NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

April 11, 2025

Peter Coons
220 Saltonstall LLC
21 Parrish Street
Canandaigua, New York 14424

Re: Site Management
Periodic Review Report
Saltonstall Street
Site No: 835030
Canandaigua (C), Ontario (C)

Dear Mr. Coons:

The New York State Department of Environmental Conservation (Department) has completed a review of the Periodic Review Report (PRR) dated April 11, 2024, and revised March 14, 2025, and IC/EC Certification for following period: March 25, 2021, through March 25, 2024, for the Saltonstall Street Site (Site) located at 220 Saltonstall Street, Canandaigua, New York. Based on the information presented, the PRR is conditionally approved with the clarifications, and modifications presented below.

1. The Department does not concur with the recommendation to modify the sampling frequency from semi-annually, and PRR reporting frequency from annually at this time. Additional sampling events will need to be completed before the Department considers modification to either of the frequencies.

Your next PRR is due on April 25, 2025. You will receive a courtesy reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not of the reminder notice, the next PRR including the signed certification form, is still due by the date specified above.

If you have any questions or concerns regarding this letter or need further assistance with the Site, please feel free to contact me at (585) 226-5349 or via email at Joshua.Ramsey@dec.ny.gov.

Sincerely,

Joshua J. Ramsey
Project Manager

ec:
Dan Noll (LaBella)
Drew Brantner (LaBella)
David Pratt (NYSDEC)
Michael Ormanoski (NYSDEC)

4/11/2025

Peter Coons
President And Co-Owner
220 Saltonstall LLC
21 Parrish street
Canandaigua, NY 14424
peter@seagermarine.com

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal
Site Name: Saltonstall Street
Site No.: 835030
Site Address: 220 Saltonstall Street
Canandaigua, NY 14424

Dear Peter Coons:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at http://www.dec.ny.gov/regulations/67386.html) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **April 25, 2025**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Qualified Environmental Professional (QEP). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

https://www.dec.ny.gov/chemical/62440.html

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

https://fts.dec.state.ny.us/fts/

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

New York State Department of Environmental Conservation

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

220 Saltonstall LLC - peter@seagermarine.com

ec: w/ enclosures

Joshua Ramsey, Project Manager

David Pratt, Hazardous Waste Remediation Supervisor, Region 8

LaBella Associates - Drew Brantner - dbrantner@LaBellaPC.com

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7**):**

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.

- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 835030

Site Name Saltonstall Street

Site Address: 220 Saltonstall Street Zip Code: 14424
City/Town: Canandaigua
County: Ontario
Site Acreage: 20.598

Reporting Period: March 25, 2024 to March 25, 2025

	YES	NO
1. Is the information above correct?	☐	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☐	☐
7. Are all ICs in place and functioning as designed?	☐	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 835030 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
84.10-1-6.1	220 Saltonstall LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:
• Require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
• Allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
• Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
• Require compliance with the Department approved Site Management Plan.

Site Management Plan:
A Site Management Plan is required, which includes the following:
a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
Institutional Controls: The Environmental Easement
Engineering Controls: The soil cover

This plan includes, but may not be limited to:
• An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
• A provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;
• A provision for removal or treatment of the source area located below the on-site building if and when the building is demolished or becomes vacant;
• Descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
• A provision that should a building foundation or building slab be removed in the future, a cover system consistent with the RAWP that will be placed in any areas where the upper one foot of exposed surface soil exceeds the applicable soil cleanup objectives (SCOs);
• Provisions for the management and inspection of the identified engineering controls;
• Maintaining site access controls and Department notification; and
• The steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
• Monitoring of groundwater to assess the performance and effectiveness of the remedy;
• A schedule of monitoring and frequency of submittals to the Department

Box 4

Description of Engineering Controls

Parcel	Engineering Control
84.10-1-6.1	Cover System

Site Cover:
A site cover will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.

Parcel	Engineering Control
Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, and building slabs.	

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☐	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☐	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. 835030

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____(Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

_____ _____
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Qualified Environmental Professional for the _____
(Owner or Remedial Party)

_____	_____	_____
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

I. Executive Summary: (1/2-page or less)
   A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
   B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
      1. progress made during the reporting period toward meeting the remedial objectives for the site
      2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
   C. Compliance
      1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
      2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
   D. Recommendations
      1. recommend whether any changes to the SMP are needed
      2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
      3. recommend whether the requirements for discontinuing site management have been met.

II. Site Overview (one page or less)
   A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
   B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
   Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

IV. IC/EC Plan Compliance Report (if applicable)
   A. IC/EC Requirements and Compliance
      1. Describe each control, its objective, and how performance of the control is evaluated.
      2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
      3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
      4. Conclusions and recommendations for changes.
   B. IC/EC Certification
      1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

V. Monitoring Plan Compliance Report (if applicable)
   A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
   B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
   C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
   D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
   E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
   A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
   B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
   C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
   1. whether all requirements of each plan were met during the reporting period
   2. any requirements not met
   3. proposed plans and a schedule for coming into full compliance.

B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.

C. Future PRR Submittals
   1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
   2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

Periodic Review Report

For the Period March 25, 2021 through March 25, 2024

Location:

NYSDEC Site No. 835030
220 Saltonstall Street
City of Canandaigua, Ontario County, New York

Prepared for:

220 Saltonstall Street LLC
21 Parrish Street
Canandaigua, New York 14424

LaBella Project No. 2232234

April 11, 2024
Revised March 21, 2025

Revision No.	Date Submitted	Summary of Revision	Agency Approval Date
--	4/11/2024	Original Plan / Submission	Revised PRR Requested in Letter Dated January 7, 2025
01	3/21/2025	Addressed comments in NYSDEC Letter Dated January 7, 2025	

300 State Street | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

CERTIFICATION

I, Daniel P. Noll, certify that I am currently a NYS registered professional engineer and that this Periodic Review Report was prepared in accordance with all applicable statues and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

(a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;
(b) nothing has occurred that would impair the ability of such control to protect public health and the environment;
(c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and,
(d) access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

NYS Professional Engineer 100521	March 21, 2025 Date	Signature

Table of Contents

Common Acronyms / Abbreviations

DUSR – Data Usability Summary Report
EC – Engineering Control
FER – Final Engineering Report
GWS – Groundwater Standard
IC – Institution Control
N/A – Not Applicable
NYCRR – New York State Codes, Rules, and Regulations
NYSDEC – New York State Department of Conservation
NYSDOH – New York State Department of Health
ppb – parts per billion (equal to micrograms per Liter or ug/L)
PRR – Periodic Review Report
SMP – Site Management Plan
VOC – Volatile Organic Compound

References

Post-Remediation Groundwater Sampling, Prepared by LaBella Associates, August 2020

Final Engineering Report, Prepared by LaBella Associates, March 2021

Site Management Plan, Prepared by LaBella Associates, March 2021

Corrective Measures Work Plan, Prepared by LaBella Associates, May 2023

1.0 EXECUTIVE SUMMARY

This Periodic Review Report (PRR) has been prepared for NYSDEC Site No. 835030, located at 220 Saltonstall Street, in the City of Canandaigua, Ontario County, hereinafter referred to as the "Site". This PRR covers the reporting period between March 25, 2021 through March 25, 2024.

1.1 Abbreviated Site History / Summary

Environmental remediation activities previously occurred at the Site, primarily in 2019. The Site is now in the Site Management phase and listed as Class P in the State Superfund Program by the NYSDEC. The Final Engineering Report (FER) and current Site Management Plan are dated March 2021.

Per the requirements of the SMP, a NYSDEC letter dated March 16, 2023, and a meeting with NYSDEC personnel on May 5, 2023, a Periodic Review Report (PRR) for the period since March 25, 2021 is required to be completed for the Site. However, no site-wide inspections or groundwater monitoring had occurred at the Site since the establishment of the SMP. As such, a Corrective Measures Work Plan was prepared by LaBella in May 2023 to address the need for sitewide inspection and groundwater sampling events.

1.2 Effectiveness of the Remedial Program

The site cover system (engineering control) remains intact and effective at preventing exposure to remaining contaminants. The concentration of VOCs in groundwater of the monitored wells is below applicable groundwater quality standards. The completion of this PRR returns the Site to compliance with all Institutional Controls. As such, the remedial program remains effective.

1.3 Compliance

The Corrective Measures Work Plan (dated May 15, 2023) and subsequent activities described herein have returned the Site to compliance with the SMP.

1.4 Recommendations

Based on the findings and conclusions of this PRR, the following is recommended:

- Semi-Annual groundwater monitoring for VOCs can be discontinued. Existing groundwater monitoring wells GPMW-01 and GPMW-03 should be appropriately decommissioned per NYSDEC CP-43.
- The frequency of future PRRs is recommended to be every three (3) years, and it is anticipated that the next PRR will be encompass the period March 25, 2024 to March 25, 2027.

2.0 SITE OVERVIEW / HISTORY

2.1 Abbreviated History of the Main Features of the Remedial Program

Environmental remediation activities previously occurred at the Site, primarily performed in 2019. The Site is now in the Site Management phase and listed as Class P in the State Superfund Program by the NYSDEC. A complete summary of remedial activities completed at the Site is found in the Final Engineering Report (FER), dated March 2021. Upon completion of the remedial/cleanup activities, a Site Management Plan (SMP) was established for the Site (also dated March 2021). For additional information related to the environmental investigation and remediation history of the Site, refer to Section 2.5 below.

2.2 Site Location & Boundary

The Site is addressed as 220 Saltonstall Street, in the City of Canandaigua, Ontario County, New York. The Site is identified by Ontario County Tax Map ID No. 84.10-1-6.1. The Site boundary is shown on Figure 1.

There is ambiguity in the total area of the Site:

- Within the text of the FER and SMP, the Site is described as approximately 18.8 acres in area.
- Within the environmental easement for the Site (included in the SMP) the area is identified as approximately 20.598 +/- acres.
- According to the Ontario County Online Resources property information database (Appendix 2), the property is listed as 21.044 acres.
- On the NYSDEC-provided IC/EC Form (Appendix 1), the Site acreage is listed as 21.003.
- On the NYSDEC Environmental Remediation Database (Site Record), the estimated size is listed as 20.598 acres in the 'Location' section but described as a "…23-acre site…" in the 'Site Description' section.

For the purposes of this PRR and for consistency in present and future reporting, the Site shall hereinafter be referenced as being **approximately 20.598 acres in size**. This is consistent with the environmental easement (which includes survey by a Professional Land Surveyor) and the 'Location' section of the NYSDEC Environmental Remediation Database. The IC/EC Form has been revised to reflect this information. We propose the NYSDEC update the 'Site Description' section of the NYSDEC Environmental Remediation Database to reflect this information.

2.3 Site Setting

The Site is located in a mixed industrial/commercial setting, and spans City of Canandaigua Zoning Districts M-1 (Light Manufacturing District) and M-2 (Heavy Manufacturing District). The majority of the Site (95%, per Ontario County records, refer to Appendix 2) lies within the M-2 zoning district.

2.4 Site Use During the Reporting Period

From March 25, 2021 to June 1, 2021, the Site was owned and operated by Rishjon, LLC. During that period, the on-site building and surrounding gravel lot area was rented by Seager Marine, Inc. for boat and boat trailer storage.

According to the 60-Day Change of Use (COU) Notification submitted to the NYSDEC on March 5, 2021, and Ontario County records, the Site was sold by Rishjon, LLC to 220 Saltonstall LLC on June 1, 2021. The owners of 220 Saltonstall LLC are Mr. Peter Coons and Mr. John Holland.

The Site has been occupied by Seager Marine, Inc. (hereinafter referred to as "Seager" and also owned by Mr. Coons and Mr. Holland) since 2019. Seager utilizes the Site for boat and boat trailer storage.

Two buildings remain on the Site:

- a 15,271-square foot warehouse (used for boat storage); and,
- a 621-square foot former truck scale house/office.

2.5 Environmental Investigation, Regulatory, and Remediation History

The following list and narrative provide a timeline and brief summary of the available project records to document key investigative and remedial milestones for the Site. The following were performed at the Site:

- Phase I Environmental Site Assessment (ESA) by LaBella, October 2008
- Phase II ESA, by Lender Consulting Services, Inc. (LCS), June 2015
- UST Closure Report by LaBella, July 2015
- Phase II ESA by LaBella, October 2015
- PCB Delineation Investigation by LaBella, March 2016
- Data Package – Additional PCB Sampling and Delineation by LaBella, November 2017
- Remedial Action Work Plan (RAWP) by LaBella, May 2019
- Post-Remediation Groundwater Sampling by LaBella, August 2020
- Final Engineering Report (FER) by LaBella, March 2021
- Site Management Plan (SMP) by LaBella, March 2021
- Corrective Measures Work Plan by LaBella, May 2023

Phase I ESA, LaBella, October 2008

The Phase I ESA identified several Recognized Environmental Conditions (RECs) including the current and former presence of underground storage tanks (USTs), numerous drums with unknown contents and historical spent electrical transformer scrap metal activities.

Phase II ESA, LCS, June 2015

LCS performed a Limited Geophysical Survey and Focused Subsurface Soil Investigation at the Site in June 2015 to investigate the RECs identified in LaBella's 2008 Phase I ESA. The investigation consisted of a geophysical survey in select locations at the Site, the advancement of eleven (11) test pits, four (4) soil borings and the collection and laboratory analysis of soil and groundwater samples. The investigation identified the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and PCBs in soil at the Site at concentrations exceeding applicable NYSDEC soil cleanup objectives (SCOs). In addition, the investigation confirmed the presence of one (1) 1,000-gallon UST proximate the north wall of the Scale House. Based on the discovery of petroleum impacted soil, the NYSDEC was notified and spill number 1501847 was assigned to the Site.

