDs) for VOCs

- One (1) MS/MSD for SVOCs, Metals, cyanide, PCBs, Pesticides, PFAS, and 1,4-dioxane
- Two (2) blind field duplicates for VOCs
- One (1) blind field duplicate for SVOCs, Metals, cyanide, PCBs, Pesticides, PFAS, and 1,4-dioxane
- One (1) equipment blank for PFAS

Groundwater QA/QC Samples

- One Matrix Spike/Matrix Spike Duplicate (MS/MSD) for VOCs, SVOCs, Metals, cyanide, PCBs, Pesticides, PFAS, and 1,4-dioxane
- One blind field duplicate for VOCs, SVOCs, Metals, cyanide, PCBs, Pesticides, PFAS, and 1,4-dioxane
- One Trip Blank for VOCs
- One (1) equipment blank for PFAS

**Task 2: Reporting**

LaBella will prepare a draft Phase II ESA Report in accordance with current ASTM standards for City, NYSDEC, and USEPA review. The Phase II ESA will include the following:

- Introduction
- Site background and history
- Summary of previous reports
- Objectives
- Methodology
- Findings/ analytical results
- Conclusions
- Recommendations
- Mapping depicting site location, testing locations, areas of contamination, and other relevant site features
- Tabulated data compared to 6NYCRR Part 375 Unrestricted and Restricted Residential Soil Cleanup Objectives (SCOs) and TOGS 1.1.1 Groundwater Standards
- Field logs
- Laboratory Reports
- DUSRs

**PROJECT DECISION STATEMENTS**

The purpose of this Phase II ESA is to evaluate the nature and extent of contamination at the Site to determine the remediation necessary to redevelop the Site. The Site is located in a mixed residential/commercial area; therefore, the data generated during the course of the project will be compared to the following New York State Department of Environmental Conservation (NYSDEC) Standards, Criteria and Guidance (SCGs) most appropriate for such purposes.

- NYSDEC Part 375 Restricted Residential Use Soil Cleanup Objectives (SCOs) (12/14/2006),
- NYSDEC Part 375 Commercial Use SCOs (12/14/2006),
- NYSDEC CP-51 Soil Cleanup Levels (10/21/2010), and