



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

September 30, 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 August 28, 2025, and revised September 30, 2025, and IC/EC Certification for following period: March 25, 2024, to July 31, 2025, for the Saltonstall Street site (Site) located at 220 Saltonstall Street, the City of Canandaigua, Ontario County. Based on the information presented, the PRR is conditionally approved with the clarifications, and modifications presented below.

- The Department understands that the next PRR will have an IC/EC Reporting Period from July 31, 2025, to March 25, 2026. Following the next PRR, subsequent PRR submittals will return to the annual IC/EC Reporting Period from March 25th to March 25th the following year.

Please notify the Department with a minimum of a 7-day advance notice for any field work to be conducted on-site so that Department oversight can be provided. The notification must include an anticipated start day and time for the Site's field work.

The frequency of Periodic Reviews for this Site is annually, with the next PRR is due on April 25, 2026. As a courtesy, you should receive a 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,

A handwritten signature in black ink that reads "Joshua J. Ramsey". The signature is written in a cursive, flowing style.

Joshua J. Ramsey
Project Manager

cc:

Dan Noll (LaBella)

Drew Brantner (LaBella)

David Pratt (NYSDEC)

Michael Ormanoski (NYSDEC)



Periodic Review Report

For the Period March 25, 2024 through July 31, 2025

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. 2253386

August 28, 2025

Revised – September 30, 2025



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 statutes 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 081996

August 28, 2025
Date



Signature

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Common Acronyms / Abbreviations

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

Periodic Review Report, Prepared by LaBella Associates, March 2024

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, 2024, through July 31, 2025. The purpose of the report is to summarize and make recommendations based on the periodic sampling results and site inspection. It is determined that monitoring will continue to follow the schedule outlined by NYSDEC.

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.

In the NYSDEC-issued acceptance letter for the most recent previous PRR (dated April 11, 2025), the NYSDEC did not concur with recommendations for the discontinuation of groundwater monitoring or adjusting frequency of PRRs to every three years instead of one. Due to this change in expectations the PRR for this period was granted more time for completion.

1.2 *Effectiveness of the Remedial Program*

The site cover system (engineering control) remains intact and effective at preventing exposure to remaining contaminants. With the exception of benzene at GPMW-03 (1.2 ppb versus a standard of 0.7 ppb), the concentration of VOCs in groundwater of the monitored wells at the Site 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 site remains in compliance as of the completion of this PRR.

1.4 *Recommendations*

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

- Semi-Annual groundwater monitoring at monitoring wells GPMW-01 and GPMW-03 for VOCs will continue into the next reporting period.
- It is anticipated that the next PRR will encompass the period from July 31, 2025, to March 25, 2026, and subsequent PRRs will return to an annual March to March certifying period.

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. The Site is 20.598 acres in size. The Ontario County Online Resources property card is included as Appendix 2.

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 (99%, per Ontario County records, refer to Appendix 2) lies within the M-2 zoning district.

2.4 Site Use During the Reporting Period

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
- Periodic Review Report (PRR) by Labella Aprill 2024

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.

Periodic Review Report (PRR) by Labella April 2024

The PRR was prepared to notify NYSDEC of the Site's annual monitoring results as of 2024. The report evaluated groundwater conditions in 2023 and 2024. The NYSDEC reviewed the report and determined additional annual monitoring and reporting is required to stay within compliance. However, no exceedances in VOCs were noted from laboratory results and comparison with NYS Groundwater Quality Standards.

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 conditions have substantially improved and groundwater standards have generally 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
<i>Institutional Controls</i>	
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.
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.

Summary of Control	Evaluation of Effectiveness
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 June 23, 2025, 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 was conducted on June 23, 2025. For further information pertaining to groundwater monitoring and sampling results, refer to Section 5.0 (Monitoring Plan Compliance), and the groundwater sampling logs included in 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, Corrective Measures Work Plan dated May 15, 2023, and the NYSDEC letter dated April 11, 2025, 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 VOCs and sent to a NYSDOH ELAP-certified laboratory with a standard turnaround request.

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

Well ID / Sample Location	Analysis Performed	Date Sampled
GPMW-01 (Upgradient of Remedy Area)	VOCs using USEPA Method 8260	6/23/2025
GPMW-03 (Downgradient of Remedy Area)	VOCs using USEPA Method 8260	6/23/2025

Groundwater sampling logs and laboratory report for the sampling completed during this reporting period are included as Appendices 4 and 5.

5.2 Summary of Monitoring During the Reporting Period

During the reporting period, one (1) groundwater monitoring event for VOCs occurred at the Site. The following table details the timing of the groundwater sampling event and associated laboratory report that is encompassed by this PRR:

Sampling Date	Associated Report Title and Date
June 23, 2025	ALS Report No. R2507393

5.3 Comparison to Applicable Standards and Historical Data

5.3.1 Assessment of Analytical Data – VOCs

The following subsection provides a summary of this period's analytical data related to VOCs.

June 23, 2025

Sampling of the two (2) active groundwater monitoring wells occurred on June 23, 2025. Groundwater monitoring wells GPMW-01 and GPMW-03 were sampled during this event. No field evidence of impairment (odor, sheen, etc.) were observed during the sampling event.

No exceedances of NYS groundwater quality standards were identified from GPMW-01 based on the laboratory results and their comparison to NYS groundwater quality standards (NYCRR Part 703).

An exceedance in groundwater quality standards was identified in GPMW-03 based on laboratory results and their comparison to NYS groundwater quality standards (NYCRR Part 703). Benzene (1.2 ppb) was detected in slight exceedance of its NYCRR Part 703 groundwater quality standard (0.7 ppb).

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 2025.

Well ID	Analysis
GPMW-03 (Downgradient of Remedy Area)	<ul style="list-style-type: none">• 2015, pre-remedial action, significant concentrations of VOCs in exceedance of their NYCRR Part 703 Groundwater Quality standard.• 2020, post-remedial action, concentrations of VOCs decreased significantly in groundwater, some concentrations were below NYCRR Part 703 Groundwater Quality Standards while some remained above.• 2023-2024, VOCs concentrations further decrease, with all concentrations below NYCRR Part 703 Groundwater Quality Standards.• 2025, a slight increase in VOC concentrations, specifically Benzene, Isopropylbenzene, and n-Propylbenzene. Benzene concentration is in exceedance of NYCRR Part 703 Groundwater Quality Standard.

Refer to Tables 1 and 2 for further summary of current and historical groundwater sampling results.

5.4 Data Validation

Validation of the data collected and reported herein was performed by Ms. Tracey Evans of Environmental Assessment & Remediations of Patchogue, NY (“EAR”). Ms. Evans’ resumé was provided to NYSDEC for review on July 14, 2025, and is also included at the end of Appendix 6. The NYSDEC approved EAR as the data validator for this project.

EAR prepared a Data Usability Summary Report (DUSR) for the monitoring event that occurred during this reporting period. The DUSR is included in Appendix 6.

The DUSR concluded that the data herein is usable and passes all applicable criteria.

5.5 Electronic Submission of Data

Data collected during this reporting period was supplied electronically and submitted to the NYSDEC EQulS database on August 28, 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.

Monitoring Well GPMW-01, upgradient of the remedy area, exhibits no detectable concentration of VOCs.

Monitoring Well GPMW-03, downgradient of remedy area, exhibits slight increases in concentrations of VOCs since the last monitoring event. Benzene is in slight exceedance of its NYCRR Part 703 Groundwater Quality Standard (1.2 ppb versus a standard of 0.7 ppb)

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:

- The SMP will continue to be implemented through the annual submission of a Periodic Review Report and certification of institutional/engineering controls. GPMW-01 and GPMW-03 will continue to be semi-annually monitored for VOCs in groundwater. The next PRR will be submitted for the reporting period of July 31, 2025, to March 25, 2026. The following period will return to original reporting schedule, March 2026 to March 2027.

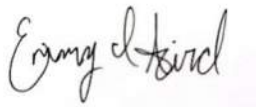
7.0 CLOSING

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 contact us directly at (585) 287-9089, or by e-mail at dbrantner@labellapc.com and dnoll@labellapc.com.

Respectfully Submitted,

ABELLA ASSOCIATES, D.P.C.



Emmy Aird, EIT
Environmental Engineer



Drew Brantner
Sr. Project Manager

FIGURES

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



PERIODIC REVIEW REPORT
(March 2024 - July 2025)

Client:

220 Saltonstall Street LLC

Site Address:

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

Title:

Site Location Map

Legend



Notes:

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



0 1,000 Feet

1 inch = 1,000 feet

Intended to print as 11" x 17".

2253386

FIGURE 1

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



PERIODIC REVIEW REPORT
(March 2024 - July 2025)

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.



