LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Miscellaneous Files

PROPERTY LINE FENCE

NEW 10,000 GAL. FUEL OIL STORAGE TANK WITH 11,000 GAL. CONTAINMENT DIKE

45'-0"

10'-0"

A

SEE SECTION B

PAVED SURFACE

A

35'-0"

342'-0" TO PROPERTY LINE

SEE DETAIL D

SEE DETAIL E

NEW TRANSFER PIPE 1" IPS, SCH. 40 PIPE TWO LINES

48'-0"

EQ. EQ.

AT THIS LOCATION CONNECT INTO EXIST. OIL FEED LINE TO BOILERS

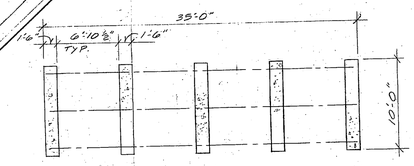
BOILER HOUSE

EXIST. BOILERS

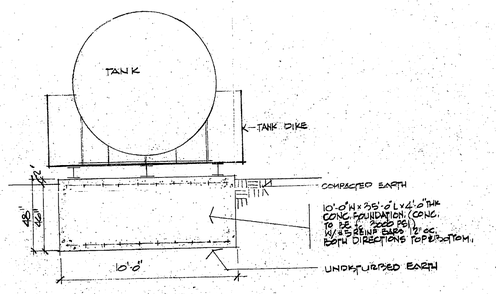
DRIVING PARK AVE.

SITE PLAN
1" = 30.0'

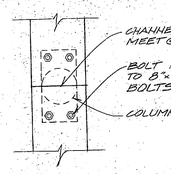
NOTE:
1'-6" x 10'-0" x 4'-0" D CONC. FOUNDATION. EACH FOUNDATION TO CONTAIN; REINF. BARS - #5 @ 24" O.C. EACH WAY, EACH FACE.



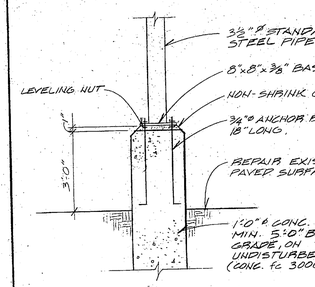
ALTERNATE - FOUNDATION PLAN
⅛" = 1'-0"



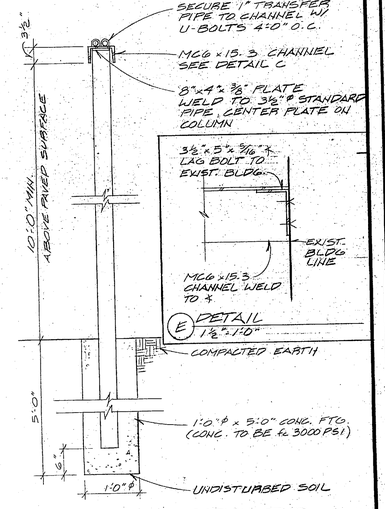
(A) TYPICAL FOUNDATION DETAIL
¼" = 1'-0"



(C) CHANNEL DETAIL (OVERHEAD VIEW)
1½" = 1'-0"



(D) BASE DETAIL
⅜" = 1'-0"



(B) COLUMN SECTION - TYP.
⅜" = 1'-0"

(E) DETAIL
1½" = 1'-0"

PHOTECH IMAGING SYSTEMS, INC.
FUEL TANK INSTALLATION

1000 DRIVING PARK AVE
ROCHESTER, NY

Kaelber Meyer Miller Ungar
architects

740 East Avenue • Rochester, NY 14607

Job No. 86-5216

Drawn by

Checked by

Scale

Date JAN. 1987

Date Issued JUN 17 1987

Revisions	Date
△	
△	
△	
△	
△	
△	

ARCHITECTURAL

SITE PLAN, & TYPICAL FOUNDATION DETAIL

Drawing No. A1

PHASE CONTRAST MICROSCOPY
ANALYTICAL REPORT

LABELLA ASSOCIATES, P.C.
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
(585) 454-6110 FAX (585) 454-3066