UST Closure, LaBella, July 2015

LaBella was retained by Rishjon, LLC in July 2015 to remove the 1,000-gallon UST from the Site. During the removal, petroleum-impacted soil was encountered. At that time, approximately 80-tons of petroleum-impacted soil was excavated, staged on polyethylene sheeting, and eventually disposed of at a Part 360-permitted landfill. Soil samples were collected from the sidewalls of the excavation. Laboratory analysis of soil samples has indicated that VOCs were present in the samples at concentrations exceeding NYSDEC's SCOs for Unrestricted Use, but below SCOs for Commercial Use. The extent of petroleum impacts was not fully defined. The NYSDEC requested that the extent of petroleum impacts be delineated.

Phase II ESA, LaBella, October 2015

LaBella conducted a Phase II ESA in October 2015 to delineate petroleum impacts proximate the UST removed in July 2015. This investigation consisted of the advancement of eleven (11) soil borings and installation of two (2) groundwater monitoring wells proximate the Scale House. It was estimated that approximately 400 cubic yards of petroleum impacted soil remained above NYSDEC Commissioner Policy (CP)-51 Soil Cleanup Levels (SCLs) criteria in the vicinity of the former UST.

PCB Delineation Investigation, LaBella, March 2016

The purpose of this investigation was to delineate PCB impacts identified during the Phase II ESA by LCS in 2015. LaBella conducted a two-tier investigation of the four (4) areas of PCB-related concern. Each area consisted of a smaller circle of three (3) soil borings ("first-tier") each advanced approximately 15-ft laterally from the initial LCS testing location, and a second, larger circle of borings ("second-tier") outside of the first-tier. Samples from three (3) depth intervals were collected (0-2, 2-4, and 4-5-ft BGS). Samples were analyzed for PCBs from the first-tier, and based on the results, second-tier samples were selected for analysis. The investigation identified three (3) areas of PCB impacts above Commercial Use SCOs, designated PCB Areas 1A, 1B, 2, and 3.

The PCB concentrations were generally highest closest to the ground surface and decreased with depth, indicative of a surface release, potentially from former spent electrical transformers which were historically disposed of as scrap metal at the Site. The PCB impacts also appeared to generally correlate to areas of slightly elevated PID readings, slight petroleum odors and staining, further indicative of a surface release of PCB-containing oil.

Data Package – Additional PCB Sampling, LaBella, November 2017

Based on requests from the NYSDEC Division of Environmental Remediation (DER), three (3) additional shallow soil samples were collected for PCB analysis from the Site's northern property line, north and northeast of PCB Area 3. The objective of this sampling was to evaluate impacts along the northern property line. Samples were collected from 0 to 2-inches (in) BGS and designated PCB-SS-01 through PCB-SS-03. Total PCBs were identified at concentrations of 7.050 micrograms per kilogram (mg/kg), 6.200 mg/kg, and 4.250 mg/kg in samples PCB-SS-01, PCB-SS-02, and PCB-SS-03, respectively. These concentrations are above the New York Codes, Rules, and Regulations (NYCRR) Part 375-6.8(b) Commercial Use Soil Cleanup Objective (SCO) of 1 mg/kg but below the Part 375 Industrial Use SCO of 25 mg/kg.

Remedial Action Work Plan, LaBella, May 2019

The purpose of the Remedial Action Work Plan (RAWP) was to remediate petroleum and PCB-impacted soil from the Site based on the findings of the October 2015 Phase II ESA, March 2016 PCB Delineation, and November 2017 Additional PCB Sampling. The RAWP identified three (3) discrete remedial areas: RAOC #1 (petroleum impacts in soil in the vicinity of the former gasoline UST), RAOC #2 (PCB impacts above industrial SCO), and RAOC #3 (PCB impacts below industrial SCO). The RAWP was approved by the NYSDEC in May 2019 and was implemented from July 2019 through September 2019.

Post-Remediation Groundwater Sampling, LaBella, August 2020

In accordance with the RAWP, LaBella conducted post-remediation groundwater sampling at two (2) monitoring wells associated with RAOC #1 (petroleum impacts in soil in the vicinity of the former gasoline UST). The monitoring was performed in April 2020 and July 2020.

The monitoring indicated no impacts above applicable GWQS at GPMW-01, while impacts above GWQS remained at GPMW-03 (although at significantly reduced concentrations when compared to pre-remediation data).

Final Engineering Report, LaBella, March 2021

The FER summarized the work performed during implementation of the RAWP, including total soil volume removed and backfill volume placed in RAOC #1 and RAOC #2, details regarding construction of the Stone Cover System (SCS) in RAOC #3, and post-excavation confirmation soil sampling analytical results.

Site Management Plan, LaBella, March 2021

The SMP was prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. The plan was approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns.

Corrective Measures Work Plan, LaBella, May 2023

The Corrective Measures Work Plan was prepared in response to the NYSDEC's notification to the Site Owner that the Site was not compliant with the SMP (i.e., no Periodic Review Reports had been provided to-date). The Plan was prepared to notify the NYSDEC of the methods proposed to return the Site to compliance with the existing SMP.

3.0 EFFECTIVENESS OF THE REMEDIAL PROGRAM

The Site remedy is currently being evaluated by periodic inspection and groundwater monitoring. Quantitative groundwater sampling data is compared to historical data and applicable groundwater quality standards to evaluate the effectiveness of the remedy.

Groundwater data indicates that groundwater quality standards have been met. For a complete description and analysis of monitoring data, refer to Section 5.0 – Monitoring Plan Compliance.

The cover system appears intact and remains effective at isolating remaining contamination at the Site. Site controls continue to be followed (See Section 4.0 – IC/EC Plan Compliance).

4.0 INSTITUTIONAL CONTROL / ENGINEERING CONTROL (IC/EC) PLAN COMPLIANCE

The following sections describe the Institutional and Engineering Controls currently implemented at the Site in accordance with the SMP dated March 2021.

4.1 Description of Institutional Controls

A series of ICs are included in the SMP to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to commercial uses only. Adherence to these ICs at the Site is required by the Environmental Easement. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The following ICs apply to the Site:

1. The property may be used for commercial and/or industrial use, as listed in 6 NYCRR Part 375.
2. All ECs must be operated and maintained as specified in the SMP.
3. All ECs must be inspected at a frequency and in a manner defined in the SMP.

4. The use of groundwater underlying the Site is prohibited without necessary water quality treatment as determined by the NYSDOH or the Ontario County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
5. Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.
6. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP.
7. All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP.
8. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP.
9. Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP.
10. Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

4.2 Description of Engineering Controls

The following ECs are described in the SMP:

4.2.1 Cover (or Cap)

Exposure to remaining contamination at the Site is prevented by a stone cover system comprised of a minimum of 12 inches of CR-2" stone cover with a demarcation layer (Mirafi fabric) between the cover and remaining impacted soil. Figure 2 presents the location of the cover system and applicable demarcation layers.

4.2.2 Groundwater Monitoring

Prior to remediation at the Site, groundwater impacts related to petroleum contamination were observed in the vicinity of RAOC #1. Groundwater monitoring wells GPMW-01 and GPMW-03 are to be utilized for semi-annual groundwater monitoring at the Site. The need for future monitoring is to be reviewed by the NYSDEC upon completion of the initial semi-annual monitoring period. At the time that the NYSDEC determines that additional groundwater monitoring is no longer required, GPMW-01 and GPMW-03 will be properly decommissioned in accordance with NYSDEC's CP-43, "Groundwater Monitoring Well Decommissioning Policy." Upon decommissioning of these wells, this SMP will be appropriately revised to reflect current engineering controls on-Site.

4.3 Effectiveness of Controls

Summary of Control	Evaluation of Effectiveness
Institutional Controls	
The property may be used for commercial and/or industrial use, as listed in 6 NYCRR Part 375	Site use as boat and boat trailer storage is in accordance with the approved uses of the Site.
All ECs must be operated and maintained as specified in the SMP	Refer to 'Engineering Controls' below.

Summary of Control	Evaluation of Effectiveness
All ECs must be inspected at a frequency and in a manner defined in the SMP	Refer to 'Engineering Controls' below.
The use of groundwater underlying the Site is prohibited without necessary water quality treatment as determined by the NYSDOH or the Ontario County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.	Groundwater is not used at the Site, nor are there presently plans to use groundwater in the future.
Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.	Refer to 'Engineering Controls' below.
Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP.	This PRR serves to satisfy the reporting requirement.
All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP.	No disturbance of contaminated material occurred during the reporting period. There are presently no plans to disturb contaminated material in the future.
Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP.	Refer to 'Engineering Controls' below.
Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP.	Refer to 'Engineering Controls' below.
Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.	Access to the Site is available upon request.
Engineering Controls	
Cover (or Cap)	Per an inspection performed September 26, 2023, the cover system is intact and does not require repair or maintenance. Refer to the Site Inspection Form included in Appendix 3 for additional information.
Groundwater Monitoring	Groundwater monitoring in accordance with the SMP and Corrective Measures Work Plan was conducted in September 2023 and March 2024. For further information pertaining to groundwater monitoring well locating and

Summary of Control	Evaluation of Effectiveness
	sampling results, refer to Section 4.3.1 (below), Section 5.0 (Monitoring Plan Compliance), and the groundwater sampling logs included in Appendix 5.

4.3.1 Groundwater Monitoring Well Locating & Repair

LaBella performed an abbreviated site inspection on July 28, 2023. During the inspection, LaBella was unable to locate the historical groundwater monitoring wells (GPMW-01 and GPMW-03) and presumed they were damaged and/or lost beyond use. A photo taken on July 28, 2023, showing possible well debris in the vicinity of GPMW-01 is included in the Photo Log (Appendix 4).

Subsequent to LaBella's inspection of July 28, 2023, the property owner moved a number of their boats and boat trailers, and the wells were able to be located:

- GPMW-03 was found with flush mount cover and protective cap, overall in great condition.
- GPMW-01 was found to be somewhat damaged, without flush mount cover, but viable/usable.

On September 26, 2023, LaBella cleaned up the area of both wells and installed a flush mount curb box/cover at GPMW-01 to ensure it remains viable for future sampling events.

Photos showing the current condition of GPMW-01 and GPMW-03 are included in the Photo Log (Appendix 4).

4.4 IC/EC Certification

The IC/EC Certification Form has been completed in its entirety and is included as Appendix 1.

5.0 MONITORING PLAN COMPLIANCE

5.1 Components of the Monitoring and Sampling Plan

The monitoring plan for the Site is based on the SMP dated March 2021 and Corrective Measures Work Plan dated May 15, 2023, and is outlined below:

- Groundwater monitoring will be initially performed on a semi-annual basis to assess the performance of the remedy. Modification to the frequency or sampling requirements will be assessed by NYSDEC upon completion and receipt of the two (2) semi-annual groundwater sampling events.
- Post-remedial groundwater samples will be collected from GPMW-01 and GPMW-03 using dedicated bailers. Samples will be submitted for NYSDEC CP-51 list VOCs and sent to a NYSDOH ELAP-certified laboratory with a standard turnaround request.

The following table summarizes the location and frequency of sample collection at the Site during this reporting period:

Well ID / Sample Location	Frequency of VOC Sampling	Analysis Performed	Dates Sampled
GPMW-01 (Upgradient of Remedy Area)	Two (2) semi-annual events	VOCs using USEPA Method 8260	9/26/2023 3/7/2024
GPMW-03 (Downgradient of Remedy Area)	Two (2) semi-annual events	VOCs using USEPA Method 8260	9/26/2023 3/7/2024

Groundwater sampling logs and laboratory reports for the sampling completed during this reporting period are included as Appendices 5 and 6.

5.2 Summary of Monitoring During the Reporting Period

During the reporting period, two (2) groundwater monitoring events for VOCs occurred at the Site. The following table details the timeline of groundwater sampling events and associated laboratory reports that are encompassed by this PRR:

Sampling Date	Associated Report Title and Date
September 26, 2023	Alpha Analytical Report No. L2356547 – October 5, 2023
March 7, 2024	Alpha Analytical Report No. L2412500 – March 13, 2024

5.3 Comparison to Applicable Standards and Historical Data

5.3.1 Assessment of Analytical Data – VOCs

The following subsections provide a summary of this period's analytical data related to VOCs.

September 26, 2023 – Semi-Annual Event Number 1

The semi-annual sampling of the two (2) active monitoring wells occurred on September 26, 2023.

Groundwater monitoring wells GPMW-01 and GPMW-03 were sampled during this event. No field evidence of impairment (odors, sheens, etc.) were observed during the sampling event.

No exceedances of NYS groundwater quality standards were identified based on the laboratory results and their comparison to NYS groundwater quality standards (NYCRR Part 703) during this sampling event.

Refer to Tables 1 and 2 and Appendices 5 and 6.

March 7, 2024 – Semi-Annual Event Number 2

The semi-annual sampling of the two (2) active monitoring wells occurred on March 7, 2024.

Groundwater monitoring wells GPMW-01 and GPMW-03 were sampled during this event. No field evidence of impairment (odors, sheens, etc.) were observed during the sampling event.

No exceedances of NYS groundwater quality standards were identified based on the laboratory results and their comparison to NYS groundwater quality standards (NYCRR Part 703) during this sampling event.

Refer to Tables 1 and 2 and Appendices 5 and 6.

5.3.2 Comparison of Analytical Data to Previous Analytical Results - VOCs

The following is a comparison of this period's analytical data to historical data.