0 160
Feet

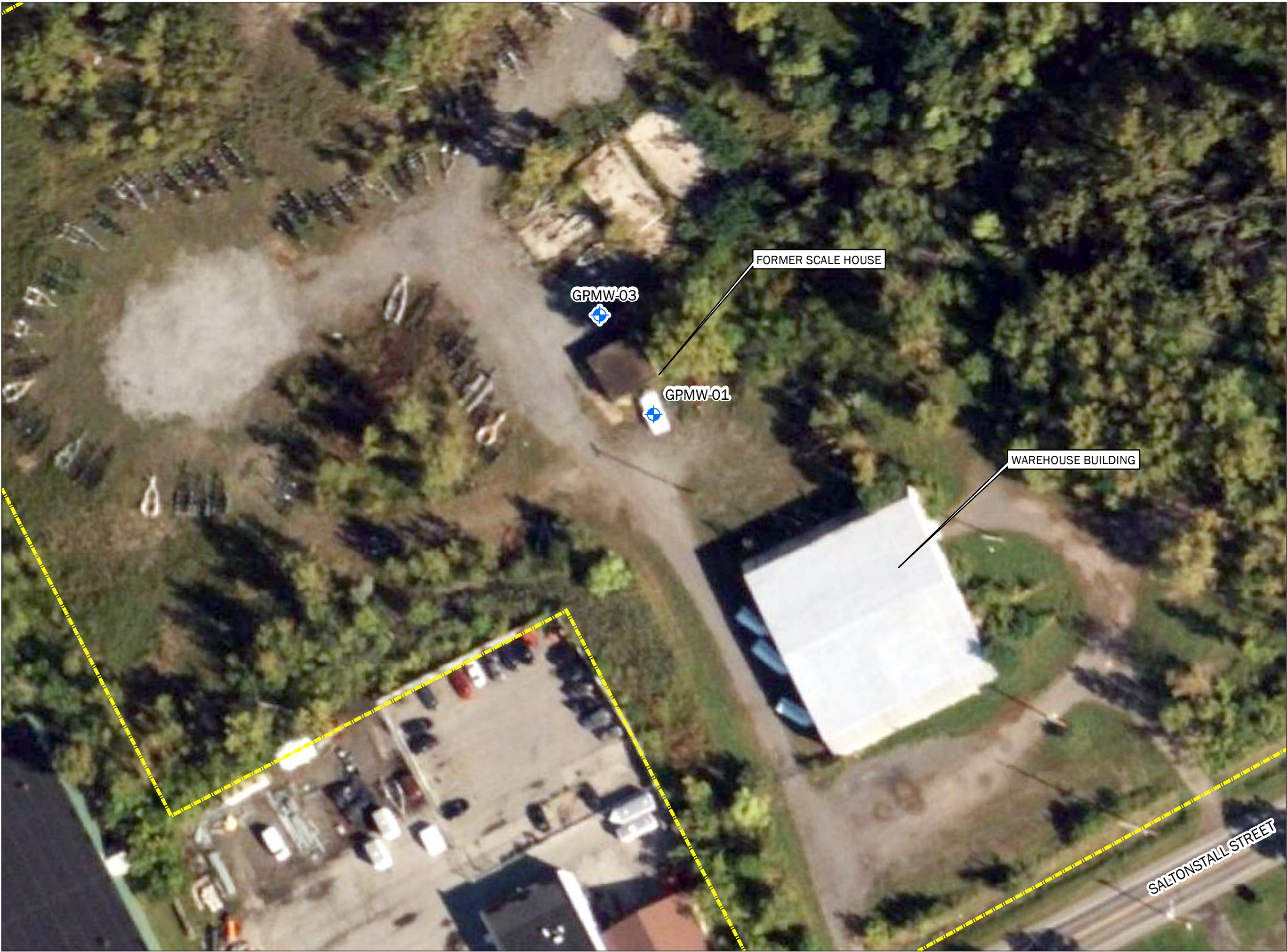
1 inch = 160 feet

Intended to print as 11" x 17".

[2253386]

[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



PERIODIC REVIEW REPORT
(March 2024 - July 2025)

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.



0 50
Feet

1 inch = 50 feet

Intended to print as 11" x 17".

[2253386]

[FIGURE 3]

TABLES

Table 1
 2025 PRR
 NYSDEC Site No. 835030
 220 Saltonstall Street, Canadagua, New York
 Summary of Groundwater Sampling Results - GPMW-01
 LaBella Project No. 2253386



SAMPLE ID:	NYCRR Part 703 Groundwater Quality Standard	GPMW-01	GPMW-01	GPMW-01-20230926	GPMW-01-20240307	GPMW-01
LAB ID:		L2014338-01	L2027785-01	L2027785-01	L2412500-01	R2507393-001
COLLECTION DATE:		4/2/2020	7/1/2020	9/26/2023	3/7/2024	6/2/2025
SAMPLE MATRIX:		Groundwater	Groundwater	Groundwater	Groundwater	Groundwater
VOLATILE ORGANICS BY GC/MS						
1,2,4-Trimethylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
1,3,5-Trimethylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
Benzene	0.7	<0.16	<0.16	0.18 J	<0.5	<1.0
Ethylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
Isopropylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
Methyl tert-butyl ether	10	<0.7	<0.7	<0.7	<0.7	<1.0
n-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
n-Propylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
Naphthalene	10	<0.7	<0.7	<0.7	<0.7	<1.0
o-Xylene	5	<0.7	<0.7	<0.7	<0.7	<1.0
p-Isopropyltoluene	5	<0.7	<0.7	<0.7	<0.7	<1.0
p/m-Xylene	5	<0.7	<0.7	<0.7	<0.7	<2.0
sec-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
tert-Butylbenzene	5	<0.7	<0.7	<0.7	<0.7	<1.0
Toluene	5	<0.7	0.88 J	<0.7	<0.7	<1.0
Total VOCs	-	non-detect	0.88	0.18	non-detect	non-detect

Notes:

Concentrations in micrograms per liter (ug/L)

Samples analyzed for VOCs by USEPA Method 8260D

J indicates an estimated value

Bold font indicates that the compound was detected at a concentration above its respective MDL

Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 703 Groundwater Quality Standard

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL)

NL indicated Not Listed

Table 2
 2025 PRR
 NYSDEC Site No. 835030
 220 Saltonstall Street, Canadagua, New York
 Summary of Groundwater Sampling Results - GPMW-03
 LaBella Project No. 2253386



SAMPLE ID:	NYCRR Part 703 Groundwater Quality Standard	GPMW-03	GPMW-03	GPMW-03	GPMW-03-20230926	GPMW-03-20240307	GPMW-03
LAB ID:		L788734-06	L2014338-01	L2027785-02	L2356547-02	L2412500-02	R2507393-002
COLLECTION DATE:		9/10/2015	4/2/2020	7/1/2020	9/26/2023	3/7/2024	6/23/2025
SAMPLE MATRIX:		Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater
VOLATILE ORGANICS BY GC/MS							
1,2,4-Trimethylbenzene	5	2340.0	5.9	63.0	<0.7	<0.7 R	<1.0
1,3,5-Trimethylbenzene	5	473.0	1.8	22.0	<0.7	<0.7 R	<1.0
Benzene	0.7	1420.0	3.6	7.5	<0.16	0.22 J	1.2
Ethylbenzene	5	1970.0	6.5	67.0	<0.7	<0.7 R	<1.0
Isopropylbenzene	5	176.0	1.0	13.0	<0.7	<0.7 R	3.0
Methyl tert-butyl ether	10	<1.0	<0.7	<0.7	<0.7	<0.7 R	<1.0
n-Butylbenzene	5	22.0	<0.7	8.1	<0.7	<0.7 R	<1.0
n-Propylbenzene	5	411.0	2.7	32.0	<0.7	0.88 J	3.6
Naphthalene	10	128.0	<0.7	3.6	<0.7	<0.7 R	<1.0
o-Xylene	5	2810.0	<0.7	<0.7	<0.7	<0.7 R	<1.0
p-Isopropyltoluene	5	<1.0	<0.7	1.9	<0.7	<0.7 R	<1.0
p/m-Xylene	5	6310.0	3.3	26.0	<0.7	<0.7 R	<2.0
sec-Butylbenzene	5	20.5	<0.7	3.8	<0.7	<0.7 R	<1.0
tert-Butylbenzene	5	<1.0	<0.7	<0.7	<0.7	<0.7 R	<1.0
Toluene	5	3170.0	<0.7	1.3	<0.7	<0.7 R	<1.0
Total VOCs	-	19250.5	24.8	249.2	non-detect	1.1 J	7.8

Notes:

Concentrations in micrograms per liter (ug/L)

Samples analyzed for VOCs by USEPA Method 8260D

J indicates an estimated value

Bold font indicates that the compound was detected at a concentration above its respective MDL

Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 703 Groundwater Quality Standard

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL)

NL indicated Not Listed

R indicates result rejected by data validation

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: 20.598

Reporting Period: March 25, 2024 to ~~March 25, 2025~~ ▶ July 31, 2025

YES NO

1. Is the information above correct? ☐ ☒

If NO, include handwritten above or on a separate sheet.
Adjusted Reporting Period

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

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
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

<u>Parcel</u>	<u>Engineering Control</u>
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.

ParcelEngineering 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 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 at 21 Parrish Street, Canandaigua, New York 14424,
print name 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 Coons7/31/2025

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

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 at LaBella Associates, D.P.C.
print name 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...

Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification



Stamp
(Required for PE)

7/31/2025

Date

APPENDIX 2

Ontario County Online Resources – Parcel Summary Report

ONCOR Ontario County Online Resources

Ontario County GIS Program
70 Ontario Street
Canandaigua, NY 14424



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

PROPERTY SUMMARY REPORT

Tax Map ID:	84.10-1-6.1
Physical Address:	220 Saltonstall St
Community:	City of Canandaigua
Easting: 636960	Northing: 1052800
Acres: 21.00	Neighborhood: 400
Roll Section: 1 2025	Utilities: Gas & elec
Property Class: 710	Manufacture
School District:	Cdga City Sch Dist
Frontage: .00	Depth: .00
Heat:	Obstructions:
Fuel:	% NYS DEC Wetland: 1
Water: Comm/public	% NWI Wetland: 9
Sewer: Comm/public	% Steep Slope: 1
	% Flood Zone (A, AE): 36

BUILDING DETAILS (primary building only)

Year Built:	Square Feet:
Condition:	
Style:	
Stories:	Central Air:
Siding:	
Basement:	
Full Baths:	Half Baths:
Bedrooms:	Fireplaces:

Please see Parcel Detail Report for complete information

Assessed Values

Full Market Value:	\$413100
Total Assessment:	\$413100
Land Assessment:	\$338600

Owner Information

220 SALTONSTALL LLC
21 PARRISH ST
CANANDAIGUA NY 14424 -

Recent Residential Sales

Valid Sales Only within the past three years

Date: **Price:** **Sale Type:**

Notes:



Click here to look up your polling station

Deed Book: 1473 **Page:** 593 **Date Filed:** 6/1/2021

Comments:



THIS MAP AND INFORMATION IS PROVIDED "AS IS" AND ONTARIO COUNTY MAKES NO WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY AND THAT OF FITNESS FOR A PARTICULAR PURPOSE CONCERNING THIS MAP AND THE INFORMATION CONTAINED HEREIN. USER ASSUMES ALL RISKS AND RESPONSIBILITY FOR DETERMINING WHETHER THIS INFORMATION IS SUFFICIENT FOR PURPOSES INTENDED.

Monday, August 18, 2025

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

Exemptions Description	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 Treasure'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.