LBL JOB# 77209

772 ELAP # 11184

CLIENT: Labella Associates, PC

ADDRESS: 300 State Street
Rochester, NY 14614

LABELLA PROJECT # 209288.2A

SAMPLE TYPE: Backgrounds

SAMPLE DATE: 12/02/2009

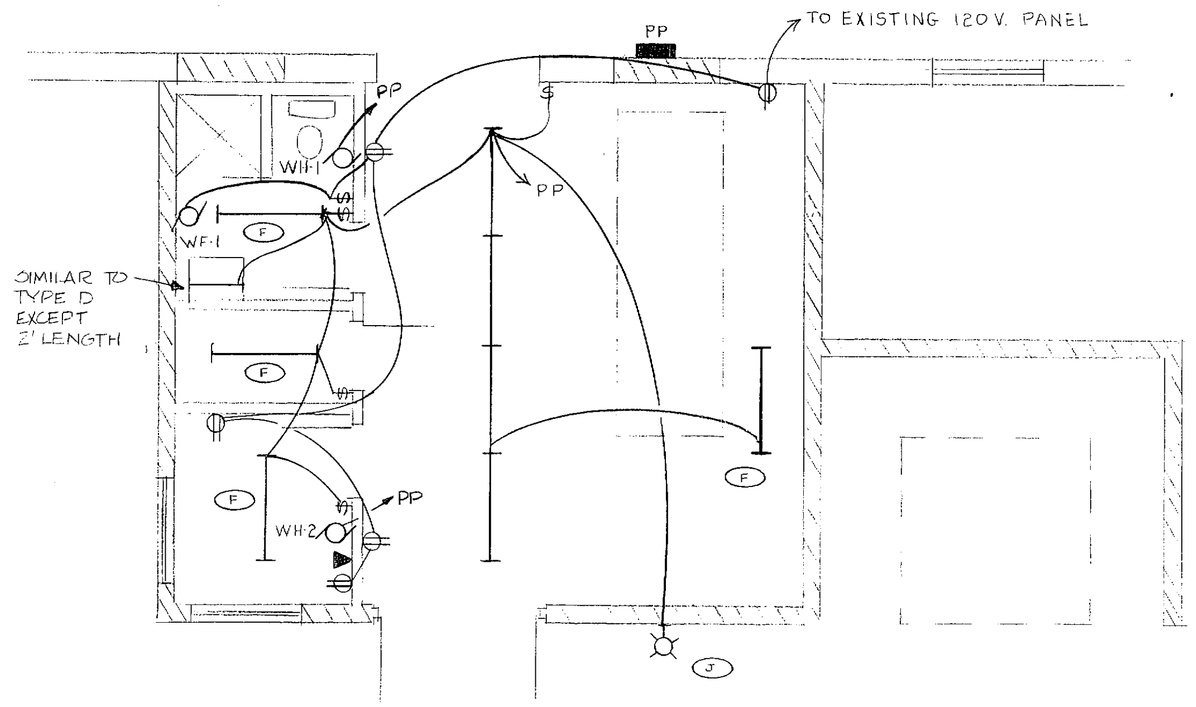
PROJECT LOCATION: Former Photech Facility

FIELD ID	LBL ID	VOL	F/mm	F/cc	I/OWA	SAMPLE LOCATION
B1	77209-1	813.0	8.6	0.004	IWA	BUILDING 2
B2	77209-2	813.0	3.7	<0.003	IWA	BUILDING 11 (EAST SIDE)
B3	77209-3	813.0	4.9	<0.003	IWA	BUILDING 17C, WEST ENTRANCE
B4	77209-4	813.0	3.7	<0.003	IWA	BUILDING 11 (WEST SIDE)
B5	77209-5	813.0	7.3	0.003	IWA	BUILDING 4
B6	77209-6	813.0	9.8	0.005	IWA	BUILDING 5
B7	77209-7	813.0	6.1	<0.003	IWA	BUILDING 7
B8	77209-8		<7			FIELD BLANK
B9	77209-9		<7			FIELD BLANK

NIOSH 7400 METHOD, OLYMPUS CH2 MICROSCOPE
(<) LESS THAN - INDICATES LOWER LIMIT OF DETECTION
LAB RELATIVE STANDARD DEVIATION = 12.66%

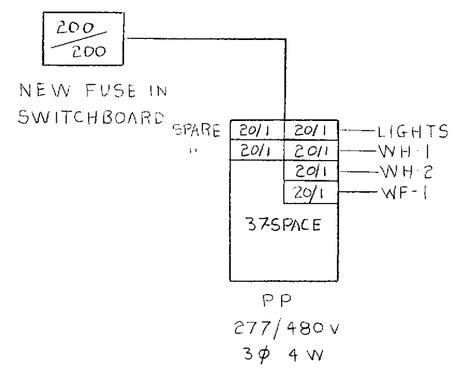
LAB SUPERVISOR: Matt Smith DATE: 12/2/09