Well ID	Analysis
GPMW-01 (Upgradient of Remedy Area)	Similar to historical sampling results (post-remediation in 2020), no VOCs are detected above applicable groundwater quality standards in groundwater upgradient of historical remedial activities in 2023-2024.
GPMW-03 (Downgradient of Remedy Area)	VOCs were detected at concentrations significantly exceeding applicable groundwater quality standards in 2015 (pre-remediation). In 2020 (post-remediation) VOCs concentrations still exceeded applicable groundwater quality standards, but at a much lesser concentration than the 2015 results. No VOCs are detected above applicable groundwater quality standards in groundwater downgradient of historical remedial activities in 2023-2024 (a further reduction of VOC concentrations when compared to historical data.

Refer to Tables 1 and 2.

5.4 Data Validation

Validation of the data collected and reported herein was performed by Mr. Jim Baldwin of DataVal, Inc. ("DataVal"). Mr. Baldwin's resumé was provided to NYSDEC for review on March 4, 2025, and is also included at the end of Appendix 7. The NYSDEC approved DataVal as the data validator for this project.

DataVal prepared a Data Usability Summary Report (DUSR) for each of the two monitoring events that occurred during this reporting period. The DUSRs are included in Appendix 7.

Notably, the detectable results reported for sample GPMW-03-20240307 (collected March 7, 2024) were confirmed as an estimate (J-qualified) by the validation process, and the 'Non-Detect' results for the same sample were rejected by the validation process. The reason provided in the DUSR is that the laboratory reported air bubbles in the sample containers for that sample. The results modified by the data validation process have been reflected on Table 2.

5.5 Electronic Submission of Data

Data collected during this reporting period was supplied electronically and submitted to the NYSDEC EQuIS database on March 12, 2025.

5.6 Monitoring Deficiencies

Aside from the delay in completing the groundwater monitoring required by the SMP, no monitoring deficiencies were noted during the reporting period.

6.0 CONCLUSION AND RECOMMENDATION

6.1 Conclusion

The site cover system remains intact and effective at preventing exposure to remaining contaminants. The concentration of VOCs in groundwater of the monitored wells is below applicable groundwater quality standards. The completion of this PRR returns the Site to compliance with all Institutional Controls. As such, the remedial program remains effective.

6.1 Recommendation

Based on the findings and conclusions of this PRR, the following is recommended:

- Semi-Annual groundwater monitoring for VOCs can be discontinued. Existing groundwater monitoring wells GPMW-01 and GPMW-03 should be appropriately decommissioned per NYSDEC CP-43.
- The frequency of future PRRs is recommended to be every three (3) years, and it is anticipated that the next PRR will be encompass the period March 25, 2024 to March 25, 2027.

7.0 CLOSING

This Periodic Review Report must be submitted to the NYSDEC Regional Office in which the Site is located (Region 8 – Avon, NY), to the attention of Mr. Joshua Ramsey (joshua.ramsey@dec.ny.gov).

If you should have any questions regarding the information presented in this report, please do not hesitate to contact us directly at dbrantner@labellapc.com and dnoll@labellapc.com, and by telephone at (585) 287-9089.

Respectfully Submitted,

LABELLA ASSOCIATES, D.P.C.

Drew Brantner
Project Manager

Dan P. Noll, PE
VP, Environmental Technical Manager

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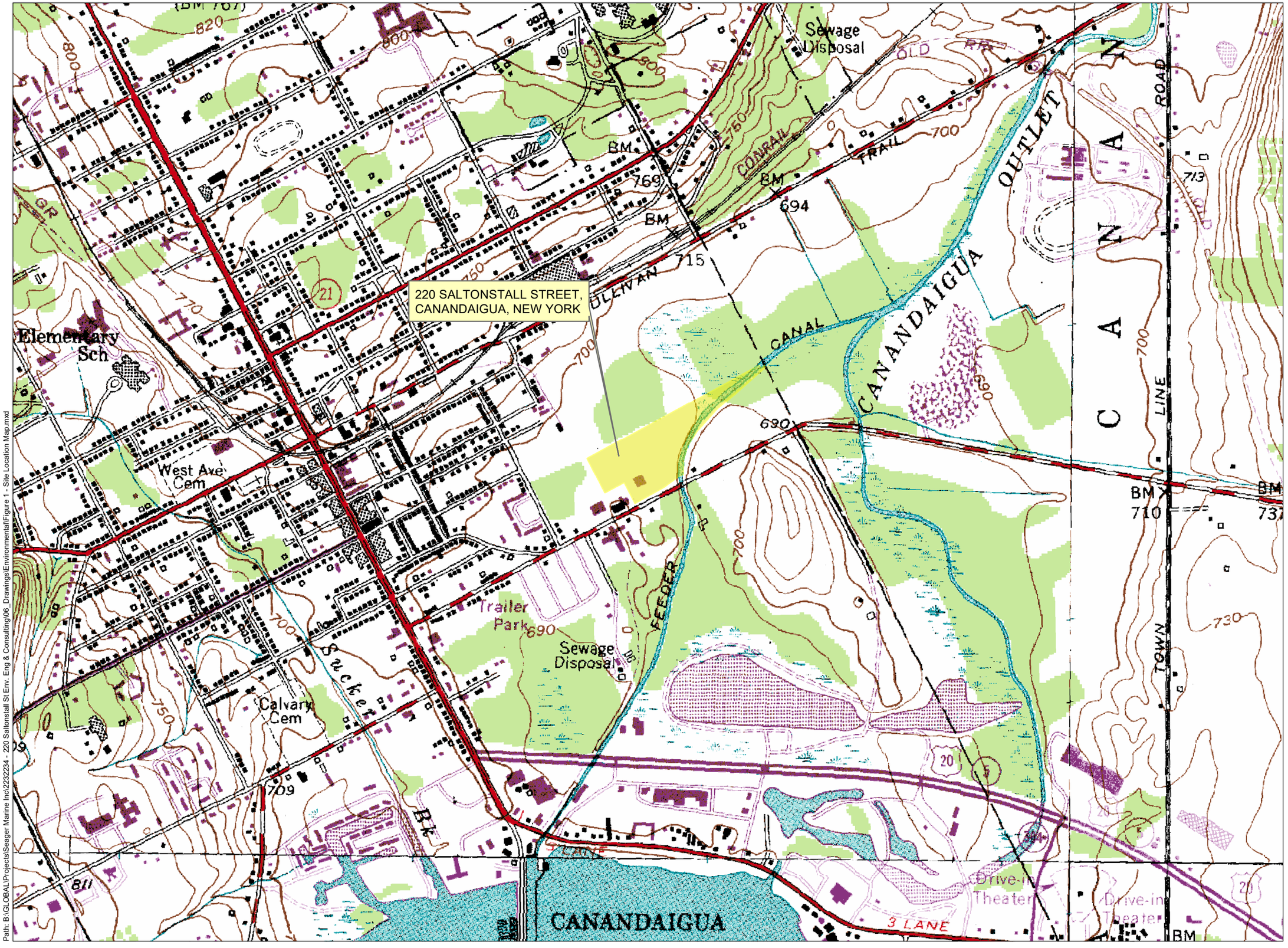
FIGURES



Path: B:\GLOBAL\Projects\Seager Marine Inc\2232234 - 220 Saltonstall St Env. Eng & Consulting\06_Drawings\Environmental\Figure 1 - Site Location Map.mxd

LaBella
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PERIODIC REVIEW REPORT
(March 2021 - March 2024)

Client:

220 Saltonstall Street LLC

Site Address:

220 Saltonstall Street,
Canandaigua, New York
NYSDEC Site No. 835030

Title:

Site Location Map

Legend

Site

Notes:
1. Topographic map obtained from USGS.
2. Site boundary georeferenced from survey map completed by Years Boundary Land Surveying.

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S

0 1,000 Feet

1 inch = 1,000 feet

Intended to print as 11" x 17".

2232234

FIGURE 1

Path: B:\GLOBAL\Projects\Seager Marine Inc\2232234 - 220 Saltonstall St Env. Eng & Consulting\06_Drawings\Environmental\Figure 2 - Site Plan.mxd

LaBella
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PERIODIC REVIEW REPORT
(March 2021 - March 2024)

Client:

220 Saltonstall Street LLC

Site Address:

220 Saltonstall Street,
Canandaigua, New York
NYSDEC Site No. 835030

Title:

Site Plan

Legend

- Site Boundary
- Stone Cover System
- Well Location

Notes:

1. Base aerial photography obtained from ESRI ArcGIS (accessed April 3, 2024) and may not represent current conditions.
2. Monitoring well locations measured from existing Site features and are considered to be approximate.
3. Site boundary georeferenced from survey map completed by Years Boundary Land Surveying.

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1 inch = 160 feet

Intended to print as 11" x 17".

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FIGURE 2

Path: B:\GLOBAL\Projects\Seager Marine Inc\2232234 - 220 Saltonstall St Env. Eng & Consulting\06_Drawings\Environmental\Figure 3 - Groundwater Monitoring Well Locations.mxd

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PERIODIC REVIEW REPORT
(March 2021 - March 2024)

Client:

220 Saltonstall Street LLC

Site Address:

220 Saltonstall Street,
Canandaigua, New York
NYSDEC Site No. 835030

Title:

Groundwater Monitoring
Well Location Map

Legend

Well Location

Site Boundary

Notes:

1. Aerial photography obtained from Pictometry (accessed March 25, 2024) and may not represent current conditions.
2. Monitoring well locations measured from existing Site features and are considered to be approximate.
3. Site boundary georeferenced from survey map completed by Years Boundary Land Surveying.

N
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0 50 Feet

1 inch = 50 feet

Intended to print as 11" x 17".

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FIGURE 3

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TABLES

Table 1
Corrective Measures and 2024 PRR
NYSDEC Site No. 835030
220 Saltonstall Street, Canandaigua, New York
Summary of Groundwater Sampling Results - GPMW-01
LaBella Project No. 2232234 (formerly 2190673)

SAMPLE ID:	NYCRR Part 703 Groundwater Quality Standard	GPMW-01	GPMW-01	GPMW-01-20230926	GPMW-01-20240307
LAB ID:		L2014338-01	L2027785-01	L2027785-01	L2412500-01
COLLECTION DATE:		4/2/2020	7/1/2020	9/26/2023	3/7/2024
SAMPLE MATRIX:		Groundwater	Groundwater	Groundwater	Groundwater
VOLATILE ORGANICS BY GC/MS					
1,2,4-Trimethylbenzene	5	<0.7	<0.7	<0.7	<0.7
1,3,5-Trimethylbenzene	5	<0.7	<0.7	<0.7	<0.7
Benzene	0.7	<0.16	<0.16	**0.18** J	<0.5
Ethylbenzene	5	<0.7	<0.7	<0.7	<0.7
Isopropylbenzene	5	<0.7	<0.7	<0.7	<0.7
Methyl tert butyl ether	10	<0.7	<0.7	<0.7	<0.7
n-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7
n-Propylbenzene	5	<0.7	<0.7	<0.7	<0.7
Naphthalene	10	<0.7	<0.7	<0.7	<0.7
o-Xylene	5	<0.7	<0.7	<0.7	<0.7
p-Isopropyltoluene	5	<0.7	<0.7	<0.7	<0.7
p/m-Xylene	5	<0.7	<0.7	<0.7	<0.7
sec-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7
tert-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7
Toluene	5	<0.7	**0.88** J	<0.7	<0.7
Total VOCs	-	*non-detect*	*0.88*	*0.18*	*non-detect*

NOTES:
All values displayed in micrograms per liter (ug/L), equal to parts per billion (ppb)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 703 Groundwater Quality Standard
Bold font indicates that the compound was detected at a concentration above its respective MDL
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value

Table 2
Corrective Measures and 2024 PRR
NYSDEC Site No. 835030
220 Saltonstall Street, Canandaigua, New York
Summary of Groundwater Sampling Results - GPMW-03
LaBella Project No. 2232234 (formerly 2190673)

SAMPLE ID:	NYCRR Part 703 Groundwater Quality Standard	GPMW-03	GPMW-03	GPMW-03	GPMW-03-20230926	GPMW-03-20240307
LAB ID:		L788734-06	L2014338-01	L2027785-02	L2356547-02	L2412500-02
COLLECTION DATE:		9/10/2015	4/2/2020	7/1/2020	9/26/2023	3/7/2024
SAMPLE MATRIX:		Groundwater	Groundwater	Groundwater	Groundwater	Groundwater
VOLATILE ORGANICS BY GC/MS						
1,2,4-Trimethylbenzene	5	**2340**	**5.9**	**63**	<0.7	~~<0.7~~ R
1,3,5-Trimethylbenzene	5	**473**	**1.8** J	**22**	<0.7	~~<0.7~~ R
Benzene	0.7	**1420**	**3.6**	**7.5**	<0.16	**0.22** J
Ethylbenzene	5	**1970**	**6.5**	**67**	<0.7	~~<0.7~~ R
Isopropylbenzene	5	**176**	**1** J	**13**	<0.7	~~<0.7~~ R
Methyl tert butyl ether	10	<1	<0.7	<0.7	<0.7	~~<0.7~~ R
n-Butylbenzene	5	**22**	<0.7	**8.1**	<0.7	~~<0.7~~ R
n-Propylbenzene	5	**411**	**2.7**	**32**	<0.7	**0.88** J
Naphthalene	10	**128**	<0.7	**3.6**	<0.7	~~<0.7~~ R
o-Xylene	5	**2810**	<0.7	<0.7	<0.7	~~<0.7~~ R
p-Isopropyltoluene	5	<1	<0.7	**1.9**	<0.7	~~<0.7~~ R
p/m-Xylene	5	**6310**	**3.3**	**26**	<0.7	~~<0.7~~ R
sec-Butylbenzene	5	**20.5**	<0.7	**3.8**	<0.7	~~<0.7~~ R
tert-Butylbenzene	5	<1	<0.7	<0.7	<0.7	~~<0.7~~ R
Toluene	5	**3170**	<0.7	**1.3** J	<0.7	~~<0.7~~ R
Total VOCs	-	*19250.5*	*24.8*	*249.2*	*non-detect*	*1.1* *J*

NOTES:
All values displayed in micrograms per liter (ug/L), equal to parts per billion (ppb)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 703 Groundwater Quality Standard
Bold font indicates that the compound was detected at a concentration above its respective MDL
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
R indicates result rejected by data validation (refer to DUSR for additional information)

APPENDIX 1

IC/EC Certification Form

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **835030**

Site Name **Saltonstall Street**

Site Address: 220 Saltonstall Street Zip Code: 14424
City/Town: Canandaigua
County: Ontario
Site Acreage: ~~21.003~~ 20.598

Reporting Period: March 25, 2021 to ~~March 25, 2023~~ March 25, 2024

	YES	NO
1. Is the information above correct?	☐	☑
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ***Sold June 1, 2021***	☑	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ***Change of Ownership June 1, 2021***	☑	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☑	☐
7. Are all ICs in place and functioning as designed?	☑	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

---

Date

SITE NO. 835030

Description of Institutional Controls

Parcel	Owner	Institutional Control
84.10-1-6.1	~~RUSHJON LLC~~ 220 Saltonstall LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:
- Require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- Allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- Restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- Require compliance with the Department approved Site Management Plan.