TAX TYPE	TAX RATE		TOTAL ASSESSED VALUE		TOTAL TAXES	TAX YEAR
SCHOOL:	14.489786	X	\$413100.00	/1000 =	\$5985.73	2024-2025
COUNTY:	5.577336	X	\$413100.00	/1000 =	\$2304.00	2024-2025
TOWN OR CITY:	0	X	\$413100.00	/1000 =	\$0.00	2024-2025
VILLAGE:	0	X	\$413100.00	/1000 =	\$0.00	2024-2025

Municipal and School Taxes Subtotal: \$8289.73

+ Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

SURVEYS

Survey ID	Survey Link (copy and paste in browser)
36774	https://oncorng.co.ontario.ny.us/surveys/36774.TIFF
12/13/2019	FILED 12/11/2019, BABCOCK LAND SURVEYING

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:	https://oncorng.co.ontario.ny.us/TaxbillCity/84.10-1-6.1_City.pdf
Village:	



ADDITIONAL INVENTORY

IMPROVEMENTS

Structure Description:	Year:	SqFt:	Dim1:	Dim2:	Condition:	Grade:
Ovrhdoor-com	1958	120	0	0	Normal	Average

LAND DESCRIPTION

Land Type:	Waterfront:	Soil Rating:	Acres:	Depth:	Frontage:
Primary			12	0	0
Undeveloped			8	0	0



INDIVIDUAL BUILDING DETAILS

RESIDENTIAL BUILDINGS

Building details are followed by area dimensions provided in square feet

Building Style:

Actual Year Built:

Effective Year Built:

Year Remodeled:

Number of Bedrooms:

Number of Full Baths:

Number of Half Baths:

Number of Kitchens:

Number of Fireplaces:

Overall Condition:

Construction Grade:

Number of Stories:

Heating Type:

Fuel Type:

Exterior Wall Material:

Exterior Condition:

Basement Type:

Central Air (1 = Yes)

Total Living Area:

First Story:

Second Story:

Additional Story:

Half Story:

Unfinished:

3/4 Story:

Unfinished:

Finished Basement Area:

Finished Attic Area:

Finished Rec Room Area:

Finished Over Garage:



COMMERCIAL BUILDINGS

Building Number:

Building Section:

Year Built:

Number of Indent Buildings:

Percent Air-conditioned:

Percent Alarmed:

Percent Sprinkler:

Gross Floor Area:

Perimeter:

Basement Square Footage:

Basement Perimeter:

Overall Condition:

Quality:

Number of Stories:

Story Height:

Basement Type:

Number of Elevators:

Boekh Model Number:

Boekh Model Code:

Wall A:

Wall B:

Wall C:



PROPERTY ANALYSIS

Type:	Description:	Acres:	% Coverage:
Ecological Community	Mowed Lawn	0.02	0.103%
Ecological Community	Floodplain Forest	8.66	41.149%
Ecological Community	Urban Structure Exterior	12.36	58.747%
Flood Zone	AE	5.30	25.2%
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	3.15	15.0%
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	17.90	85.0%
Utilities - Electric	ROCHESTER GAS & ELECTRIC	21.04	100.0%
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	21.04	100.0%
Utilities - Telephone	Frontier Telephone of Rochester	21.04	100.0%
Utilities - Telephone	Finger Lakes Technology Group	21.04	100.0%
Watershed	Canandaigua Outlet	21.04	100.0%
Wetlands - NWI	Freshwater Forested/Shrub Wetland	1.79	8.5%
Wetlands - NWI	Freshwater Emergent Wetland	0.11	0.5%
Wetlands - NYSDEC	Class 1	0.19	0.9%



LOCAL ZONING

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

Type:	Description:	% Coverage:
City of Canandaigua Zoning	M-1	0.1%
City of Canandaigua Zoning	M-2	99.8%



APPENDIX 3

Site Inspection Form



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

PROJECT NAME: Site Management / Corrective Measures - Saltonstall Street
LOCATION: 220 Saltonstall Street, Canandaigua, NY 14424
PROJECT NO.: 2232234
INSPECTED BY: NS & EA
DATE: 6.23.25
WEATHER: 97°F, SUNNY

SITE INSPECTION FORM

COVER TYPE	OVERALL CONDITION	ANY LOCATIONS REQUIRE REPAIR OR MAINTENANCE	PHOTOS TAKEN	COMMENTS
SOIL COVER	Storage yard for trailers	NO	YES	GRAVEL COVER INTACT, MINOR VEGETATION GROWTH, ONLY BOAT TRAILER STORAGE USE
ASPHALT SURFACE	NA	NA	NA	
CONCRETE SURFACE	NA	NA	NA	
BUILDING SLAB	NA	NA	NA	

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	NO	NO	NO	NO	NO	NO	NO	
MWGP-03	NO	NO	NO	NO	NO	YES	NO	WATER BELOW TOC ~ 2" WITHIN ROADBOX - NO ACTION NECESSARY



APPENDIX 4

Groundwater Sampling Logs



WELL I.D.: GPMW-01

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2253386
Sampled By: NS & EA
Date: 6/23/2025
Weather: 97°F, SUNNY

WELL SAMPLING INFORMATION			
Well Diameter:	1"	Static Water Level:	3.6'
Depth of Well:	12.2'	Length of Well Screen:	UNKNOWN
Measuring Point:	TOC	Depth to Top of Pump/Bailer:	NA
Pump/Sampling Method:	Bailer	Bailer/Tubing Type:	HDPE
		Sample Name:	GPMW-01
		Sample Analysis:	8260 VOCs
		Purge Start & End time:	12:14 / 12:20
		Sample Time:	12:20

OBSERVATIONS	
Groundwater Color:	Very lightly stained water around casing - not over
Odors:	none
Sheen:	none
	0.3 gals purged



WELL I.D.: GPMW-03

Project Name: Site Management / Corrective Measures - Saltonstall Street
Location: 220 Saltonstall Street, Canandaigua, NY 14424
Project No.: 2253386
Sampled By: NS & EA
Date: 6/23/2025
Weather: 97°F, SUNNY

WELL SAMPLING INFORMATION					
Well Diameter:	1"	Static Water Level:	0.8'	Sample Name:	GPMW-03
Depth of Well:	12.9'	Length of Well Screen:	UNKNOWN	Sample Analysis:	8260 VOCs
Measuring Point:	TOC	Depth to Top of Pump/Bailer:	NA	Purge Start & End time:	12:41 / 12:46
Pump/Sampling Method:	Bailer	Bailer/Tubing Type:	HDPE	Sample Time:	12:47

OBSERVATIONS	
Groundwater Color:	Very lightly stained water around casing - not over
Odors:	none
Sheen:	none
	0.8 gals purged

APPENDIX 5

Laboratory Report



July 09, 2025

Service Request No:R2507393

Drew Brantner
Labella Associates, PC
300 State Street, 2nd Floor
Suite 201
Rochester, NY 14614

Laboratory Results for: 220 Saltonstall St

Dear Drew,

Enclosed are the results of the sample(s) submitted to our laboratory June 23, 2025
For your reference, these analyses have been assigned our service request number **R2507393**.

All testing was performed according to our laboratory's quality assurance program and met the requirements of the TNI standards except as noted in the case narrative report. Any testing not included in the lab's accreditation is identified on a Non-Certified Analytes report. All results are intended to be considered in their entirety. ALS Environmental is not responsible for use of less than the complete report. Results apply only to the individual samples submitted to the lab for analysis, as listed in the report. The measurement uncertainty of the results included in this report is within that expected when using the prescribed method(s), and represented by Laboratory Control Sample control limits. Any events, such as QC failures or Holding Time exceedances, which may add to the uncertainty are explained in the report narrative or are flagged with qualifiers. The flags are explained in the Report Qualifiers and Definitions page of this report.

Please contact me if you have any questions. My extension is 7475. You may also contact me via email at Meghan.Pedro@alsglobal.com.

Respectfully submitted,

ALS Group USA, Corp. dba ALS Environmental

Meghan Pedro
Project Manager

CC: Mike Pelychaty

ADDRESS

1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623

PHONE +1 585 288 5380 | **FAX** +1 585 288 8475

ALS Group USA, Corp.
dba ALS Environmental



Narrative Documents

ALS Environmental—Rochester Laboratory

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Phone (585) 288-5380 Fax (585) 288-8475

www.alsglobal.com



Client: Labella Associates, PC
Project: 220 Saltonstall St
Sample Matrix: Water

Service Request: R2507393
Date Received: 06/23/2025

CASE NARRATIVE

All analyses were performed consistent with the quality assurance program of ALS Environmental. This report contains analytical results for samples for the Tier II level requested by the client.

Sample Receipt:

Two water samples were received for analysis at ALS Environmental on 06/23/2025. Any discrepancies upon initial sample inspection are annotated on the sample receipt and preservation form included within this report. The samples were stored at minimum in accordance with the analytical method requirements.

Volatiles by GC/MS:

Method 8260D, 07/02/2025: The upper control limit was exceeded for one or more analytes in the Continuing Calibration Verification (CCV). The field samples analyzed in this sequence did not contain the analyte(s) in question above the Method Reporting Limit (MRL). Since the exceedance equates to a potential high bias, the data quality was not significantly affected and no further corrective action was taken.

Method 8260D, 07/02/2025: The lower control limit was exceeded for one or more analytes in the Continuing Calibration Verification (CCV). Since there were no detections of the analyte(s) above the MRL in the associated field samples, the quantitation is not affected. The data quality was not significantly affected and no further corrective action was taken.

Approved by Meghan Pedro

Date 07/09/2025



SAMPLE DETECTION SUMMARY

This form includes only detections above the reporting levels. For a full listing of sample results, continue to the Sample Results section of this Report.