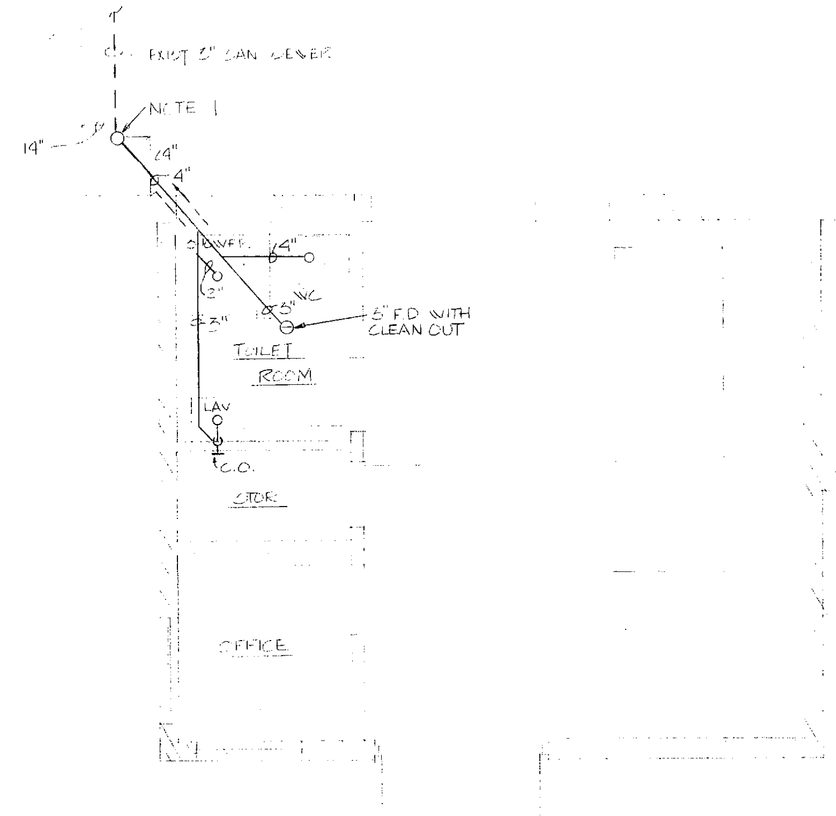
PHASE CONTRAST MIRCROSCOPY IS NOT SPECIFIC FOR ASBESTOS FIBERS



FLOOR PLAN-ELECTRICAL

SCALE: 1/4"=1'0"