Site Management Plan:
A Site Management Plan is required, which includes the following:
a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
Institutional Controls: The Environmental Easement
Engineering Controls: The soil cover

This plan includes, but may not be limited to:
- An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- A provision should redevelopment occur to ensure no soil exceeding protection of groundwater concentrations will remain below storm water retention basin or infiltration structures;
- A provision for removal or treatment of the source area located below the on-site building if and when the building is demolished or becomes vacant;
- Descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- A provision that should a building foundation or building slab be removed in the future, a cover system consistent with the RAWP that will be placed in any areas where the upper one foot of exposed surface soil exceeds the applicable soil cleanup objectives (SCOs);
- Provisions for the management and inspection of the identified engineering controls;
- Maintaining site access controls and Department notification; and
- The steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- Monitoring of groundwater to assess the performance and effectiveness of the remedy;
- A schedule of monitoring and frequency of submittals to the Department

Description of Engineering Controls

Parcel	Engineering Control
84.10-1-6.1	Cover System

Site Cover:
A site cover will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.

Parcel	Engineering Control
	Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, and building slabs.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted enginnering practicies; and the information presested is accurate and complete.

YES	NO
☑	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☑	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

---------- ----------

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. 835030

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Peter Coons (print name) at 21 Parrish Street, Canandaigua, New York 14424 (print business address),

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

DocuSigned by:
Peter Coons
21F4B0CDD6A744B...

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

4/4/2024
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Daniel P. Noll (print name) at LaBella Associates, D.P.C. 300 State Street, Suite 201, Rochester, NY 14614 (print business address),

am certifying as a Qualified Environmental Professional for the Owner (Owner or Remedial Party)

DocuSigned by:
Dan Noll
AC2AA76772F448F...

4/10/2024

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. Site Name: 22o Saltonstall **DEC Site ID No.** 8-35-030

II. Contact Information of Person Submitting Notification:

Name: Jonathan Kaufman

Address1: 31 Cambridge Drive, Boynton Beach Florida 33436

Address2:

Phone: 561-736-8673 E-mail: Kaufmanjonathan90@gmail.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

- [x] Change in Ownership or Change in Remedial Party(ies)
- [ ] Transfer of Certificate of Completion (CoC)
- [ ] Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): May 2021

IV. Description: Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

Change of ownership from Rishjon LLC. (Jonathan Kaufman) to Seagar Marina (Peter Coons)

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

V. Certification Statement: Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____ (Signature) 3/5/21 (Date)

Jonathan Kaufman
(Print Name)

Address1: 31 Cambridge Drive, Boynton Beach, Florida 33436

Address2:

Phone: 561-736-8673 E-mail: Kaufmanjonathan90@gmail.com

VI. Contact Information for New Owner, Remedial Party, or CoC Holder: If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☑ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Peter Coons dba Seagar Marina

Address1: 811 South Main street Canandaigua, New York 14424

Address2:

Phone: 585-394-1372 E-mail: peter@Seagar Marina.com

Certifying Party Name: Peter Coons

Address1: 811 South Main Street, Canandaigua, N.Y. 14424

Address2:

Phone: 585-394-1372 E-mail: peter@seagarmarina.com

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at http://www.dec.ny.gov/chemical/54736.html. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at http://www.dec.ny.gov/chemical/54736.html (see §375-1.9(f)).

Name: _____ (Signature) 3-5-21 (Date)

Jonatnan Kaufman (Print Name)

Address1: 31 Cambridge Drive, Boynton Beach, Florida33436

Address2:

Phone: 561-736-8673 E-mail: Kaufmanjonathan90@gmail.com

APPENDIX 2

Ontario County Online Resources – Parcel Summary Report

ONCOR Ontario County Online Resources

Ontario County, New York
20 Ontario Street
Canandaigua, NY 14424

NOTE: Inventory and assessment data originates with the respective local assessor

Property Information

Tax Map ID: 84.10-1-6.1
Physical Address: 220 Saltonstall St
Community: City of Canandaigua
Easting: 636960
Northing: 1052800
Roll Section: 1 2023 **Acres:** 21.044
Property Class: 710 Manufacture
School District: Cdga City Sch Dist
Frontage: 0.00 **Depth:** 0.00
Heat:
Fuel:
Water: Comm/public
Sewer: Comm/public

NOTES:

WHERE TO VOTE

Click here to find your polling station

BUILDING DETAILS (primary bldg only):

Year Built: **Sq Ft.**
Condition:
Style:
Stories: **Central Air:**
Siding:
Basement:
Full Baths: **Half Baths:**
Bedrooms: **Fireplaces:**

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

Assessed Values:

Full Market Value:	$400,568
Total Assessment:	$352,500
Land Assessment:	$307,800

Owner Information

Owners: 220 SALTONSTALL LLC

Address 1: 21 PARRISH ST
City: CANANDAIGUA
State, ZIP: NY 14424

Deed Book: 1473 Deed Page: 593 Date: 6/1/2021 Comments:

Recent Sales

Residential Sales (Valid Only)

Report Created:
4/02/2024

Previous Owners

OWNER NAME(S): RISHJON, LLC
DEED DATE: 8/1/2004 **DEED BOOK:** 1125 **DEED PAGE:** 902
CLERK NUMBER: 200408250114
COMMENTS:

OWNER NAME(S): KAUFMAN, ALBERT
DEED DATE: 06/01/1987 **DEED BOOK:** 863 **DEED PAGE:** 795
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): KAUFMAN, ALBERT
DEED DATE: 12/01/1984 **DEED BOOK:** 835 **DEED PAGE:** 598
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): KAUFMAN, RHONA
DEED DATE: 03/01/1982 **DEED BOOK:** 811 **DEED PAGE:** 233
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): NORTHERN CENTRAL RR CO (PT OF) PENN CENT
DEED DATE: 11/01/1978 **DEED BOOK:** 784 **DEED PAGE:** 418
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): NORTHERN CENTRAL RR CO (PT OF) PENN CENT
DEED DATE: 09/01/1978 **DEED BOOK:** 783 **DEED PAGE:** 223
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): KAUFMAN, ALBERT J
DEED DATE: 05/01/1950 **DEED BOOK:** 492 **DEED PAGE:** 89
CLERK NUMBER:
COMMENTS:

OWNER NAME(S): SOLD .1A TO NYSDOT
DEED DATE: 10/01/1984 **DEED BOOK:** **DEED PAGE:**
CLERK NUMBER:
COMMENTS: MAP 129, PARCELS 164-166

Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate

EXEMPTIONS

Exemption Description	Code	County	Town	Village	School

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	17.459943	x	$352,500	/ 1000 =	$6,154.63	2023-2024
County Tax:	6.433370	x	$352,500	/ 1000 =	$2,267.76	2023
Town or City Tax:	7.669383	x	$352,500	/ 1000 =	$2,703.46	2023
Village Tax:	0.000000	x	$352,500	/ 1000 =	$0.00	2023

Municipal and School Taxes Subtotal:	$11,125.85
+ Special District Taxes Subtotal:	
TOTAL ESTIMATED TAXES:	

SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
36774	https://oncorng.co.ontario.ny.us/surveys/36774.TIFF

TAX BILLS

(copy and paste link in a browser)

School:	https://oncorng.co.ontario.ny.us/TaxbillSchool/84.10-1-6.1_School.pdf
County/Town:	https://oncorng.co.ontario.ny.us/TaxbillCountyTown/84.10-1-6.1_CountyTown.pdf
City:	http://www.canandaiguanewyork.gov/index.asp?SEC=AB365D96-4132-4914-92A2-30A0402A37DC&Type=B_BASIC
Village:	

TAX MAP

https://oncorng.co.ontario.ny.us/taxmap320200/City of Canandaigua_084.10.pdf

Report Created:

4/02/2024

Additional Inventory

IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Ovrhdoor-com	OH1	1958	120	0	0	Normal	Average
	MH5	1975	0	70	14	Normal	Average

LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Primary			12.000	0	0	$204,750
Undeveloped			8.000	0	0	$103,050

Report Created:

4/02/2024

Individual Building Details

RESIDENTIAL BUILDINGS

COMMERCIAL BUILDINGS

Property Analysis

Type	Description	% Coverage	Acres

Report Created:

4/02/2024

Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
City of Canandaigua Zoning	M-1	5.1%
City of Canandaigua Zoning	M-2	94.8%

APPENDIX 3

Site Inspection Form

LaBella
300 STATE STREET, SUITE 201
ROCHESTER, NEW YORK 14614
PHONE: (585) 454-6110
FAX: (585-454-3066

SITE INSPECTION FORM

PROJECT NAME: Site Management / Corrective Measures - Saltonstall Street
LOCTION: 220 Saltonstall Street, Canandaigua, NY 14424
PROJECT NO.: 2232234
INSPECTED BY: J. Foley
DATE: 7/28/23
WEATHER: 80°F Mostly Clear

COVER TYPE	OVERALL CONDITION	ANY LOCATIONS REQUIRE REPAIR OR MAINTENANCE	PHOTOS TAKEN	COMMENTS
SOIL COVER	Intact, some minor vegetation growth	YES / (NO)	(YES) / NO	
ASPHALT SURFACE	NA	YES / NO	YES / NO	
CONCRETE SURFACE	NA	YES / NO	YES / NO	
BUILDING SLAB	Former building slabs present, intact	YES / (NO)	(YES) / NO	

MONITORING WELL INSPECTION FORM

WELL IO	EVIDENCE OF OAMAGE	EVIDENCE OF FROST HEAVING	EVIOENCE DF CASING DAMAGE OR WEAR	LOCK IN PLACE	EVIDENCE OF WELL SUBSIDENCE	STANOING OR PDNOING WATER	CORRECTIVE ACTION MEASURES TAKEN	COMMENTS
MWGP-01	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	Not located
MWGP-03	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	YES / NO	Not located

LaBella
300 STATE STREET, SUITE 201
ROCHESTER, NEW YORK 14614
PHONE: (585) 454-6110
FAX: (585-454-3066

SITE INSPECTION FORM

PROJECT NAME: Site Management / Corrective Measures - Saltonstall Street
LOCTION: 220 Saltonstall Street, Canandaigua, NY 14424
PROJECT NO.: 2232234
INSPECTED BY: J. Folger
DATE: 9/26/23
WEATHER: 60°F Mostly Cloudy

COVER TYPE	OVERALL CONDITION	ANY LOCATIONS REQUIRE REPAIR OR MAINTENANCE	PHOTOS TAKEN	COMMENTS
SOIL COVER	Intact, some minor vegetation growth	YES / (NO)	YES / (NO)	
ASPHALT SURFACE	NA	YES / (NO)	YES / (NO)	
CONCRETE SURFACE	NA	YES / (NO)	YES / (NO)	
BUILDING SLAB	Former building slabs ~~pieces~~ present, intact	YES / (NO)	YES / (NO)	

MONITORING WELL INSPECTION FORM

WELL ID	EVIDENCE OF DAMAGE	EVIDENCE OF FROST HEAVING	EVIDENCE OF CASING DAMAGE OR WEAR	LOCK IN PLACE	EVIDENCE OF WELL SUBSIDENCE	STANDING OR PONDING WATER	CORRECTIVE ACTION MEASURES TAKEN	COMMENTS
MWGP-01	(YES) / NO	YES / (NO)	YES / (NO)	YES / (NO)	YES / (NO)	YES / (NO)	(YES) / NO	Top broken portion of casing removed, roadbox installed, roadbox cemented in
MWGP-03	YES / (NO)	YES / (NO)	YES / (NO)	YES / (NO)	YES / (NO)	YES / (NO)	(YES) / NO	Existing roadbox cemented in

APPENDIX 4

Photo Log

General Site Cover / Cap DATE: July 28, 2023

Debris Near GPMW-01 DATE: July 28, 2023

GPMW-03 DATE: March 5, 2025

GPMW-01 DATE: March 5, 2025

APPENDIX 5

Groundwater Sampling Logs

LaBella
Powered by partnership.