CLIENT ID: GPMW-03		Lab ID: R2507393-002				
Analyte	Results	Flag	MDL	MRL	Units	Method
Benzene	1.2			1.0	ug/L	8260D
Isopropylbenzene (Cumene)	3.0			1.0	ug/L	8260D
n-Propylbenzene	3.6			1.0	ug/L	8260D



Sample Receipt Information

ALS Environmental—Rochester Laboratory

1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623

Phone (585) 288-5380 Fax (585) 288-8475

www.alsglobal.com

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386

Service Request:R2507393

SAMPLE CROSS-REFERENCE

<u>SAMPLE #</u>	<u>CLIENT SAMPLE ID</u>	<u>DATE</u>	<u>TIME</u>
R2507393-001	GPMW-01	6/23/2025	1220
R2507393-002	GPMW-03	6/23/2025	1247

[illegible]



Cooler Receipt and Preservation Check Form

R2507393

Labella Associates, PC
220 Saltonstall St



5

Project/Client LaBella Folder Number _____

Cooler received on 6/23/25 by: ML

COURIER: ALS UPS FEDEX VELOCITY CLIENT

1	Were Custody seals on outside of cooler?	<u>Y</u> <u>N</u>
2	Custody papers properly completed (ink, signed)?	<u>Y</u> <u>N</u>
3	Did all bottles arrive in good condition (unbroken)?	<u>Y</u> <u>N</u>
4	Circle: <u>Wet Ice</u> Dry Ice Gel packs present?	<u>Y</u> <u>N</u>

5a	Did VOA vials have sig* bubbles?	<u>Y</u> <u>N</u> <u>NA</u>
5b	Sig* bubbles: Alk? <u>Y</u> <u>N</u> <u>NA</u> Sulfide? <u>Y</u> <u>N</u> <u>NA</u>	
6	Where did the bottles originate?	<u>ALS/ROC</u> <u>CLIENT</u>
7	Soil VOA received as: Bulk Encore 5035set <u>NA</u>	

8. Temperature Readings Date: 6/23 Time: 1506 ID: IR#12 IR#11 From: Temp Blank Sample Bottle

Temp (°C)	<u>10-3</u>						
Within 0-6°C?	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>
If <0°C, were samples frozen?	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>	<u>Y</u> <u>N</u>

If out of Temperature, note packing/ice condition: _____ Ice melted Poorly Packed (described below) Same Day Rule

& Client Approval to Run Samples: _____ Standing Approval Client aware at drop-off Client notified by: _____

All samples held in storage location: SLC by ML on 6/23 at 1507
5035 samples placed in storage location: _____ by _____ on _____ at _____ within 48 hours of sampling? Y N

Cooler Breakdown/Preservation Check**: Date: 6/23/25 Time: 1820 by: RDA

- Were all bottle labels complete (i.e. analysis, preservation, etc.)? YES NO
- Did all bottle labels and tags agree with custody papers? YES NO
- Were correct containers used for the tests indicated? YES NO
- Were 5035 vials acceptable (no extra labels, not leaking)? YES NO N/A
- Were dissolved metals filtered in the field? YES NO N/A
- Air Samples: Cassettes / Tubes Intact Y / N with MS Y / N Canisters Pressurized _____ Tedlar® Bags Inflated N/A

pH	Lot of test paper	Reagent	Preserved?		Lot Received	Exp	Sample ID Adjusted	Vol. Added	Lot Added	Final pH
			Yes	No						
≥12		NaOH								
≤2		HNO ₃								
≤2		H ₂ SO ₄								
<4		NaHSO ₄								
5-9		For 608pest			No=Notify for 3day					
Residual Chlorine (-)		For CN, Phenol, 625, 608pest, 522			If +, contact PM to add Na ₂ S ₂ O ₃ (625, 608, CN), ascorbic (phenol).					
		Na ₂ S ₂ O ₃								
		ZnAcetate	-	-						
		HCl	**	**						

**VOAs and 1664 Not to be tested before analysis.
Otherwise, all bottles of all samples with chemical preservatives are checked (not just representatives).

Bottle lot numbers: 062424-3Axi1

Explain all Discrepancies/ Other Comments:

Labels secondary reviewed by: RDA

*significant air bubbles: VOA > 5-6 mm : WC > 1 in. diameter

HPROD	BULK
HTR	FLDT
SUB	HGFB
ALS	LL3541



Miscellaneous Forms

ALS Environmental—Rochester Laboratory

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REPORT QUALIFIERS AND DEFINITIONS

U	Analyte was analyzed for but not detected. The sample quantitation limit has been corrected for dilution and for percent moisture, unless otherwise noted in the case narrative.	+	Correlation coefficient for MSA is <0.995.
J	Estimated value due to either being a Tentatively Identified Compound (TIC) or that the concentration is between the MRL and the MDL. Concentrations are not verified within the linear range of the calibration. For DoD: concentration >40% difference between two GC columns (pesticides/Aroclors).	N	Inorganics- Matrix spike recovery was outside laboratory limits.
B	Analyte was also detected in the associated method blank at a concentration that may have contributed to the sample result.	N	Organics- Presumptive evidence of a compound (reported as a TIC) based on the MS library search.
E	Inorganics- Concentration is estimated due to the serial dilution was outside control limits.	S	Concentration has been determined using Method of Standard Additions (MSA).
E	Organics- Concentration has exceeded the calibration range for that specific analysis.	W	Post-Digestion Spike recovery is outside control limits and the sample absorbance is <50% of the spike absorbance.
D	Concentration is a result of a dilution, typically a secondary analysis of the sample due to exceeding the calibration range or that a surrogate has been diluted out of the sample and cannot be assessed.	P	Concentration >40% difference between the two GC columns.
*	Indicates that a quality control parameter has exceeded laboratory limits. Under the "Notes" column of the Form I, this qualifier denotes analysis was performed out of Holding Time.	C	Confirmed by GC/MS
H	Analysis was performed out of hold time for tests that have an "immediate" hold time criteria.	Q	DoD reports: indicates a pesticide/Aroclor is not confirmed ($\geq 100\%$ Difference between two GC columns).
#	Spike was diluted out.	X	See Case Narrative for discussion.
		MRL	Method Reporting Limit. Also known as:
		LOQ	Limit of Quantitation (LOQ) The lowest concentration at which the method analyte may be reliably quantified under the method conditions.
		MDL	Method Detection Limit. A statistical value derived from a study designed to provide the lowest concentration that will be detected 99% of the time. Values between the MDL and MRL are estimated (see J qualifier).
		LOD	Limit of Detection. A value at or above the MDL which has been verified to be detectable.
		ND	Non-Detect. Analyte was not detected at the concentration listed. Same as U qualifier.

Rochester Lab ID # for State Accreditations¹



NELAP States
Florida ID # E87674
New Hampshire ID # 2941
New York ID # 10145
Pennsylvania ID# 68-786
Texas ID#T104704581
Virginia #460167

Non-NELAP States
Connecticut ID #PH0556
Delaware Approved
Maine ID #NY01587
North Carolina #36701
North Carolina #676
Rhode Island LAO00333

¹ Analyses were performed according to our laboratory's NELAP-approved quality assurance program and any applicable state or agency requirements. The test results meet requirements of the current NELAP/TNI standards or state or agency requirements, where applicable, except as noted in the case narrative. Since not all analyte/method/matrix combinations are offered for state/NELAC accreditation, this report may contain results which are not accredited. For a specific list of accredited analytes, contact the laboratory. To verify NH accredited analytes, go to <https://www4.des.state.nh.us/CertifiedLabs/Certified-Method.aspx>.

ALS Laboratory Group

Acronyms

ASTM	American Society for Testing and Materials
A2LA	American Association for Laboratory Accreditation
CARB	California Air Resources Board
CAS Number	Chemical Abstract Service registry Number
CFC	Chlorofluorocarbon
CFU	Colony-Forming Unit
DEC	Department of Environmental Conservation
DEQ	Department of Environmental Quality
DHS	Department of Health Services
DOE	Department of Ecology
DOH	Department of Health
EPA	U. S. Environmental Protection Agency
ELAP	Environmental Laboratory Accreditation Program
GC	Gas Chromatography
GC/MS	Gas Chromatography/Mass Spectrometry
LUFT	Leaking Underground Fuel Tank
M	Modified
MCL	Maximum Contaminant Level is the highest permissible concentration of a substance allowed in drinking water as established by the USEPA.
MDL	Method Detection Limit
MPN	Most Probable Number
MRL	Method Reporting Limit
NA	Not Applicable
NC	Not Calculated
NCASI	National Council of the Paper Industry for Air and Stream Improvement
ND	Not Detected
NIOSH	National Institute for Occupational Safety and Health
PQL	Practical Quantitation Limit
RCRA	Resource Conservation and Recovery Act
SIM	Selected Ion Monitoring
TPH	Total Petroleum Hydrocarbons
tr	Trace level is the concentration of an analyte that is less than the PQL but greater than or equal to the MDL.

ALS Group USA, Corp.

dba ALS Environmental

Analyst Summary report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386

Service Request: R2507393

Sample Name: GPMW-01
Lab Code: R2507393-001
Sample Matrix: Water

Date Collected: 06/23/25**Date Received:** 06/23/25

Analysis Method
8260D

Extracted/Digested By

Analyzed By
KRUEST

Sample Name: GPMW-03
Lab Code: R2507393-002
Sample Matrix: Water

Date Collected: 06/23/25**Date Received:** 06/23/25

Analysis Method
8260D

Extracted/Digested By

Analyzed By
KRUEST



PREPARATION METHODS

The preparation methods associated with this report are found in these tables unless discussed in the case narrative.

INORGANIC

Water/Liquid Matrix

Analytical Method	Preparation Method
200.7	200.2
200.8	200.2
6010C or 6010D	3005A/3010A
6020A or 6020B	ILM05.3
9034 Sulfide Acid Soluble	9030B
SM 4500-CN-N-2016 Amenable and Residual Cyanide	SM 4500-CN-G and SM 4500-CN-B,C-2016
SM 4500-CN-E WAD Cyanide	SM 4500-CN-I

Solid/Soil/Non-Aqueous Matrix

Analytical Method	Preparation Method
6010C or 6010D	3050B
6020A or 6020B	3050B
6010C or 6010D TCLP (1311) extract	3005A/3010A
6010C or 6010D SPLP (1312) extract	3005A/3010A
7199	3060A
300.0 Anions/ 350.1/ 353.2/ SM 2320B/ SM 5210B/ 9056A Anions	DI extraction
For analytical methods not listed, the preparation method is the same as the analytical method reference.	

ORGANIC

Preparation Methods for Organic methods are listed in the header of the Results pages.

Regarding "Bulk/5035A":

For soil/solid samples submitted in soil jars for Volatiles analysis, the prep method is listed as "Bulk/5035A". The lab follows the closed-system EPA 5035A protocols once the sample is transferred to a sealed vial, but collection in bulk in soil jars does not follow the collection protocols listed in EPA 5035A. In accordance with the NYSDOH technical notice of October 2012, all results or reporting limits <200 ug/kg are to be considered estimated due to potential low bias.



Sample Results

ALS Environmental—Rochester Laboratory

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Volatile Organic Compounds by GC/MS

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ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:20
Date Received: 06/23/25 14:24

Sample Name: GPMW-01
Lab Code: R2507393-001

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
1,1,1-Trichloroethane (TCA)	1.0 U	1.0	1	07/02/25 09:03	
1,1,2,2-Tetrachloroethane	1.0 U	1.0	1	07/02/25 09:03	
1,1,2-Trichloroethane	1.0 U	1.0	1	07/02/25 09:03	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.0 U	1.0	1	07/02/25 09:03	
1,1-Dichloroethane (1,1-DCA)	1.0 U	1.0	1	07/02/25 09:03	
1,1-Dichloroethene (1,1-DCE)	1.0 U	1.0	1	07/02/25 09:03	
1,2,3-Trichlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
1,2,4-Trichlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
1,2,4-Trimethylbenzene	1.0 U	1.0	1	07/02/25 09:03	
1,2-Dibromo-3-chloropropane (DBCP)	2.0 U	2.0	1	07/02/25 09:03	
1,2-Dibromoethane	1.0 U	1.0	1	07/02/25 09:03	
1,2-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
1,2-Dichloroethane	1.0 U	1.0	1	07/02/25 09:03	
1,2-Dichloropropane	1.0 U	1.0	1	07/02/25 09:03	
1,3,5-Trimethylbenzene	1.0 U	1.0	1	07/02/25 09:03	
1,3-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
1,4-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
1,4-Dioxane	40 U	40	1	07/02/25 09:03	
2-Butanone (MEK)	5.0 U	5.0	1	07/02/25 09:03	
2-Hexanone	5.0 U	5.0	1	07/02/25 09:03	
4-Isopropyltoluene	1.0 U	1.0	1	07/02/25 09:03	
4-Methyl-2-pentanone	5.0 U	5.0	1	07/02/25 09:03	
Acetone	5.0 U	5.0	1	07/02/25 09:03	
Benzene	1.0 U	1.0	1	07/02/25 09:03	
Bromochloromethane	1.0 U	1.0	1	07/02/25 09:03	
Bromodichloromethane	1.0 U	1.0	1	07/02/25 09:03	
Bromoform	1.0 U	1.0	1	07/02/25 09:03	
Bromomethane	1.0 U	1.0	1	07/02/25 09:03	
Carbon Disulfide	1.0 U	1.0	1	07/02/25 09:03	
Carbon Tetrachloride	1.0 U	1.0	1	07/02/25 09:03	
Chlorobenzene	1.0 U	1.0	1	07/02/25 09:03	
Chloroethane	1.0 U	1.0	1	07/02/25 09:03	
Chloroform	1.0 U	1.0	1	07/02/25 09:03	
Chloromethane	1.0 U	1.0	1	07/02/25 09:03	
Cyclohexane	1.0 U	1.0	1	07/02/25 09:03	
Dibromochloromethane	1.0 U	1.0	1	07/02/25 09:03	
Dichlorodifluoromethane (CFC 12)	1.0 U	1.0	1	07/02/25 09:03	
Dichloromethane	1.0 U	1.0	1	07/02/25 09:03	
Ethylbenzene	1.0 U	1.0	1	07/02/25 09:03	
Isopropylbenzene (Cumene)	1.0 U	1.0	1	07/02/25 09:03	
Methyl Acetate	2.0 U	2.0	1	07/02/25 09:03	
Methyl tert-Butyl Ether	1.0 U	1.0	1	07/02/25 09:03	
Methylcyclohexane	1.0 U	1.0	1	07/02/25 09:03	

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:20
Date Received: 06/23/25 14:24

Sample Name: GPMW-01
Lab Code: R2507393-001

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
Naphthalene	1.0 U	1.0	1	07/02/25 09:03	
Styrene	1.0 U	1.0	1	07/02/25 09:03	
Tetrachloroethene (PCE)	1.0 U	1.0	1	07/02/25 09:03	
Toluene	1.0 U	1.0	1	07/02/25 09:03	
Trichloroethene (TCE)	1.0 U	1.0	1	07/02/25 09:03	
Trichlorofluoromethane (CFC 11)	1.0 U	1.0	1	07/02/25 09:03	
Vinyl Chloride	1.0 U	1.0	1	07/02/25 09:03	
cis-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 09:03	
cis-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 09:03	
m,p-Xylenes	2.0 U	2.0	1	07/02/25 09:03	
n-Butylbenzene	1.0 U	1.0	1	07/02/25 09:03	
n-Propylbenzene	1.0 U	1.0	1	07/02/25 09:03	
o-Xylene	1.0 U	1.0	1	07/02/25 09:03	
sec-Butylbenzene	1.0 U	1.0	1	07/02/25 09:03	
tert-Butylbenzene	1.0 U	1.0	1	07/02/25 09:03	
trans-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 09:03	
trans-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 09:03	

Surrogate Name	% Rec	Control Limits	Date Analyzed	Q
4-Bromofluorobenzene	111	85 - 122	07/02/25 09:03	
Dibromofluoromethane	108	80 - 116	07/02/25 09:03	
Toluene-d8	108	87 - 121	07/02/25 09:03	

Tentatively Identified Compounds

CAS#	Compound Identification	RT	Result ug/L	Q
	No Tentatively Identified Compounds Detected			

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:47
Date Received: 06/23/25 14:24

Sample Name: GPMW-03
Lab Code: R2507393-002

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
1,1,1-Trichloroethane (TCA)	1.0 U	1.0	1	07/02/25 09:26	
1,1,2,2-Tetrachloroethane	1.0 U	1.0	1	07/02/25 09:26	
1,1,2-Trichloroethane	1.0 U	1.0	1	07/02/25 09:26	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.0 U	1.0	1	07/02/25 09:26	
1,1-Dichloroethane (1,1-DCA)	1.0 U	1.0	1	07/02/25 09:26	
1,1-Dichloroethene (1,1-DCE)	1.0 U	1.0	1	07/02/25 09:26	
1,2,3-Trichlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
1,2,4-Trichlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
1,2,4-Trimethylbenzene	1.0 U	1.0	1	07/02/25 09:26	
1,2-Dibromo-3-chloropropane (DBCP)	2.0 U	2.0	1	07/02/25 09:26	
1,2-Dibromoethane	1.0 U	1.0	1	07/02/25 09:26	
1,2-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
1,2-Dichloroethane	1.0 U	1.0	1	07/02/25 09:26	
1,2-Dichloropropane	1.0 U	1.0	1	07/02/25 09:26	
1,3,5-Trimethylbenzene	1.0 U	1.0	1	07/02/25 09:26	
1,3-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
1,4-Dichlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
1,4-Dioxane	40 U	40	1	07/02/25 09:26	
2-Butanone (MEK)	5.0 U	5.0	1	07/02/25 09:26	
2-Hexanone	5.0 U	5.0	1	07/02/25 09:26	
4-Isopropyltoluene	1.0 U	1.0	1	07/02/25 09:26	
4-Methyl-2-pentanone	5.0 U	5.0	1	07/02/25 09:26	
Acetone	5.0 U	5.0	1	07/02/25 09:26	
Benzene	1.2	1.0	1	07/02/25 09:26	
Bromochloromethane	1.0 U	1.0	1	07/02/25 09:26	
Bromodichloromethane	1.0 U	1.0	1	07/02/25 09:26	
Bromoform	1.0 U	1.0	1	07/02/25 09:26	
Bromomethane	1.0 U	1.0	1	07/02/25 09:26	
Carbon Disulfide	1.0 U	1.0	1	07/02/25 09:26	
Carbon Tetrachloride	1.0 U	1.0	1	07/02/25 09:26	
Chlorobenzene	1.0 U	1.0	1	07/02/25 09:26	
Chloroethane	1.0 U	1.0	1	07/02/25 09:26	
Chloroform	1.0 U	1.0	1	07/02/25 09:26	
Chloromethane	1.0 U	1.0	1	07/02/25 09:26	
Cyclohexane	1.0 U	1.0	1	07/02/25 09:26	
Dibromochloromethane	1.0 U	1.0	1	07/02/25 09:26	
Dichlorodifluoromethane (CFC 12)	1.0 U	1.0	1	07/02/25 09:26	
Dichloromethane	1.0 U	1.0	1	07/02/25 09:26	
Ethylbenzene	1.0 U	1.0	1	07/02/25 09:26	
Isopropylbenzene (Cumene)	3.0	1.0	1	07/02/25 09:26	
Methyl Acetate	2.0 U	2.0	1	07/02/25 09:26	
Methyl tert-Butyl Ether	1.0 U	1.0	1	07/02/25 09:26	
Methylcyclohexane	1.0 U	1.0	1	07/02/25 09:26	

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:47
Date Received: 06/23/25 14:24

Sample Name: GPMW-03
Lab Code: R2507393-002

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
Naphthalene	1.0 U	1.0	1	07/02/25 09:26	
Styrene	1.0 U	1.0	1	07/02/25 09:26	
Tetrachloroethene (PCE)	1.0 U	1.0	1	07/02/25 09:26	
Toluene	1.0 U	1.0	1	07/02/25 09:26	
Trichloroethene (TCE)	1.0 U	1.0	1	07/02/25 09:26	
Trichlorofluoromethane (CFC 11)	1.0 U	1.0	1	07/02/25 09:26	
Vinyl Chloride	1.0 U	1.0	1	07/02/25 09:26	
cis-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 09:26	
cis-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 09:26	
m,p-Xylenes	2.0 U	2.0	1	07/02/25 09:26	
n-Butylbenzene	1.0 U	1.0	1	07/02/25 09:26	
n-Propylbenzene	3.6	1.0	1	07/02/25 09:26	
o-Xylene	1.0 U	1.0	1	07/02/25 09:26	
sec-Butylbenzene	1.0 U	1.0	1	07/02/25 09:26	
tert-Butylbenzene	1.0 U	1.0	1	07/02/25 09:26	
trans-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 09:26	
trans-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 09:26	

Surrogate Name	% Rec	Control Limits	Date Analyzed	Q
4-Bromofluorobenzene	107	85 - 122	07/02/25 09:26	
Dibromofluoromethane	107	80 - 116	07/02/25 09:26	
Toluene-d8	106	87 - 121	07/02/25 09:26	

Tentatively Identified Compounds

CAS#	Compound Identification	RT	Result ug/L	Q
	No Tentatively Identified Compounds Detected			



QC Summary Forms

ALS Environmental—Rochester Laboratory

1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623

Phone (585) 288-5380 Fax (585) 288-8475

www.alsglobal.com



Volatile Organic Compounds by GC/MS

ALS Environmental—Rochester Laboratory

1565 Jefferson Road, Building 300, Suite 360, Rochester, NY 14623

Phone (585) 288-5380 Fax (585) 288-8475

www.alsglobal.com

ALS Group USA, Corp.
dba ALS Environmental

QA/QC Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393

SURROGATE RECOVERY SUMMARY
Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Extraction Method: EPA 5030C