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2232234
Sampled By: J. Folger
Date: 9/26/2023
Weather: 60F, mostly cloudy

WELL I.D.: GPMW-01

WELL SAMPLING INFORMATION		
Well Diameter: 1 inch	Static Water Level: 1.86 foot	Sample Name: GPMW-01-20230926
Depth of Well: 12.11 foot	Length of Well Screen: unknown	Sample Analysis: 8260 VOCs (CP-51)
Measuring Point: North Top of Casing	Depth to Top of Pump/Bailer: NA	Purge Start & End time: 0830 / 0845
Pump/Sampling Method: Bailer	Bailer/Tubing Type: HDPE	Sample Time: 0845

OBSERVATIONS

Groundwater Color: clear
Odors: none
Sheen: none

LaBella
Powered by partnership.

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2232234
Sampled By: J. Folger
Date: 9/26/2023
Weather: 60F, mostly cloudy

WELL I.D.: GPMW-03

WELL SAMPLING INFORMATION		
Well Diameter: 1 inch	Static Water Level: 1.08 foot	Sample Name: GPMW-03-20230926
Depth of Well: 12.18 foot	Length of Well Screen: unknown	Sample Analysis: 8260 VOCs (CP-51)
Measuring Point: North Top of Casing	Depth to Top of Pump/Bailer: NA	Purge Start & End time: 0850 / 0900
Pump/Sampling Method: Bailer	Bailer/Tubing Type: HDPE	Sample Time: 0900

OBSERVATIONS

Groundwater Color: clear
Odors: none
Sheen: none

LaBella
Powered by partnership.

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2232234
Sampled By: A. daSilva
Date: 3/7/2024
Weather: 45F, overcast

WELL I.D.: GPMW-01

WELL SAMPLING INFORMATION		
Well Diameter: 1 inch	Static Water Level: 0.25' TOC / 0.5' TOG	Sample Name: GPMW-01-20240307
Depth of Well: 12.11 foot	Length of Well Screen: unknown	Sample Analysis: 8260 VOCs (CP-51)
Measuring Point: North Top of Casing	Depth to Top of Pump/Bailer: NA	Purge Start & End time: 0835 / 0848
Pump/Sampling Method: Bailer	Bailer/Tubing Type: HDPE	Sample Time: 0900

OBSERVATIONS

Groundwater Color: clear - dark brown silty sediment at bottom.
Odors: none
Sheen: none
Purged dry 2 times prior to sampling.

TOC = Top of casing
TOG = Top of ground

LaBella
Powered by partnership.

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2232234
Sampled By: A. daSilva
Date: 3/7/2024
Weather: 45F, overcast

WELL I.D.: GPMW-03

WELL SAMPLING INFORMATION		
Well Diameter: 1 inch	Static Water Level: 0.26' TOC / 0.43' TOG	Sample Name: GPMW-03-20240307
Depth of Well: 12.18 foot	Length of Well Screen: unknown	Sample Analysis: 8260 VOCs (CP-51)
Measuring Point: North Top of Casing	Depth to Top of Pump/Bailer: NA	Purge Start & End time: 0815 / 0830
Pump/Sampling Method: Bailer	Bailer/Tubing Type: HDPE	Sample Time: 0830

OBSERVATIONS

Groundwater Color: clear to slightly turbid.
Odors: none
Sheen: none
Purged 1.5 gallons prior to sampling.

TOC = Top of casing
TOG = Top of ground

APPENDIX 6

Laboratory Reports

ANALYTICAL REPORT

Lab Number:	L2356547
Client:	LaBella Associates, P.C. 300 State Street Suite 201 Rochester, NY 14614
ATTN:	Drew Brantner
Phone:	(607) 280-2628
Project Name:	220 SALTONSTALL STREET
Project Number:	2232234.01
Report Date:	10/05/23

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OH (CL108), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 220 SALTONSTALL STREET
Project Number: 2232234.01

Lab Number: L2356547
Report Date: 10/05/23

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2356547-01	GPMW-01-20230926	WATER	CANANDAIGUA, NY	09/26/23 08:45	09/26/23
L2356547-02	GPMW-03-20230926	WATER	CANANDAIGUA, NY	09/26/23 09:00	09/26/23

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
Project Number:	2232234.01	**Report Date:**	10/05/23

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
Project Number:	2232234.01	**Report Date:**	10/05/23

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Tiffani Morrissey - Tiffani Morrissey

Title: Technical Director/Representative Date: 10/05/23

ORGANICS

VOLATILES

Project Name: 220 SALTONSTALL STREET
Project Number: 2232234.01
Lab Number: L2356547
Report Date: 10/05/23

SAMPLE RESULTS

Lab ID: L2356547-01
Client ID: GPMW-01-20230926
Sample Location: CANANDAIGUA, NY
Date Collected: 09/26/23 08:45
Date Received: 09/26/23
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 10/05/23 14:04
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	0.18	J	ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	94		70-130
Toluene-d8	94		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	111		70-130

Project Name: 220 SALTONSTALL STREET
Project Number: 2232234.01
Lab Number: L2356547
Report Date: 10/05/23

SAMPLE RESULTS

Lab ID: L2356547-02
Client ID: GPMW-03-20230926
Sample Location: CANANDAIGUA, NY

Date Collected: 09/26/23 09:00
Date Received: 09/26/23
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 10/05/23 14:26
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	96		70-130
Toluene-d8	94		70-130
4-Bromofluorobenzene	93		70-130
Dibromofluoromethane	111		70-130

Project Name: 220 SALTONSTALL STREET **Lab Number:** L2356547

Project Number: 2232234.01 **Report Date:** 10/05/23

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 10/05/23 08:35
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG1836045-5					
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.70
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	93		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	114		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: 220 SALTONSTALL STREET
Project Number: 2232234.01
Lab Number: L2356547
Report Date: 10/05/23

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-02 Batch: WG1836045-3 WG1836045-4								
Benzene	99		91		70-130	8		20
Toluene	95		87		70-130	9		20
Ethylbenzene	94		87		70-130	8		20
Methyl tert butyl ether	81		80		63-130	1		20
p/m-Xylene	95		90		70-130	5		20
o-Xylene	90		85		70-130	6		20
n-Butylbenzene	94		86		53-136	9		20
sec-Butylbenzene	95		88		70-130	8		20
tert-Butylbenzene	99		92		70-130	7		20
Isopropylbenzene	92		87		70-130	6		20
p-Isopropyltoluene	98		91		70-130	7		20
Naphthalene	89		91		70-130	2		20
n-Propylbenzene	91		85		69-130	7		20
1,3,5-Trimethylbenzene	93		86		64-130	8		20
1,2,4-Trimethylbenzene	92		85		70-130	8		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	96		99		70-130
Toluene-d8	94		94		70-130
4-Bromofluorobenzene	88		89		70-130
Dibromofluoromethane	104		108		70-130

Project Name: 220 SALTONSTALL STREET
Project Number: 2232234.01

Lab Number: L2356547
Report Date: 10/05/23

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2356547-01A	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)
L2356547-01B	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)
L2356547-01C	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)
L2356547-02A	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)
L2356547-02B	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)
L2356547-02C	Vial HCl preserved	A	NA		2.8	Y	Absent		NYCP51-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
Project Number:	2232234.01	**Report Date:**	10/05/23

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
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Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
Project Number:	2232234.01	**Report Date:**	10/05/23

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name:	220 SALTONSTALL STREET	**Lab Number:**	L2356547
Project Number:	2232234.01	**Report Date:**	10/05/23

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 9/27/23

ALPHA Job #: L2356547

Client Information
Client: LaBella Associates
Address: 300 State St #201
Rochester, NY 14614
Phone: 585-454-6110
Fax: dbrantner@LaBellaPC.com
Email: jfolger@LaBellaPC.com

Project Information
Project Name: 220 Saltonstall Street
Project Location: Canandaigua, NY
Project # 2232234.01
(Use Project name as Project #) ☐
Project Manager: Drew Brantner
ALPHAQuote #:

Turn-Around Time
Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables
☐ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☒ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information
☒ Same as Client Info
PO # 2232234.01

Disposal Site Information
Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

ANALYSIS

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	CP-51 VOCs	Sample Specific Comments	Total Bottle
56547-01	GPMW-01-20230926	9/26/23	8:45	water	JWF	x		3
-02	GPMW-03-20230926	9/26/23	9:00	water	JWF	x		3

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type	V									
Preservative	B									

Relinquished By:	Date/Time	Received By:	Date/Time
	9/26/23 15:00	AAL	9/26/23 1516
AAL	9/26/23 1516		9/27/23 0120

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ANALYTICAL REPORT

Lab Number:	L2412500
Client:	LaBella Associates, P.C. 300 State Street Suite 201 Rochester, NY 14614
ATTN:	Drew Brantner
Phone:	(607) 280-2628
Project Name:	CORRECTIVE MEASURES WORK PLAN
Project Number:	2232234
Report Date:	03/13/24

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OH (CL108), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: CORRECTIVE MEASURES WORK PLAN
Project Number: 2232234

Lab Number: L2412500
Report Date: 03/13/24

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2412500-01	GPMW-01-20240307	WATER	220 SALTONSTALL ST., CANANDAIGUA, NY	03/07/24 09:00	03/07/24
L2412500-02	GPMW-03-20240307	WATER	220 SALTONSTALL ST., CANANDAIGUA, NY	03/07/24 08:30	03/07/24
L2412500-03	TRIP BLANK	WATER	220 SALTONSTALL ST., CANANDAIGUA, NY	03/07/24 00:00	03/07/24

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
Project Number:	2232234	**Report Date:**	03/13/24

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
Project Number:	2232234	**Report Date:**	03/13/24

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Sample Receipt

L2412500-01: Headspace was noted in the sample containers submitted for NY CP-51 Gasoline Cont. Soil - EPA 8260. The analysis was performed at the client's request.

L2412500-03: A sample identified as "TRIP BLANK" was received, but not listed on the Chain of Custody. At the client's request, this sample was not analyzed.

Volatile Organics

L2412500-01: Headspace was noted in the sample container utilized for analysis.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Kelly O'Neill

Title: Technical Director/Representative Date: 03/13/24

ORGANICS

VOLATILES

Project Name: CORRECTIVE MEASURES WORK PLAN **Lab Number:** L2412500

Project Number: 2232234 **Report Date:** 03/13/24

SAMPLE RESULTS

Lab ID: L2412500-01
Client ID: GPMW-01-20240307
Sample Location: 220 SALTONSTALL ST., CANANDAIGUA, NY

Date Collected: 03/07/24 09:00
Date Received: 03/07/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 03/11/24 10:03
Analyst: MAG

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	104		70-130
Toluene-d8	102		70-130
4-Bromofluorobenzene	104		70-130
Dibromofluoromethane	113		70-130

Project Name: CORRECTIVE MEASURES WORK PLAN **Lab Number:** L2412500

Project Number: 2232234 **Report Date:** 03/13/24

SAMPLE RESULTS

Lab ID: L2412500-02
Client ID: GPMW-03-20240307
Sample Location: 220 SALTONSTALL ST., CANANDAIGUA, NY

Date Collected: 03/07/24 08:30
Date Received: 03/07/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 03/11/24 10:25
Analyst: MAG

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	0.22	J	ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	0.88	J	ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	104		70-130
Toluene-d8	103		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	110		70-130

Project Name: CORRECTIVE MEASURES WORK PLAN **Lab Number:** L2412500

Project Number: 2232234 **Report Date:** 03/13/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 03/11/24 08:13
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG1895079-5					
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.70
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	102		70-130
4-Bromofluorobenzene	104		70-130
Dibromofluoromethane	112		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: CORRECTIVE MEASURES WORK PLAN

Project Number: 2232234

Lab Number: L2412500

Report Date: 03/13/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-02 Batch: WG1895079-3 WG1895079-4								
Benzene	120		110		70-130	9		20
Toluene	110		110		70-130	0		20
Ethylbenzene	110		110		70-130	0		20
Methyl tert butyl ether	94		99		63-130	5		20
p/m-Xylene	115		110		70-130	4		20
o-Xylene	115		110		70-130	4		20
n-Butylbenzene	110		100		53-136	10		20
sec-Butylbenzene	110		110		70-130	0		20
tert-Butylbenzene	110		100		70-130	10		20
Isopropylbenzene	110		110		70-130	0		20
p-Isopropyltoluene	110		110		70-130	0		20
Naphthalene	99		100		70-130	1		20
n-Propylbenzene	110		110		69-130	0		20
1,3,5-Trimethylbenzene	110		110		64-130	0		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	94		100		70-130
Toluene-d8	103		102		70-130
4-Bromofluorobenzene	100		99		70-130
Dibromofluoromethane	104		108		70-130

Project Name: CORRECTIVE MEASURES WORK PLAN
Project Number: 2232234

Lab Number: L2412500
Report Date: 03/13/24

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2412500-01A	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-01B	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-01C	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-02A	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-02B	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-02C	Vial HCl preserved	A	NA		2.9	Y	Absent		NYCP51-8260-G(14)
L2412500-03A	Vial HCl preserved	A	NA		2.9	Y	Absent		ARCHIVE()
L2412500-03B	Vial HCl preserved	A	NA		2.9	Y	Absent		ARCHIVE()

*Values in parentheses indicate holding time in days

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
Project Number:	2232234	**Report Date:**	03/13/24

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
Project Number:	2232234	**Report Date:**	03/13/24

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
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Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name:	CORRECTIVE MEASURES WORK PLAN	**Lab Number:**	L2412500
Project Number:	2232234	**Report Date:**	03/13/24

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page: i of 1

Date Rec'd in Lab: 3/8/24

ALPHA Job #: L2412500

Client Information

Client: La Bella
Address: 300 State Street
Rochester NY
Phone: 585-454-6110
~~Fax~~: AdaSilva@LaBellapc.com
Email: DBRANTNER@LaBellapc.com

Project Information

Project Name: Corrective Measures Work Plan
Project Location: 220 Salton Stall St, Canandaigua NY
Project #: 2232234
(Use Project name as Project #): ☐
Project Manager: Drew Brantner
ALPHAQuote #:

Turn-Around Time

Standard: ☒ Due Date:
Rush (only if pre approved): ☐ # of Days:

Deliverables

☐ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement

☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information

☒ Same as Client Info
PO #:

Disposal Site Information

Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☑ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

ANALYSIS

CP-51 VOC 8260

Sample Filtration
☐ Done
☒ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	CP-51 VOC 8260	Sample Specific Comments	Total Bottle
12500 01	GPMW-01-20240307	3/7/24	0900	GW	AJ	X		3
02	GPMW-03-20240307	3/7/24	0830	GW	AJ	X		3

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type: AV
Preservative: B

Relinquished By:	Date/Time	Received By:	Date/Time
Alexander Nelson	3/7/2024 1006	Secure Storage Pace	3/7/24 10:06
Secure Storage Pace	3/7/24 15:05	w Mot Pace	3/7/24 15:05
w Mot Pace	3/7/24 15:05		3/8/24 0045

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

APPENDIX 7

Data Usability Summary Reports

DATA USABILITY SUMMARY REPORT

for

LABELLA ASSOCIATES, P.C.