Sample Name	Lab Code	4-Bromofluorobenzene	Dibromofluoromethane	Toluene-d8
		85 - 122	80 - 116	87 - 121
GPMW-01	R2507393-001	111	108	108
GPMW-03	R2507393-002	107	107	106
Lab Control Sample	RQ2508258-06	108	114	105
Method Blank	RQ2508258-08	108	107	104

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: NA
Date Received: NA

Sample Name: Method Blank
Lab Code: RQ2508258-08

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
1,1,1-Trichloroethane (TCA)	1.0 U	1.0	1	07/02/25 01:22	
1,1,2,2-Tetrachloroethane	1.0 U	1.0	1	07/02/25 01:22	
1,1,2-Trichloroethane	1.0 U	1.0	1	07/02/25 01:22	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.0 U	1.0	1	07/02/25 01:22	
1,1-Dichloroethane (1,1-DCA)	1.0 U	1.0	1	07/02/25 01:22	
1,1-Dichloroethene (1,1-DCE)	1.0 U	1.0	1	07/02/25 01:22	
1,2,3-Trichlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
1,2,4-Trichlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
1,2,4-Trimethylbenzene	1.0 U	1.0	1	07/02/25 01:22	
1,2-Dibromo-3-chloropropane (DBCP)	2.0 U	2.0	1	07/02/25 01:22	
1,2-Dibromoethane	1.0 U	1.0	1	07/02/25 01:22	
1,2-Dichlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
1,2-Dichloroethane	1.0 U	1.0	1	07/02/25 01:22	
1,2-Dichloropropane	1.0 U	1.0	1	07/02/25 01:22	
1,3,5-Trimethylbenzene	1.0 U	1.0	1	07/02/25 01:22	
1,3-Dichlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
1,4-Dichlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
1,4-Dioxane	40 U	40	1	07/02/25 01:22	
2-Butanone (MEK)	5.0 U	5.0	1	07/02/25 01:22	
2-Hexanone	5.0 U	5.0	1	07/02/25 01:22	
4-Isopropyltoluene	1.0 U	1.0	1	07/02/25 01:22	
4-Methyl-2-pentanone	5.0 U	5.0	1	07/02/25 01:22	
Acetone	5.0 U	5.0	1	07/02/25 01:22	
Benzene	1.0 U	1.0	1	07/02/25 01:22	
Bromochloromethane	1.0 U	1.0	1	07/02/25 01:22	
Bromodichloromethane	1.0 U	1.0	1	07/02/25 01:22	
Bromoform	1.0 U	1.0	1	07/02/25 01:22	
Bromomethane	1.0 U	1.0	1	07/02/25 01:22	
Carbon Disulfide	1.0 U	1.0	1	07/02/25 01:22	
Carbon Tetrachloride	1.0 U	1.0	1	07/02/25 01:22	
Chlorobenzene	1.0 U	1.0	1	07/02/25 01:22	
Chloroethane	1.0 U	1.0	1	07/02/25 01:22	
Chloroform	1.0 U	1.0	1	07/02/25 01:22	
Chloromethane	1.0 U	1.0	1	07/02/25 01:22	
Cyclohexane	1.0 U	1.0	1	07/02/25 01:22	
Dibromochloromethane	1.0 U	1.0	1	07/02/25 01:22	
Dichlorodifluoromethane (CFC 12)	1.0 U	1.0	1	07/02/25 01:22	
Dichloromethane	1.0 U	1.0	1	07/02/25 01:22	
Ethylbenzene	1.0 U	1.0	1	07/02/25 01:22	
Isopropylbenzene (Cumene)	1.0 U	1.0	1	07/02/25 01:22	
Methyl Acetate	2.0 U	2.0	1	07/02/25 01:22	
Methyl tert-Butyl Ether	1.0 U	1.0	1	07/02/25 01:22	
Methylcyclohexane	1.0 U	1.0	1	07/02/25 01:22	

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: NA
Date Received: NA

Sample Name: Method Blank
Lab Code: RQ2508258-08

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
Naphthalene	1.0 U	1.0	1	07/02/25 01:22	
Styrene	1.0 U	1.0	1	07/02/25 01:22	
Tetrachloroethene (PCE)	1.0 U	1.0	1	07/02/25 01:22	
Toluene	1.0 U	1.0	1	07/02/25 01:22	
Trichloroethene (TCE)	1.0 U	1.0	1	07/02/25 01:22	
Trichlorofluoromethane (CFC 11)	1.0 U	1.0	1	07/02/25 01:22	
Vinyl Chloride	1.0 U	1.0	1	07/02/25 01:22	
cis-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 01:22	
cis-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 01:22	
m,p-Xylenes	2.0 U	2.0	1	07/02/25 01:22	
n-Butylbenzene	1.0 U	1.0	1	07/02/25 01:22	
n-Propylbenzene	1.0 U	1.0	1	07/02/25 01:22	
o-Xylene	1.0 U	1.0	1	07/02/25 01:22	
sec-Butylbenzene	1.0 U	1.0	1	07/02/25 01:22	
tert-Butylbenzene	1.0 U	1.0	1	07/02/25 01:22	
trans-1,2-Dichloroethene	1.0 U	1.0	1	07/02/25 01:22	
trans-1,3-Dichloropropene	1.0 U	1.0	1	07/02/25 01:22	

Surrogate Name	% Rec	Control Limits	Date Analyzed	Q
4-Bromofluorobenzene	108	85 - 122	07/02/25 01:22	
Dibromofluoromethane	107	80 - 116	07/02/25 01:22	
Toluene-d8	104	87 - 121	07/02/25 01:22	

Tentatively Identified Compounds

CAS#	Compound Identification	RT	Result ug/L	Q
	No Tentatively Identified Compounds Detected			

ALS Group USA, Corp.
dba ALS Environmental

QA/QC Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Analyzed: 07/02/25

Lab Control Sample Summary
Volatile Organic Compounds by GC/MS

Units:ug/L
Basis:NA

Lab Control Sample
RQ2508258-06

Analyte Name	Analytical Method	Result	Spike Amount	% Rec	% Rec Limits
1,1,1-Trichloroethane (TCA)	8260D	18.1	20.0	90	75-125
1,1,2,2-Tetrachloroethane	8260D	17.2	20.0	86	78-126
1,1,2-Trichloroethane	8260D	20.0	20.0	100	82-121
1,1,2-Trichloro-1,2,2-trifluoroethane	8260D	16.2	20.0	81	67-124
1,1-Dichloroethane (1,1-DCA)	8260D	16.9	20.0	84	80-124
1,1-Dichloroethene (1,1-DCE)	8260D	16.1	20.0	80	71-118
1,2,3-Trichlorobenzene	8260D	19.9	20.0	100	67-136
1,2,4-Trichlorobenzene	8260D	19.4	20.0	97	75-132
1,2,4-Trimethylbenzene	8260D	18.7	20.0	94	81-126
1,2-Dibromo-3-chloropropane (DBCP)	8260D	19.4	20.0	97	55-136
1,2-Dibromoethane	8260D	21.0	20.0	105	82-127
1,2-Dichlorobenzene	8260D	19.3	20.0	96	80-119
1,2-Dichloroethane	8260D	21.1	20.0	106	71-127
1,2-Dichloropropane	8260D	17.2	20.0	86	80-119
1,3,5-Trimethylbenzene	8260D	18.4	20.0	92	81-128
1,3-Dichlorobenzene	8260D	19.6	20.0	98	83-121
1,4-Dichlorobenzene	8260D	19.4	20.0	97	79-119
1,4-Dioxane	8260D	423	400	106	44-154
2-Butanone (MEK)	8260D	16.2	20.0	81	61-137
2-Hexanone	8260D	18.1	20.0	91	63-124
4-Isopropyltoluene	8260D	19.4	20.0	97	78-133
4-Methyl-2-pentanone	8260D	19.5	20.0	98	66-124
Acetone	8260D	14.0	20.0	70	40-161
Benzene	8260D	18.2	20.0	91	79-119
Bromochloromethane	8260D	19.5	20.0	98	81-126
Bromodichloromethane	8260D	20.2	20.0	101	81-123
Bromoform	8260D	24.0	20.0	120	65-146
Bromomethane	8260D	10.9	20.0	55	42-166
Carbon Disulfide	8260D	13.3	20.0	66	66-128
Carbon Tetrachloride	8260D	19.1	20.0	95	70-127
Chlorobenzene	8260D	19.6	20.0	98	80-121
Chloroethane	8260D	17.0	20.0	85	62-131
Chloroform	8260D	17.6	20.0	88	79-120

ALS Group USA, Corp.
dba ALS Environmental

QA/QC Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Analyzed: 07/02/25

Lab Control Sample Summary
Volatile Organic Compounds by GC/MS

Units:ug/L
Basis:NA

Lab Control Sample
RQ2508258-06

Analyte Name	Analytical Method	Result	Spike Amount	% Rec	% Rec Limits
Chloromethane	8260D	15.9	20.0	79	61-143
Cyclohexane	8260D	15.4	20.0	77	69-120
Dibromochloromethane	8260D	23.1	20.0	115	72-128
Dichlorodifluoromethane (CFC 12)	8260D	24.5	20.0	122	59-155
Dichloromethane	8260D	17.3	20.0	87	73-122
Ethylbenzene	8260D	20.0	20.0	100	76-120
Isopropylbenzene (Cumene)	8260D	21.1	20.0	105	77-128
Methyl Acetate	8260D	15.8	20.0	79	44-93
Methyl tert-Butyl Ether	8260D	18.0	20.0	90	75-118
Methylcyclohexane	8260D	15.0	20.0	75	51-129
Naphthalene	8260D	19.7	20.0	99	59-140
Styrene	8260D	21.0	20.0	105	80-124
Tetrachloroethene (PCE)	8260D	20.4	20.0	102	72-125
Toluene	8260D	19.3	20.0	97	79-119
Trichloroethene (TCE)	8260D	20.6	20.0	103	74-122
Trichlorofluoromethane (CFC 11)	8260D	19.2	20.0	96	71-136
Vinyl Chloride	8260D	18.1	20.0	91	74-159
cis-1,2-Dichloroethene	8260D	17.0	20.0	85	80-121
cis-1,3-Dichloropropene	8260D	19.7	20.0	98	77-122
m,p-Xylenes	8260D	40.7	40.0	102	80-126
n-Butylbenzene	8260D	17.9	20.0	90	78-133
n-Propylbenzene	8260D	16.8	20.0	84	78-131
o-Xylene	8260D	19.8	20.0	99	79-123
sec-Butylbenzene	8260D	17.9	20.0	90	75-129
tert-Butylbenzene	8260D	18.7	20.0	94	76-126
trans-1,2-Dichloroethene	8260D	17.3	20.0	86	73-118
trans-1,3-Dichloropropene	8260D	22.9	20.0	114	71-133

APPENDIX 6

Data Usability Summary Report



To: Drew Brantner
Labella Associates DPC
300 State Street, Suite 201
Rochester, NY 14614

Date: 07/24/2025

Subject: 220 Saltonstall St. - Data Usability Summary Report

The Following Items Transmitted:
Data Package:

Originals	Description of Materials	Electronic/ Hard Copy
1	R2507393_NYSDEC_CatB_Package_Mini_Final Report.pdf	Electronic
1	R2507393_EquNysdec.xls	Electronic

Signature:

Tracey Evans
Chemist
evans@enviro-asmnt.com
Environmental Assessment & Remediations
225 Atlantic Avenue
Patchogue, New York 11772
631-447-6400 ext.124



220 Saltonstall St., Data Usability Summary Report for June 23, 2025, Ground Water Samples

Client: Labella Associates DPC

Laboratory: ALS Environmental-Rochester (NELAP ID 10145)

Location: 220 Saltonstall St.

Project Number: 2253386

Lab Job ID: R2507393				
Method Evaluated				
Lab ID	Field ID	Collection Date	Matrix	8260D
R2507393-001	GPMW-01	6/23/2025	ground water	x
R2507393-002	GPMW-03	6/23/2025	ground water	x

Laboratory report reviewed under:

- USEPA Contract Laboratory Program National Functional Guidance for Super Organic Methods Data Review, EPA 540-R-20-005 (January 2020).
- VOA Standard Operation for the Validation of Volatile Data, QA-HWSS-A-004 (March 2022).
- Professional judgment.

Criteria for Data Usability Summary Report

Completeness:

A complete data package is one that has all relevant and related material packaged for distribution to its client in accordance with the Analytical Service Protocol (ASP) Category B Deliverables guidelines.

Compliant:

A compliant data package is one that is determined to have all work that pertains to the production of the laboratory data in a manner that is consistent with the Quality Assurance Program Plan.

Overall Usability Issue

Data validation completed in accordance with the New York State Department of Environmental Conservation Analytical Service Protocol (NYSDEC ASP) Category B Data Deliverable requirements and reviewer's professional judgment.

This analytical report complies with the following points:

1. Holding Time and Analysis Time
2. Sample Analysis and Quality Control.



In conclusion, the data reviewed in this report is usable and passes all stated criteria for compliance of method 8260D.

Data Completeness

- A complete Category B data package under the NYSDEC ASP has been reported.



Data Validation Acronyms

AA	Atomic Absorption, Flame Technique
BHC	Hexachlorocyclohexane
BFB	Bromofluorobenzene (Tune check analyte)
CCC	Continuing Calibration Check
CCV	Continuing Calibration Verification
CRDL	Contract Required Detection Limit
CRQL	Contract Required Quantitation Limit
CVAA	Atomic Absorption, Cold Vapor
DCAA	2,4-Dichlorophenylacetic acid
DCB	Decachlorobiphenyl
DFTPP	Decafluorotriphenyl phosphine (Tune check analyte)
DL	Detection Limit
ECD	Electron Capture Detector
FAA	Atomic Absorption, Furnace Technique
FID	Flame Ionization Detector
FNP	1-Fluoronaphthalene
GC	Gas Chromatography
GC/MS	Gas Chromatography/ Mass Spectrometry
GPC	Gel Permeation Chromatography
ICB	Initial Calibration Blank
ICP	Inductively Coupled Plasma – Atomic Emission Spectrometer
ICV	Initial Calibration Verification
IDL	Instrument Detection Limit
ICAL	Initial Calibration Curve
IS	Internal Standard
LCS	Laboratory Control Sample
LCSD	Laboratory Control Sample Duplicate
LCS/LCSD	Laboratory Control Sample/ Laboratory Control Sample Duplicate
MB	Method Blank
MS	Matrix Spike
BNAMS11	Method of Standard Additions
MSD	Matrix Spike Duplicate
MS/MSD	Matrix Spike/ Matrix Spike Duplicate
ND	Non-detected or Not Detected
PID	Photo Ionization Detector



Data Validation Acronyms

PCB	Polychlorinated biphenyl
PCDD	Polychlorinated dibenzodioxins
PCDF	Polychlorinated dibenzofurans
PQL	Practical Quantitation Limit
QA	Quality Assurance
QA/QC	Quality Assurance/ Quality Control
QC	Quality Control
RF	Response Factor
RPD	Relative Percent Difference
RL	Reporting Limit
RRF	Relative Response Factor
RT	Retention Time
RRT	Relative Retention Time
SDG	Sample Delivery Group
SMC	System Monitoring Compounds/ Surrogates
SPCC	Sample Performance Check Compound
TCX	Tetrachloro-m-xylene
%D	Percent Drift
%R	Percent Recovery
%RSD	Percent Relative Standard Deviation



Data Validation Qualifiers

U	The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.
J	The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.
J+	The result is an estimated quantity, but the result may bias high.
J-	The result is an estimated quantity, but the result may bias low.
UJ	The analyte was analyzed for but was not detected. The reported quantitation limit is approximate and may be inaccurate or imprecise.
R	The data is unusable. The sample results are rejected due to serious deficiencies in meeting Quality Control (QC) criteria. The analyte may or may not be present in the sample.

Note:

1. These qualifiers are used for data validation purposes. The data validation qualifiers may differ from the qualifiers that the laboratory assigns to the data. Refer to the laboratory analytical report for the definitions of the laboratory qualifiers.
2. The EDDs are assigned these data validation qualifiers and refer to the valid value list supplied by the specific agency or informational data system.

Client: Labella Associates DPC
Laboratory: ALS Environmental-Rochester (NELAP ID 10145)
Location: 220 Saltonstall St.
Project Number: 2253386



Method Review: 8260D

Lab Job ID: R2507393

Lab ID	Field ID	Collection Date	Matrix
R2507393-001	GPMW-01	6/23/2025	ground water
R2507393-002	GPMW-03	6/23/2025	ground water

Reviewer Summary:

Samples were handled and analyzed properly under USEPA Contract Laboratory Program National Functional Guidance for Super Organic Methods Data and QA-HWSS-A-004 VOA Standard Operation for the Validation of Volatile Data.

- Samples arrived at a temperature of 10.3°C led to all analytes within both samples to be qualified as estimate or non-detect estimate "J/UJ" values.
 - Within continuing Calibration Verification RC2500120, analytes Bromoform, Bromomethane and Chloromethane %D were above $\pm 20\%$. Analytes were qualified as non-detect estimate "UJ" values due to temperature at arrival issue. No further qualification is needed.
- Data was qualified within category B criterion and is usable.

Client: Labella Associates, PC
Laboratory: ALS Environmental-Rochester (NELAP ID 10145)
Location: 220 Saltonstall St.
Project Number: 2253386
Job ID: R2507393



Method 8260C

Criteria	Y	N	NA	Comment
A. Sample Receipt				
Technical Hold Time of 7 days not preserved or 14 days preserved (pH<2)?	x			Samples arrived at a temperature of 10.3°C led to all analytes within both samples to be qualified as estimate or non-detect estimate "J/UJ" values. See attachment.
Cooling Temp = 4°C ± 2°C		x		
B. GC/MS Instrument Performance Check				
Were BFB performance results within criteria?	x			
Were all samples analyzed within the 12 hour time period?	x			
C. Initial Calibration				
Was a 5 point calibration run?	x			
Was RSD% with in criteria for each target analyte? Was RRF within criteria?	x			
Was curve fit used for evaluation? If yes did the I.C. meet the curve fit acceptability of ≥ 0.990 ?	x			
Was the Initial Calibration Verification (ICV) done after the I.C., were compound recovery within criteria?	x			
D. Continuing Calibration				
Was it done every 12 hours after I.C. to verify it?	x			Analytes Bromoform, Bromomethane and Chloromethane %D were above $\pm 20\%$. Analytes were qualified as non-detect estimate "UJ" values due to temperature at arrival issue. No further qualification needed.
Were (%D) \leq limit and relative respond factors (RRF) within criteria?		x		

Criteria	Y	N	NA	Comment
E. Laboratory Blanks				
Was a lab blank associated with each sample of SDG?	x			
Was blank analyzed every 12 hours?	x			
Were contamination found, if so qualification may be necessary?		x		
subsection : Field Blanks				
Was a field blank associated with each sample of SDG?		x		
Were target compounds detected in it?			x	
F. Surrogate Spikes				
Were surrogate percent recovery (%R) within QC limits?	x			
If the (%R) for one or more surrogates were out of QC, was reanalysis performed to confirm %R?			x	
G. Matrix Spike/Matrix Duplicate				
Were MS and MSD analyzed for SDG?		x		
Was MS/MSD done every 20 samples?		x		
Were MS/MSD (%R) and RPD within QC?			x	
H. Field Duplicate				
Were field duplicates identified in this SDG?		x		
Were target compounds detected in it? Were RSPs less than 50%?			x	

Criteria	Y	N	NA	Comment
subsection: Internal Compounds				
Were counts within 50% to 200% of associated calibration standard?	X			
Were retention times within ± 10 sec of cal. standard?	X			
I. Target Analyte Identification				
Mass spectral ion abundance criteria specified for target analyte?	X			
Target analyte RRT outside specified RRT window	X			
If sample is considered "Solid", is it greater than 30%?		X		
Did the spectrum meet EPA "Functional Guidelines"?	X			
J. Tentative Analyte Identification				
Were analyte results greater than 85% library match?			X	
Were National Functional Guidelines followed for TIC processing?			X	
K. Regional EPA QA/QC				
Were regional protocol of QA/AC protocols used in evaluation data?	X			
L. Overall Assessment of Data				
Was overall assessment of data found to be acceptable?	X			

Comments: Qualification occurred in samples due to temperature at arrival failure in laboratory criteria. All data is usable.