300 State Street, Suite 201

Rochester, NY 14614

220 SALTONSTALL STREET
Project 2232234.01
Aqueous Samples
SDG: L2356547
Sampled 9/26/23

VOLATILE ORGANICS

GPMW-01-20230926 (L2356547-1)
GPMW-03-20230926 (L2356547-2)

DATA ASSESSMENT

An ASP Category B data package containing analytical results for two aqueous samples was received from Labella Associates, P.C. on 08Mar25. The deliverables package included formal reports, raw data, the necessary QC, and supporting information. The samples, taken from the 220 Saltonstall Street site, were identified by Chain of Custody documents and traceable through the work of Pace Analytical Services, the laboratory contracted for analysis. Analyses, performed according to SW-846 Method 8260, addressed determinations of volatile organics. Laboratory data was evaluated according to the quality assurance / quality control requirements of the New York State Department of Environmental Conservation's Analytical Services Protocol (ASP), September 1989, Rev. 07/2005. When the required protocol was not followed, the current EPA Region II Functional Guidelines (SOP NO. HW-33, Rev. #3, March 2013, Low/Medium Volatile Data Validation was used as a technical reference.

CORRECTNESS AND USABILITY

Reported data should be considered technically defensible and completely usable in its present form. Results representing a usable estimation of the conditions at the time of sampling have been flagged "J". Estimated data should be used with caution. A detailed discussion of the review process follows.

Two facts should be considered by all data users. No compound concentration, even if it has passed strict QC testing, can be guaranteed to be accurate. Strict QC serves to increase confidence in data, but any value potentially contains error. Secondly. DATAVAL, Inc. guarantees the quality of this data assessment. However, DATAVAL, Inc. does not warrant any interpretation or utilization of this data by a third party.

Reviewer's signature: _____ Date: 09Mar25

James B. Baldwin
DATAVAL, Inc.

Sample History

Analyte concentrations can deteriorate with time due to chemical instability, bacterial degradation, or volatility. Samples that are not properly preserved or are not analyzed within established holding times may no longer be considered representative. Holding times are calculated from the time of sample collection. Samples must remain chilled to 4±2°C between the time of collection and the time of analysis. Acid preserved VOC samples must be analyzed within 14 days, unpreserved VOC samples within 7 days. The holding time for VOC soils is 14 days. Aqueous semivolatile organics, pesticide and PCB samples must be extracted within seven days of collection. Soils must be extracted within 14 days. The extracts must then be analyzed within forty days of extraction. The holding times for cyanide and mercury samples are 14 and 28 days, respectively. Metals samples must be analyzed within six months.

This sample delivery group contained two aqueous samples that were collected from the 220 Saltonstall Street site and delivered to the laboratory, via a laboratory courier, on 26Sep23. The cooler of samples arrived intact and packed with ice. A cooler temperature of 2.8°C was recorded at that time.

VOLATILE ORGANICS

This group of acid preserved samples was analyzed for volatile organics on 05Nov23. The SW-846 holding time requirements were satisfied.

Blanks

Blanks are analyzed to evaluate various sources of sample contamination. Field blanks monitor sampling activities. Method blanks are analyzed to verify instrument integrity. Samples are considered compromised by conditions causing contamination in any blank.

One method blank was analyzed with this group of samples. This blank demonstrated acceptable chromatography and was free of targeted analyte contamination.

MS Tuning

Mass spectrometer tuning and performance criteria are established to ensure sufficient mass resolution and sensitivity to accurately detect and identify targeted analytes. Verification is accomplished using a certified standard.

An Instrument Performance Check Standard of BFB was analyzed prior to each analytical sequence that included samples from this program. An Instrument Performance Check Form is present for each BFB evaluation. The BFB tunes associated with this group of samples satisfied the program acceptance criteria.

Calibrations

Requirements for instrument calibration are established to

ensure that laboratory equipment is capable of producing accurate, quantitative data. Initial calibrations demonstrate a range through which measurements may be made. Continuing calibration check standards verify instrument stability.

The initial instrument calibration for VOC was performed on 13Sep23. Standards of 0.19, 0.5, 2.0, 10, 30, 80, 120 and 200 µg/l were included. Each targeted analyte produced the required levels of instrument response and demonstrated an acceptable degree of linearity during this calibration.

A calibration check standard was analyzed on 05Oct23, prior to the twelve-hour period of instrument operation that included samples from this program. When compared to the initial calibration, this check demonstrated an unacceptable level of instrument stability

Surrogates

Each sample, blank and standard is spiked with surrogate compounds prior to analysis. The structures of surrogates are similar to analytes of interest, but they are not normally found in environmental samples. Surrogate recoveries are monitored to evaluate overall laboratory performance and the efficiency of laboratory technique.

Surrogate Summary Sheets were properly prepared, based on the laboratory's statistical acceptance criteria. When compared to the ASP requirements, however, an acceptable recovery was reported for each surrogate addition to this group of samples.

Internal Standards

Internal standards are added to each sample, blank and standard just prior to injection. Analyte concentrations are calculated relative to the response of a specific internal standard. Internal standard performance criteria ensure that GC/MS sensitivity and response are stable during the analysis of each sample. The area of internal standard peaks may not vary by more than a factor of two. When compared to the preceding calibration check, retention times may not vary by more than 30 seconds.

The laboratory correctly calculated control limits for internal standard response and retention times. When compared to this criteria, acceptable performance was reported for the internal standard additions to each program sample.

Matrix Spikes

Matrix spiking refers to the addition of known analyte concentrations to a sample, prior to analysis. Analyte recoveries provide an indication of laboratory accuracy. The analysis of a duplicate spiked aliquot provides a measurement of precision.

Although a sample from this program was not selected for matrix spiking, a pair of spiked blanks (LCS/LCSD) was analyzed with this group of samples. The recoveries reported for these LCS samples

demonstrated acceptable levels of measurement precision and accuracy.

Duplicates

Two aliquots of the same sample are processed separately through all aspects of sample preparation and analysis. The results produced by the analysis of this pair of samples are compared as a measurement of precision. Poor precision may be indicative of sample non-homogeneity, method defects, or poor laboratory technique.

A field split duplicate sample was not included in this delivery group.

Reported Analytes

Formal reports were provided for each sample. The data package also included total ion chromatograms and raw instrument print-outs. Reference mass spectra were provided to confirm the identification of each analyte that was found in this group of samples. Tentatively Identified Compounds (TIC) were not report-ed.

SUMMARY OF QUALIFIED DATA

220 SALTONSTALL STREET

SAMPLED: September 26, 2023

GPMW-01-20230926 (L2356547-1)
GPMW-03-20230926 (L2356547-2)

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Lab ID	: L2356547-01	Date Collected	: 09/26/23 08:45
Client ID	: GPMW-01-20230926	Date Received	: 09/26/23
Sample Location	: CANANDAIGUA, NY	Date Analyzed	: 10/05/23 14:04
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: PID
Lab File ID	: V30231005A20	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

		ug/L			
CAS NO.	Parameter	Results	RL	MDL	Qualifier
71-43-2	Benzene	0.18	0.50	0.16	J
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	ND	2.5	0.70	U
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Lab ID	: L2356547-02	Date Collected	: 09/26/23 09:00
Client ID	: GPMW-03-20230926	Date Received	: 09/26/23
Sample Location	: CANANDAIGUA, NY	Date Analyzed	: 10/05/23 14:26
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: PID
Lab File ID	: V30231005A21	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

CAS NO.	Parameter	ug/L Results	RL	MDL	Qualifier
71-43-2	Benzene	ND	0.50	0.16	U
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	ND	2.5	0.70	U
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

Surrogate Recovery Summary
Form 2
Volatiles

Client: LaBella Associates, P.C.
Project Name: 220 SALTONSTALL STREET

Lab Number: L2356547
Project Number: 2232234.01
Matrix: Water

CLIENT ID (LAB SAMPLE NO.)	SMC1 DCA	SMC2 TOL	SMC3 BFB	SMC4 DBFM	TOT OUT
GPMW-01-20230926 (L2356547-01)	94	94	94	111	0
GPMW-03-20230926 (L2356547-02)	96	94	93	111	0
WG1836045-3LCS	96	94	88	104	0
WG1836045-4LCSD	99	94	89	108	0
WG1836045-5BLANK	100	93	94	114	0

QC LIMITS
(70-130) DCA = 1,2-DICHLOROETHANE-D4
(70-130) TOL = TOLUENE-D8
(70-130) BFB = 4-BROMOFLUOROBENZENE
(70-130) DBFM = DIBROMOFLUOROMETHANE

* Values outside of QC limits

FORM II NYCP51-8260

Laboratory Control Sample Summary
Form 3
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Matrix (Level)	: WATER (LOW)		
LCS Sample ID	: WG1836045-3 Analysis Date : 10/05/23 07:07	File ID	: V30231005A01
LCSD Sample ID	: WG1836045-4 Analysis Date : 10/05/23 07:29	File ID	: V30231005A02

	Laboratory Control Sample			Laboratory Control Duplicate					
Parameter	True (ug/l)	Found (ug/l)	%R	True (ug/l)	Found (ug/l)	%R	RPD	Recovery Limits	RPD Limit
Benzene	10	9.9	99	10	9.1	91	8	70-130	20
Toluene	10	9.5	95	10	8.7	87	9	70-130	20
Ethylbenzene	10	9.4	94	10	8.7	87	8	70-130	20
Methyl tert butyl ether	10	8.1	81	10	8.0	80	1	63-130	20
p/m-Xylene	20	19	95	20	18	90	5	70-130	20
o-Xylene	20	18	90	20	17	85	6	70-130	20
n-Butylbenzene	10	9.4	94	10	8.6	86	9	53-136	20
sec-Butylbenzene	10	9.5	95	10	8.8	88	8	70-130	20
tert-Butylbenzene	10	9.9	99	10	9.2	92	7	70-130	20
Isopropylbenzene	10	9.2	92	10	8.7	87	6	70-130	20
p-Isopropyltoluene	10	9.8	98	10	9.1	91	7	70-130	20
Naphthalene	10	8.9	89	10	9.1	91	2	70-130	20
n-Propylbenzene	10	9.1	91	10	8.5	85	7	69-130	20
1,3,5-Trimethylbenzene	10	9.3	93	10	8.6	86	8	64-130	20
1,2,4-Trimethylbenzene	10	9.2	92	10	8.5	85	8	70-130	20

Method Blank Summary
Form 4
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Lab Sample ID	: WG1836045-5	Lab File ID	: V30231005A05
Instrument ID	: VOA130		
Matrix	: WATER	Analysis Date	: 10/05/23 08:35

Client Sample No.	Lab Sample ID	Analysis Date
WG1836045-3LCS	WG1836045-3	10/05/23 07:07
WG1836045-4LCSD	WG1836045-4	10/05/23 07:29
GPMW-01-20230926	L2356547-01	10/05/23 14:04
GPMW-03-20230926	L2356547-02	10/05/23 14:26

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Lab ID	: WG1836045-5	Date Collected	: NA
Client ID	: WG1836045-5BLANK	Date Received	: NA
Sample Location	:	Date Analyzed	: 10/05/23 08:35
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: PID
Lab File ID	: V30231005A05	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

		ug/L			
CAS NO.	Parameter	Results	RL	MDL	Qualifier
71-43-2	Benzene	ND	0.50	0.16	U
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	ND	2.5	0.70	U
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

Instrument Performance Check (Tune) Summary
Form 5
Volatiles
Bromofluorobenzene (BFB)

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Instrument ID	: VOA130	Analysis Date	: 09/13/23 15:16
Tune Standard	: WG1827534-1	Tune File ID	: V30230913ABF3_tune

m/e	Ion Abundance Criteria	%Relative Abundance
50	15.0 - 40.0% of mass 95	20.1
75	30.0 - 80.0% of mass 95	53.6
95	Base Peak, 100% relative abundance	100
96	5.0 - 9.0% of mass 95	6.9
173	Less than 2.0% of mass 174	1.1 (1.3)1
174	Greater than 50.0% of mass 95	86.3
175	5.0 - 9.0% of mass 174	6.6 (7.7)1
176	Greater than 95.0% but less than 101% of mass	82.7 (95.9)1
177	5.0 - 9.0% of mass 176	5.5 (6.7)2

1-Value is % of mass 174 2-Value is % of mass 176

This Check Applies to the following Samples, MS, MSD, Blanks, and Standards:

Client Sample ID	Lab Sample ID	File ID	Analysis Date/Time
STD0.19PPB	R1740659-1	V30230913A03	09/13/23 16:17
STD0.5PPB	R1740659-3	V30230913A05	09/13/23 17:01
STD2PPB	R1740659-2	V30230913A07	09/13/23 17:45
STD10PPB	R1740659-4	V30230913A09	09/13/23 18:29
STD30PPB	R1740659-6	V30230913A10	09/13/23 18:50
STD80PPB	R1740659-5	V30230913A11	09/13/23 19:12
STD120PPB	R1740659-7	V30230913A12	09/13/23 19:34
STD200PPB	R1740659-8	V30230913A13	09/13/23 19:56
Correlation Data Summary	R1740659-9	V30230913A18	09/13/23 21:45
ICV Quant Report	R1740659-9	V30230913A18	09/13/23 21:45

Instrument Performance Check (Tune) Summary
Form 5
Volatiles
Bromofluorobenzene (BFB)

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Instrument ID	: VOA130	Analysis Date	: 10/05/23 06:55
Tune Standard	: WG1836045-1	Tune File ID	: V30231005ABF1_tune

m/e	Ion Abundance Criteria	%Relative Abundance
50	15.0 - 40.0% of mass 95	17.6
75	30.0 - 80.0% of mass 95	53.5
95	Base Peak, 100% relative abundance	100
96	5.0 - 9.0% of mass 95	6.8
173	Less than 2.0% of mass 174	0 (0)1
174	Greater than 50.0% of mass 95	97.5
175	5.0 - 9.0% of mass 174	7.6 (7.8)1
176	Greater than 95.0% but less than 101% of mass	93.4 (95.9)1
177	5.0 - 9.0% of mass 176	6.1 (6.6)2

1-Value is % of mass 174 2-Value is % of mass 176

This Check Applies to the following Samples, MS, MSD, Blanks, and Standards:

Client Sample ID	Lab Sample ID	File ID	Analysis Date/Time
WG1836045-2CCAL	WG1836045-2	V30231005A01	10/05/23 07:07
WG1836045-3LCS	WG1836045-3	V30231005A01	10/05/23 07:07
WG1836045-4LCSD	WG1836045-4	V30231005A02	10/05/23 07:29
WG1836045-5BLANK	WG1836045-5	V30231005A05	10/05/23 08:35
GPMW-01-20230926	L2356547-01	V30231005A20	10/05/23 14:04
GPMW-03-20230926	L2356547-02	V30231005A21	10/05/23 14:26

Internal Standard Area and RT Summary
Form 8a
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2356547
Project Name	: 220 SALTONSTALL STREET	Project Number	: 2232234.01
Instrument ID	: VOA130	Analysis Date	: 10/05/23 07:07:00
Sample No	: WG1836045-2	Lab File ID	: V30231005A01

	Fluorobenzene (IS)		Chlorobenzene-d5		1,4-Dichlorobenzene-D4	
	Area	RT	Area	RT	Area	RT
WG1836045-2	293744	6.13	281358	9.69	178452	12.37
Upper Limit	587488	6.63	562716	10.19	356904	12.87
Lower Limit	146872	5.63	140679	9.19	89226	11.87
Sample ID						
WG1836045-3 LCS	293744	6.13	281358	9.69	178452	12.37
WG1836045-4 LCSD	290079	6.14	288137	9.69	183998	12.37
WG1836045-5 BLANK	250245	6.14	258312	9.69	144518	12.37
GPMW-01-20230926	272778	6.14	277081	9.69	157895	12.37
GPMW-03-20230926	263849	6.14	270877	9.69	152809	12.37

Area Upper Limit = +100% of internal standard area
Area Lower Limit = - 50% of internal standard area

RT Upper Limit = +0.50 minutes of internal standard RT
RT Lower Limit = -0.50 minutes of internal standard RT

* Values outside of QC limits

DATA USABILITY SUMMARY REPORT

for

LABELLA ASSOCIATES, P.C.

300 State Street, Suite 201

Rochester, NY 14614

220 SALTONSTALL STREET
Project 2232234.01
Aqueous Samples
SDG: L2412500
Sampled 3/7/24

VOLATILE ORGANICS

GPMW-01-20240307 (L2412500-1)
GPMW-03-20240307 (L2412500-2)

DATA ASSESSMENT

An ASP Category B data package containing analytical results for two aqueous samples was received from Labella Associates, P.C. on 08Mar25. The deliverables package included formal reports, raw data, the necessary QC, and supporting information. The samples, taken from the 220 Saltonstall Street site, were identified by Chain of Custody documents and traceable through the work of Pace Analytical Services, the laboratory contracted for analysis. Analyses, performed according to SW-846 Method 8260, addressed determinations of CP-51 volatile organics. Laboratory data was evaluated according to the quality assurance / quality control requirements of the New York State Department of Environmental Conservation's Analytical Services Protocol (ASP), September 1989, Rev. 07/2005. When the required protocol was not followed, the current EPA Region II Functional Guidelines (SOP NO. HW-33, Rev. #3, March 2013, Low/Medium Volatile Data Validation was used as a technical reference.

CORRECTNESS AND USABILITY

Reported data should be considered technically defensible and completely usable in its present form. Results representing a usable estimation of the conditions at the time of sampling have been flagged "J". Estimated data should be used with caution. A detailed discussion of the review process follows.

Two facts should be considered by all data users. No compound concentration, even if it has passed strict QC testing, can be guaranteed to be accurate. Strict QC serves to increase confidence in data, but any value potentially contains error. Secondly. DATAVAL, Inc. guarantees the quality of this data assessment. However, DATAVAL, Inc. does not warrant any interpretation or utilization of this data by a third party.

Reviewer's signature: James B. Baldwin Date: 10Mar25

James B. Baldwin
DATAVAL, Inc.

Sample History

Analyte concentrations can deteriorate with time due to chemical instability, bacterial degradation, or volatility. Samples that are not properly preserved or are not analyzed within established holding times may no longer be considered representative. Holding times are calculated from the time of sample collection. Samples must remain chilled to 4±2°C between the time of collection and the time of analysis. Acid preserved VOC samples must be analyzed within 14 days, unpreserved VOC samples within 7 days. The holding time for VOC soils is 14 days. Aqueous semivolatile organics, pesticide and PCB samples must be extracted within seven days of collection. Soils must be extracted within 14 days. The extracts must then be analyzed within forty days of extraction. The holding times for cyanide and mercury samples are 14 and 28 days, respectively. Metals samples must be analyzed within six months.

This sample delivery group contained two aqueous samples that were collected from the 220 Saltonstall Street site and delivered to the laboratory, via a laboratory courier, on 07Mar24. The cooler of samples arrived intact and packed with ice. A cooler temperature of 2.9°C was recorded at that time.

VOLATILE ORGANICS

This group of acid preserved samples was analyzed for volatile organics on 03Nov24. Although both samples were properly preserved at pH<2, five of the six sample vials contained air bubbles. It is assumed that the single intact sample from GPMW-01-20230926 was taken for analysis. The benzene and n-propylbenzene concentrations obtained from GPMW-03-20230926 have been qualified as estimations. The negative results from GPMW-03-20230926 have been rejected.

Blanks

Blanks are analyzed to evaluate various sources of sample contamination. Field blanks monitor sampling activities. Method blanks are analyzed to verify instrument integrity. Samples are considered compromised by conditions causing contamination in any blank.

One method blank was analyzed with this group of samples. This blank demonstrated acceptable chromatography and was free of targeted analyte contamination.

MS Tuning

Mass spectrometer tuning and performance criteria are established to ensure sufficient mass resolution and sensitivity to accurately detect and identify targeted analytes. Verification is accomplished using a certified standard.

An Instrument Performance Check Standard of BFB was analyzed prior to each analytical sequence that included samples from this program. An Instrument Performance Check Form is present for each

BFB evaluation. The BFB tunes associated with this group of samples satisfied the program acceptance criteria.

Calibrations

Requirements for instrument calibration are established to ensure that laboratory equipment is capable of producing accurate, quantitative data. Initial calibrations demonstrate a range through which measurements may be made. Continuing calibration check standards verify instrument stability.

The initial instrument calibration for VOC was performed on 20Feb24. Standards of 0.19, 0.5, 2.0, 10, 30, 80, 120 and 200 µg/l were included. Each targeted analyte produced the required levels of instrument response and demonstrated an acceptable degree of linearity during this calibration.

A calibration check standard was analyzed on 11Mar24, prior to the twelve-hour period of instrument operation that included samples from this program. When compared to the initial calibration, this check demonstrated an acceptable level of instrument stability

Surrogates

Each sample, blank and standard is spiked with surrogate compounds prior to analysis. The structures of surrogates are similar to analytes of interest, but they are not normally found in environmental samples. Surrogate recoveries are monitored to evaluate overall laboratory performance and the efficiency of laboratory technique.

Surrogate Summary Sheets were properly prepared, based on the laboratory's statistical acceptance criteria. When compared to the ASP requirements, however, an acceptable recovery was reported for each surrogate addition to this group of samples.

Internal Standards

Internal standards are added to each sample, blank and standard just prior to injection. Analyte concentrations are calculated relative to the response of a specific internal standard. Internal standard performance criteria ensure that GC/MS sensitivity and response are stable during the analysis of each sample. The area of internal standard peaks may not vary by more than a factor of two. When compared to the preceding calibration check, retention times may not vary by more than 30 seconds.

The laboratory correctly calculated control limits for internal standard response and retention times. When compared to this criteria, acceptable performance was reported for the internal standard additions to each program sample.

Matrix Spikes

Matrix spiking refers to the addition of known analyte concentrations to a sample, prior to analysis. Analyte recoveries provide an indication of laboratory accuracy. The analysis of a duplicate spiked aliquot provides a measurement of precision.

Although a sample from this program was not selected for matrix spiking, a pair of spiked blanks (LCS/LCSD) was analyzed with this group of samples. The recoveries reported for these LCS samples demonstrated acceptable levels of measurement precision and accuracy.

Duplicates

Two aliquots of the same sample are processed separately through all aspects of sample preparation and analysis. The results produced by the analysis of this pair of samples are compared as a measurement of precision. Poor precision may be indicative of sample non-homogeneity, method defects, or poor laboratory technique.

A field split duplicate sample was not included in this delivery group.

Reported Analytes

Formal reports were provided for each sample. The data package also included total ion chromatograms and raw instrument print-outs. Reference mass spectra were provided to confirm the identification of each analyte that was found in this group of samples. Tentatively Identified Compounds (TIC) were not reported.

SUMMARY OF QUALIFIED DATA

220 SALTONSTALL STREET

SAMPLED: March 07, 2024

	BUBBLES BUB1*	BUBBLES BUB2*
GPMW-01-20240307 (L2412500-1)		
GPMW-03-20240307 (L2412500-2)	ALL POS J	ALL NEG R

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Lab ID	: L2412500-01	Date Collected	: 03/07/24 09:00
Client ID	: GPMW-01-20240307	Date Received	: 03/07/24
Sample Location	: 220 SALTONSTALL ST., CANANDAIGUA, NY	Date Analyzed	: 03/11/24 10:03
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: MAG
Lab File ID	: V30240311A10	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

CAS NO.	Parameter	ug/L Results	RL	MDL	Qualifier
71-43-2	Benzene	ND	0.50	0.16	U
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
1330-20-7	Xylenes, Total	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	ND	2.5	0.70	U
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Lab ID	: L2412500-02	Date Collected	: 03/07/24 08:30
Client ID	: GPMW-03-20240307	Date Received	: 03/07/24
Sample Location	: 220 SALTONSTALL ST., CANANDAIGUA, NY	Date Analyzed	: 03/11/24 10:25
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: MAG
Lab File ID	: V30240311A11	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

CAS NO.	Parameter	ug/L Results	RL	MDL	Qualifier
71-43-2	Benzene	0.22 J	0.50	0.16	J
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
1330-20-7	Xylenes, Total	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	0.88 J	2.5	0.70	J
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

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Surrogate Recovery Summary
Form 2
Volatiles

Client: LaBella Associates, P.C.
Project Name: CORRECTIVE MEASURES WORK PLAN

Lab Number: L2412500
Project Number: 2232234
Matrix:

CLIENT ID (LAB SAMPLE NO.)	SMC1 DCA	SMC2 TOL	SMC3 BFB	SMC4 DBFM	TOT OUT
GPMW-01-20240307 (L2412500-01)	104	102	104	113	0
GPMW-03-20240307 (L2412500-02)	104	103	105	110	0
WG1895079-3LCS	94	103	100	104	0
WG1895079-4LCSD	100	102	99	108	0
WG1895079-5BLANK	100	102	104	112	0

QC LIMITS
(70-130) DCA = 1,2-DICHLOROETHANE-D4
(70-130) TOL = TOLUENE-D8
(70-130) BFB = 4-BROMOFLUOROBENZENE
(70-130) DBFM = DIBROMOFLUOROMETHANE