Attachments for Method Review

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:20
Date Received: 06/23/25 14:24

Sample Name: GPMW-01
Lab Code: R2507393-001

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
1,1,1-Trichloroethane (TCA)	1.0 U J	1.0	1	07/02/25 09:03	
1,1,2,2-Tetrachloroethane	1.0 U J	1.0	1	07/02/25 09:03	
1,1,2-Trichloroethane	1.0 U J	1.0	1	07/02/25 09:03	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.0 U J	1.0	1	07/02/25 09:03	
1,1-Dichloroethane (1,1-DCA)	1.0 U J	1.0	1	07/02/25 09:03	
1,1-Dichloroethene (1,1-DCE)	1.0 U J	1.0	1	07/02/25 09:03	
1,2,3-Trichlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,2,4-Trichlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,2,4-Trimethylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,2-Dibromo-3-chloropropane (DBCP)	2.0 U J	2.0	1	07/02/25 09:03	
1,2-Dibromoethane	1.0 U J	1.0	1	07/02/25 09:03	
1,2-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,2-Dichloroethane	1.0 U J	1.0	1	07/02/25 09:03	
1,2-Dichloropropane	1.0 U J	1.0	1	07/02/25 09:03	
1,3,5-Trimethylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,3-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,4-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
1,4-Dioxane	40 U J	40	1	07/02/25 09:03	
2-Butanone (MEK)	5.0 U J	5.0	1	07/02/25 09:03	
2-Hexanone	5.0 U J	5.0	1	07/02/25 09:03	
4-Isopropyltoluene	1.0 U J	1.0	1	07/02/25 09:03	
4-Methyl-2-pentanone	5.0 U J	5.0	1	07/02/25 09:03	
Acetone	5.0 U J	5.0	1	07/02/25 09:03	
Benzene	1.0 U J	1.0	1	07/02/25 09:03	
Bromochloromethane	1.0 U J	1.0	1	07/02/25 09:03	
Bromodichloromethane	1.0 U J	1.0	1	07/02/25 09:03	
Bromoform	1.0 U J	1.0	1	07/02/25 09:03	
Bromomethane	1.0 U J	1.0	1	07/02/25 09:03	
Carbon Disulfide	1.0 U J	1.0	1	07/02/25 09:03	
Carbon Tetrachloride	1.0 U J	1.0	1	07/02/25 09:03	
Chlorobenzene	1.0 U J	1.0	1	07/02/25 09:03	
Chloroethane	1.0 U J	1.0	1	07/02/25 09:03	
Chloroform	1.0 U J	1.0	1	07/02/25 09:03	
Chloromethane	1.0 U J	1.0	1	07/02/25 09:03	
Cyclohexane	1.0 U J	1.0	1	07/02/25 09:03	
Dibromochloromethane	1.0 U J	1.0	1	07/02/25 09:03	
Dichlorodifluoromethane (CFC 12)	1.0 U J	1.0	1	07/02/25 09:03	
Dichloromethane	1.0 U J	1.0	1	07/02/25 09:03	
Ethylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
Isopropylbenzene (Cumene)	1.0 U J	1.0	1	07/02/25 09:03	
Methyl Acetate	2.0 U J	2.0	1	07/02/25 09:03	
Methyl tert-Butyl Ether	1.0 U J	1.0	1	07/02/25 09:03	
Methylcyclohexane	1.0 U J	1.0	1	07/02/25 09:03	

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:20
Date Received: 06/23/25 14:24

Sample Name: GPMW-01
Lab Code: R2507393-001

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
Naphthalene	1.0 U J	1.0	1	07/02/25 09:03	
Styrene	1.0 U J	1.0	1	07/02/25 09:03	
Tetrachloroethene (PCE)	1.0 U J	1.0	1	07/02/25 09:03	
Toluene	1.0 U J	1.0	1	07/02/25 09:03	
Trichloroethene (TCE)	1.0 U J	1.0	1	07/02/25 09:03	
Trichlorofluoromethane (CFC 11)	1.0 U J	1.0	1	07/02/25 09:03	
Vinyl Chloride	1.0 U J	1.0	1	07/02/25 09:03	
cis-1,2-Dichloroethene	1.0 U J	1.0	1	07/02/25 09:03	
cis-1,3-Dichloropropene	1.0 U J	1.0	1	07/02/25 09:03	
m,p-Xylenes	2.0 U J	2.0	1	07/02/25 09:03	
n-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
n-Propylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
o-Xylene	1.0 U J	1.0	1	07/02/25 09:03	
sec-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
tert-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:03	
trans-1,2-Dichloroethene	1.0 U J	1.0	1	07/02/25 09:03	
trans-1,3-Dichloropropene	1.0 U J	1.0	1	07/02/25 09:03	

Surrogate Name	% Rec	Control Limits	Date Analyzed	Q
4-Bromofluorobenzene	111	85 - 122	07/02/25 09:03	
Dibromofluoromethane	108	80 - 116	07/02/25 09:03	
Toluene-d8	108	87 - 121	07/02/25 09:03	

Tentatively Identified Compounds

CAS#	Compound Identification	RT	Result ug/L	Q
	No Tentatively Identified Compounds Detected			

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:47
Date Received: 06/23/25 14:24

Sample Name: GPMW-03
Lab Code: R2507393-002

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
1,1,1-Trichloroethane (TCA)	1.0 U J	1.0	1	07/02/25 09:26	
1,1,2,2-Tetrachloroethane	1.0 U J	1.0	1	07/02/25 09:26	
1,1,2-Trichloroethane	1.0 U J	1.0	1	07/02/25 09:26	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.0 U J	1.0	1	07/02/25 09:26	
1,1-Dichloroethane (1,1-DCA)	1.0 U J	1.0	1	07/02/25 09:26	
1,1-Dichloroethene (1,1-DCE)	1.0 U J	1.0	1	07/02/25 09:26	
1,2,3-Trichlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,2,4-Trichlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,2,4-Trimethylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,2-Dibromo-3-chloropropane (DBCP)	2.0 U J	2.0	1	07/02/25 09:26	
1,2-Dibromoethane	1.0 U J	1.0	1	07/02/25 09:26	
1,2-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,2-Dichloroethane	1.0 U J	1.0	1	07/02/25 09:26	
1,2-Dichloropropane	1.0 U J	1.0	1	07/02/25 09:26	
1,3,5-Trimethylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,3-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,4-Dichlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
1,4-Dioxane	40 U J	40	1	07/02/25 09:26	
2-Butanone (MEK)	5.0 U J	5.0	1	07/02/25 09:26	
2-Hexanone	5.0 U J	5.0	1	07/02/25 09:26	
4-Isopropyltoluene	1.0 U J	1.0	1	07/02/25 09:26	
4-Methyl-2-pentanone	5.0 U J	5.0	1	07/02/25 09:26	
Acetone	5.0 U J	5.0	1	07/02/25 09:26	
Benzene	1.2 J	1.0	1	07/02/25 09:26	
Bromochloromethane	1.0 U J	1.0	1	07/02/25 09:26	
Bromodichloromethane	1.0 U J	1.0	1	07/02/25 09:26	
Bromoform	1.0 U J	1.0	1	07/02/25 09:26	
Bromomethane	1.0 U J	1.0	1	07/02/25 09:26	
Carbon Disulfide	1.0 U J	1.0	1	07/02/25 09:26	
Carbon Tetrachloride	1.0 U J	1.0	1	07/02/25 09:26	
Chlorobenzene	1.0 U J	1.0	1	07/02/25 09:26	
Chloroethane	1.0 U J	1.0	1	07/02/25 09:26	
Chloroform	1.0 U J	1.0	1	07/02/25 09:26	
Chloromethane	1.0 U J	1.0	1	07/02/25 09:26	
Cyclohexane	1.0 U J	1.0	1	07/02/25 09:26	
Dibromochloromethane	1.0 U J	1.0	1	07/02/25 09:26	
Dichlorodifluoromethane (CFC 12)	1.0 U J	1.0	1	07/02/25 09:26	
Dichloromethane	1.0 U J	1.0	1	07/02/25 09:26	
Ethylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
Isopropylbenzene (Cumene)	3.0 J	1.0	1	07/02/25 09:26	
Methyl Acetate	2.0 U J	2.0	1	07/02/25 09:26	
Methyl tert-Butyl Ether	1.0 U J	1.0	1	07/02/25 09:26	
Methylcyclohexane	1.0 U J	1.0	1	07/02/25 09:26	

ALS Group USA, Corp.
dba ALS Environmental

Analytical Report

Client: Labella Associates, PC
Project: 220 Saltonstall St/2253386
Sample Matrix: Water

Service Request: R2507393
Date Collected: 06/23/25 12:47
Date Received: 06/23/25 14:24

Sample Name: GPMW-03
Lab Code: R2507393-002

Units: ug/L
Basis: NA

Volatile Organic Compounds by GC/MS

Analysis Method: 8260D
Prep Method: EPA 5030C

Analyte Name	Result	MRL	Dil.	Date Analyzed	Q
Naphthalene	1.0 U J	1.0	1	07/02/25 09:26	
Styrene	1.0 U J	1.0	1	07/02/25 09:26	
Tetrachloroethene (PCE)	1.0 U J	1.0	1	07/02/25 09:26	
Toluene	1.0 U J	1.0	1	07/02/25 09:26	
Trichloroethene (TCE)	1.0 U J	1.0	1	07/02/25 09:26	
Trichlorofluoromethane (CFC 11)	1.0 U J	1.0	1	07/02/25 09:26	
Vinyl Chloride	1.0 U J	1.0	1	07/02/25 09:26	
cis-1,2-Dichloroethene	1.0 U J	1.0	1	07/02/25 09:26	
cis-1,3-Dichloropropene	1.0 U J	1.0	1	07/02/25 09:26	
m,p-Xylenes	2.0 U J	2.0	1	07/02/25 09:26	
n-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
n-Propylbenzene	3.6 J	1.0	1	07/02/25 09:26	
o-Xylene	1.0 U J	1.0	1	07/02/25 09:26	
sec-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
tert-Butylbenzene	1.0 U J	1.0	1	07/02/25 09:26	
trans-1,2-Dichloroethene	1.0 U J	1.0	1	07/02/25 09:26	
trans-1,3-Dichloropropene	1.0 U J	1.0	1	07/02/25 09:26	

Surrogate Name	% Rec	Control Limits	Date Analyzed	Q
4-Bromofluorobenzene	107	85 - 122	07/02/25 09:26	
Dibromofluoromethane	107	80 - 116	07/02/25 09:26	
Toluene-d8	106	87 - 121	07/02/25 09:26	

Tentatively Identified Compounds

CAS#	Compound Identification	RT	Result ug/L	Q
	No Tentatively Identified Compounds Detected			