* Values outside of QC limits

FORM II NYCP51-8260-G

Method Blank Summary
Form 4
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Lab Sample ID	: WG1895079-5	Lab File ID	: V30240311A05
Instrument ID	: VOA130		
Matrix	: WATER	Analysis Date	: 03/11/24 08:13

Client Sample No.	Lab Sample ID	Analysis Date
WG1895079-3LCS	WG1895079-3	03/11/24 06:46
WG1895079-4LCSD	WG1895079-4	03/11/24 07:08
GPMW-01-20240307	L2412500-01	03/11/24 10:03
GPMW-03-20240307	L2412500-02	03/11/24 10:25

Results Summary
Form 1
Volatile Organics by GC/MS

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Lab ID	: WG1895079-5	Date Collected	: NA
Client ID	: WG1895079-5BLANK	Date Received	: NA
Sample Location	:	Date Analyzed	: 03/11/24 08:13
Sample Matrix	: WATER	Dilution Factor	: 1
Analytical Method	: 1,8260D	Analyst	: PID
Lab File ID	: V30240311A05	Instrument ID	: VOA130
Sample Amount	: 10 ml	GC Column	: RTX-502.2
Level	: LOW	%Solids	: N/A
Extract Volume (MeOH)	: N/A	Injection Volume	: N/A

CAS NO.	Parameter	ug/L Results	RL	MDL	Qualifier
71-43-2	Benzene	ND	0.50	0.16	U
108-88-3	Toluene	ND	2.5	0.70	U
100-41-4	Ethylbenzene	ND	2.5	0.70	U
1634-04-4	Methyl tert butyl ether	ND	2.5	0.70	U
179601-23-1	p/m-Xylene	ND	2.5	0.70	U
95-47-6	o-Xylene	ND	2.5	0.70	U
1330-20-7	Xylenes, Total	ND	2.5	0.70	U
104-51-8	n-Butylbenzene	ND	2.5	0.70	U
135-98-8	sec-Butylbenzene	ND	2.5	0.70	U
98-06-6	tert-Butylbenzene	ND	2.5	0.70	U
98-82-8	Isopropylbenzene	ND	2.5	0.70	U
99-87-6	p-Isopropyltoluene	ND	2.5	0.70	U
91-20-3	Naphthalene	ND	2.5	0.70	U
103-65-1	n-Propylbenzene	ND	2.5	0.70	U
108-67-8	1,3,5-Trimethylbenzene	ND	2.5	0.70	U
95-63-6	1,2,4-Trimethylbenzene	ND	2.5	0.70	U

Laboratory Control Sample Summary
Form 3
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Matrix (Level)	: WATER (LOW)		
LCS Sample ID	: WG1895079-3 Analysis Date : 03/11/24 06:46	File ID	: V30240311A01
LCSD Sample ID	: WG1895079-4 Analysis Date : 03/11/24 07:08	File ID	: V30240311A02

	Laboratory Control Sample			Laboratory Control Duplicate					
Parameter	True (ug/l)	Found (ug/l)	%R	True (ug/l)	Found (ug/l)	%R	RPD	Recovery Limits	RPD Limit
Benzene	10	12	120	10	11	110	9	70-130	20
Toluene	10	11	110	10	11	110	0	70-130	20
Ethylbenzene	10	11	110	10	11	110	0	70-130	20
Methyl tert butyl ether	10	9.4	94	10	9.9	99	5	63-130	20
p/m-Xylene	20	23	115	20	22	110	4	70-130	20
o-Xylene	20	23	115	20	22	110	4	70-130	20
n-Butylbenzene	10	11	110	10	10	100	10	53-136	20
sec-Butylbenzene	10	11	110	10	11	110	0	70-130	20
tert-Butylbenzene	10	11	110	10	10	100	10	70-130	20
Isopropylbenzene	10	11	110	10	11	110	0	70-130	20
p-Isopropyltoluene	10	11	110	10	11	110	0	70-130	20
Naphthalene	10	9.9	99	10	10	100	1	70-130	20
n-Propylbenzene	10	11	110	10	11	110	0	69-130	20
1,3,5-Trimethylbenzene	10	11	110	10	11	110	0	64-130	20
1,2,4-Trimethylbenzene	10	11	110	10	11	110	0	70-130	20

Instrument Performance Check (Tune) Summary
Form 5
Volatiles
Bromofluorobenzene (BFB)

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Instrument ID	: VOA130	Analysis Date	: 03/11/24 06:26
Tune Standard	: WG1895079-1	Tune File ID	: V30240311ABF1_tune

m/e	Ion Abundance Criteria	%Relative Abundance
50	15.0 - 40.0% of mass 95	21.5
75	30.0 - 80.0% of mass 95	51.8
95	Base Peak, 100% relative abundance	100
96	5.0 - 9.0% of mass 95	6.7
173	Less than 2.0% of mass 174	0 (0)1
174	Greater than 50.0% of mass 95	67.7
175	5.0 - 9.0% of mass 174	5.1 (7.6)1
176	Greater than 95.0% but less than 101% of mass	66 (97.5)1
177	5.0 - 9.0% of mass 176	4.5 (6.8)2

1-Value is % of mass 174 2-Value is % of mass 176

This Check Applies to the following Samples, MS, MSD, Blanks, and Standards:

Client Sample ID	Lab Sample ID	File ID	Analysis Date/Time
WG1895079-2CCAL	WG1895079-2	V30240311A01	03/11/24 06:46
WG1895079-3LCS	WG1895079-3	V30240311A01	03/11/24 06:46
WG1895079-4LCSD	WG1895079-4	V30240311A02	03/11/24 07:08
WG1895079-5BLANK	WG1895079-5	V30240311A05	03/11/24 08:13
GPMW-01-20240307	L2412500-01	V30240311A10	03/11/24 10:03
GPMW-03-20240307	L2412500-02	V30240311A11	03/11/24 10:25

Instrument Performance Check (Tune) Summary
Form 5
Volatiles
Bromofluorobenzene (BFB)

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Instrument ID	: VOA130	Analysis Date	: 02/20/24 15:52
Tune Standard	: WG1887696-1	Tune File ID	: V30240220NBFB1_tune

m/e	Ion Abundance Criteria	%Relative Abundance
50	15.0 - 40.0% of mass 95	19.3
75	30.0 - 80.0% of mass 95	49
95	Base Peak, 100% relative abundance	100
96	5.0 - 9.0% of mass 95	6.8
173	Less than 2.0% of mass 174	0 (0)1
174	Greater than 50.0% of mass 95	79.5
175	5.0 - 9.0% of mass 174	6.1 (7.7)1
176	Greater than 95.0% but less than 101% of mass	76 (95.6)1
177	5.0 - 9.0% of mass 176	5.2 (6.8)2

1-Value is % of mass 174 2-Value is % of mass 176

This Check Applies to the following Samples, MS, MSD, Blanks, and Standards:

Client Sample ID	Lab Sample ID	File ID	Analysis Date/Time
STD0.19PPB	R1797113-1	V30240220N04	02/20/24 17:23
STD0.5PPB	R1797113-2	V30240220N06	02/20/24 18:07
STD2PPB	R1797113-3	V30240220N08	02/20/24 18:50
STD10PPB	R1797113-4	V30240220N10	02/20/24 19:34
STD30PPB	R1797113-5	V30240220N11	02/20/24 19:56
STD80PPB	R1797113-6	V30240220N12	02/20/24 20:17
STD120PPB	R1797113-7	V30240220N13	02/20/24 20:39
STD200PPB	R1797113-8	V30240220N14	02/20/24 21:01
ICV Quant Report	R1797113-9	V30240220N19	02/20/24 22:50

Internal Standard Area and RT Summary
Form 8a
Volatiles

Client	: LaBella Associates, P.C.	Lab Number	: L2412500
Project Name	: CORRECTIVE MEASURES WORK PLAN	Project Number	: 2232234
Instrument ID	: VOA130	Analysis Date	: 03/11/24 06:46:00
Sample No	: WG1895079-2	Lab File ID	: V30240311A01

	Fluorobenzene (IS)		Chlorobenzene-d5		1,4-Dichlorobenzene-D4	
	Area	RT	Area	RT	Area	RT
WG1895079-2	738712	6.12	522990	9.68	276397	12.36
Upper Limit	1477424	6.62	1045980	10.18	552794	12.86
Lower Limit	369356	5.62	261495	9.18	138199	11.86
Sample ID						
WG1895079-3 LCS	738712	6.12	522990	9.68	276397	12.36
WG1895079-4 LCSD	695467	6.13	517819	9.68	276784	12.36
WG1895079-5 BLANK	642557	6.13	502732	9.68	255709	12.36
GPMW-01-20240307	596899	6.13	455522	9.68	227397	12.36
GPMW-03-20240307	602585	6.13	450477	9.68	229696	12.36

Area Upper Limit = +100% of internal standard area
Area Lower Limit = - 50% of internal standard area

RT Upper Limit = +0.50 minutes of internal standard RT
RT Lower Limit = -0.50 minutes of internal standard RT

* Values outside of QC limits

DATAVAL, INC.
Environmental Data Validation

JAMES B. BALDWIN, JR.
Phone/Fax (315) 510-3135

201 West Genesee Street, PMB 273
Fayetteville, NY 13066

STATEMENT OF QUALIFICATIONS
DATAVAL, Inc.

COMPANY BACKGROUND

DATAVAL, Inc. was established in 1993 to provide high quality data validation and quality control services to the environmental engineering and laboratory community. DATAVAL validation reports have been accepted by the NYS-DEC, U.S. EPA, the Army Corps of Engineers and the U.S. Coast Guard. CLP, ASP, and SW-846 protocols have been utilized to evaluate VOC, SVOC, Pesticide, PCB, Dioxin/Furan, Explosive Residues, and inorganic data packages. DATAVAL has drafted DATA Quality Objectives for nine Upstate New York solid waste facilities and assisted in the preparation of a Trial Burn Plan for a hazardous waste incinerator.

RELAVANT EXPERIENCE

Dataval has significant experience validating CLP and ASP data packages. A few significant projects include:

SITE	AGENCY	ANALYTES
Niagara Mohawk	NYS DEC	VOC, SVOC, PCB
Boricua Wood Processing (Puerto Rico)	EPA Region II	VOC, SVOC, METALS PCDD/PCDF
Pinatinny Arsenal	USA COE	VOC, EXPLOSIVES SVOC, PCDD/PCDF
PuertoRico Sun Oil	EPA Region II	VOC, SVOC, METALS
Caribbean Petroleum (Puerto Rico)	EPA Region II	VOC, SVOC, PCB, METALS

In the past year DATAVAL has prepared Data Usability Summary Reports (DUSR) for the following New York State projects:

Penn Yan Marine (P4); Former Monoco Oil Site; 3750 Monroe Ave., Pittsford; 99 Ridgeland Site; Henderson Harbor Site, and Michelsen RI, Rochester for NYS DEC, and 527 River Street, Rochester for US Coast Guard; with LaBella Associates.

Former Packaged Lighting Systems site, Kingston CVS, Former Kingston Brickyard site and 9 Mall Plaza site for NYS DEC with Chazen Engineering.

DATAVAL, INC.
Environmental Data Validation

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Fayetteville, NY 13066

A list of recent New York State solid waste management clients includes:

Allegany County Department of Solid Waste
Broome County Landfill
Cattaraugus County D.P.W.
LeRay Landfill
New York State Electric and Gas
Chemung County Landfill
Delaware County Department of Solid Waste
Shelter Island Landfill
Franklin County Landfill
Cortland County S.W.M.D.
Niagara County (NCRDD)
Development Authority of the North Country

The following are offered as references associated with this work:

Jennifer Gillen, LaBella Associates, Rochester
Dan Noll, LaBella, Rochester
Susan McIntyre, Solid Waste Director, Delaware County DPW

QUALIFICATIONS

The corporation principal, James Baldwin, holds a BS degree in chemistry from Penn State University and Binghamton University. Jim has also completed the NYS DEC courses in inorganic and organic data validation. Jim established the environmental laboratory at IBM Endicott, and served as the director throughout its six year period of NYS DOH ELAP certification. Jim was responsible for the sampling and analytical portions of IBM Endicott's 200 well environmental monitoring program.

A diploma and training certificates are enclosed for your review. Additional information will be promptly provided upon request.

State University of New York
University Center at Binghamton
Harpur College

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

James Bradley Baldwin, Jr.

the degree of

Bachelor of Science

and have granted this Diploma as evidence thereof on
May 25, 1986

Chairperson of the Board of Trustees

Very Rev. Gerald G. Sudbrink
Chairperson of the Council
State University of New York at Binghamton

STATE UNIVERSITY OF NEW YORK — TO LEARN — TO SEARCH — TO SERVE — 1948

Chancellor of the State University of New York

President of the State University of New York at Binghamton

Westchester Community College

Professional Development Center

Awards this Certificate of Achievement To

JAMES BALDWIN

for Successfully Completing

ORGANIC DATA VALIDATION - 35 HOUR COURSE

Date JUNE 1993

Dr. John Samuelian
Instructor

Assistant Dean
Professional Development Center

President

The Professional
Development Center

SUNY
WESTCHESTER COMMUNITY COLLEGE
Valhalla, New York 10595

Westchester Community College

Professional Development Center

Awards this Certificate of Achievement To

JAMES BALDWIN

for Successfully Completing

INORGANIC DATA VALIDATION

Instructor: Dale Boshart

Date MARCH 1993

Assistant Dean
Professional Development Center

President

The Professional
Development Center

SUNY
WESTCHESTER COMMUNITY COLLEGE
Valhalla, New York 10595