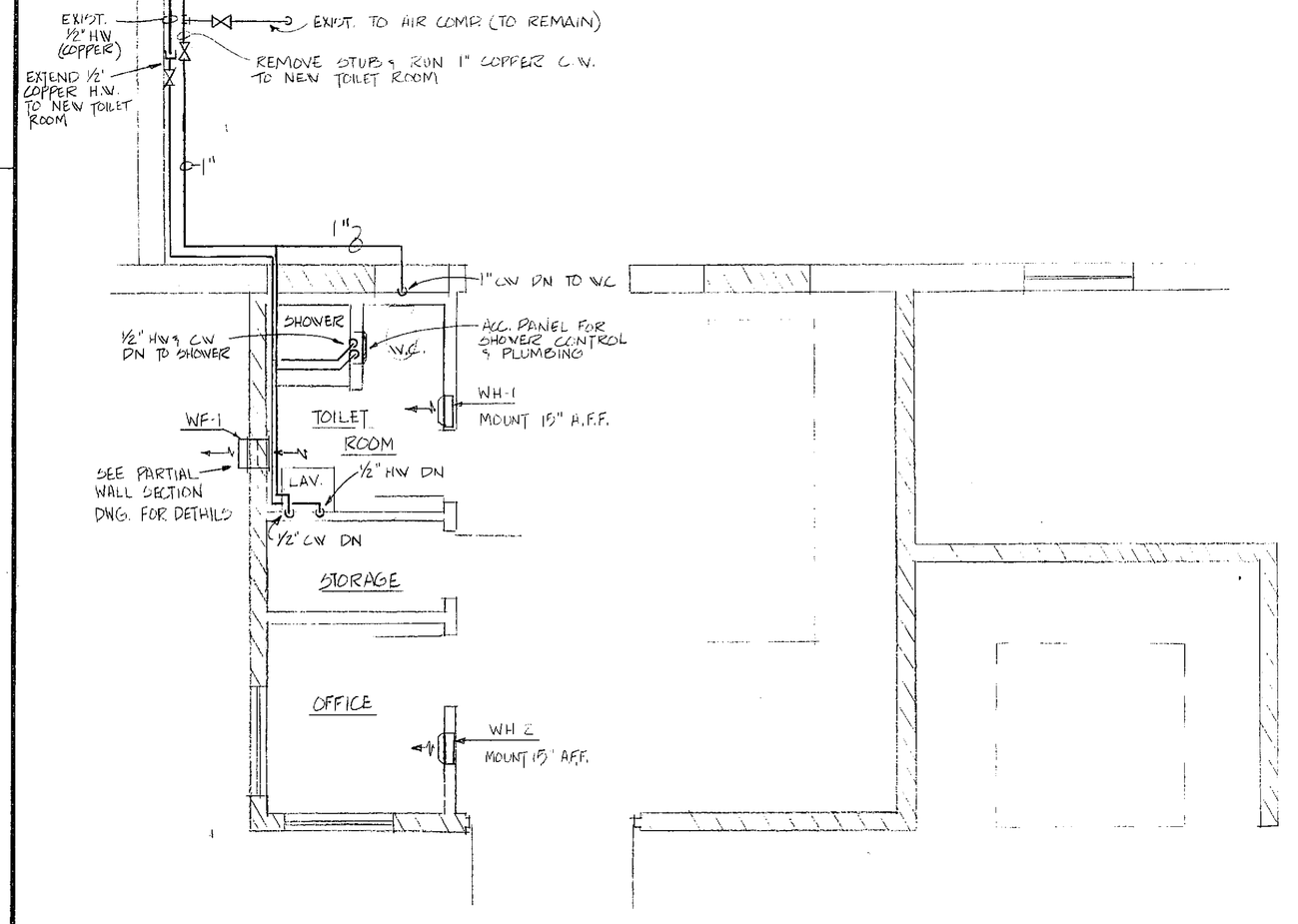




NOTE:
1 EXIST LOCATION OF W.C. (REMOVE). REMOVE PIPE AND EXTEND NEW 4" C.I. SANITARY AS SHOWN TO NEW TOILET ROOM. TRAPS AS REQUIRED AT EXISTING LAVATORY DEPTH APPROX. 12"-14".

FLOOR PLAN-MECHANICAL SANITARY DRAIN PIPING

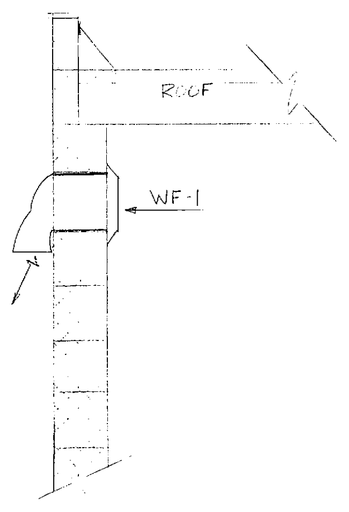
SCALE: 1/4"=1'0"



FLOOR PLAN-MECHANICAL

SCALE: 1/4"=1'0"

NOTE: PROVIDE ½" FIBERGLAS INSULATION ON HOT & COLD WATER PIPING.



PARTIAL WALL SECTION

SCALE: 3/4"=1'0"

PLUMBING FIXTURES

1. WATER CLOSET: AMERICAN STANDARD NO. 2222.018 "MADERA", FLOOR MOUNTED, VITREOUS CHINA, SIPHON JET, ELONGATED, 1-1/2 IN. TOP SPUD: NO. 110-3 SLOAN ROYAL FLUSH VALVE, ANGLE STOP, QUIET TYPE, VACUUM BREAKER, SEAT BUMPER: BENEKE NO. 547/SS/CH PLASTIC OPEN FRONT SEAT, CHECK HINGE SEAT; NO. 15 CAST BRASS FLOOR FLANGE, CHINA CAPS.

2. LAVATORY: AMERICAN STANDARD NO. 0361.055 "SCOTIAN", 20 IN. X 18 IN., VITREOUS CHINGA, CONCEALED WALL MOUNT (JOSAM 17100 CARRIER), NO. 2103.886 SUPPLY FITTING, AERATOR, STRAINER WITH 1-1/4 IN. TAILPIECE, CHROME PLATED BRASS HANDLES. INCLUDE MANUFACTURER'S STANDARD CHROME WALL SUPPLIES, BRASS P-TRAP WITH CLEANOUT.

3. SHOWER: AMERICAN-STANDARD #2152.017, 3 X 3 RECESSED, INTEGRAL REINFORCED FIBERGLASS, SLIP RESISTANT. SHOWER HEAD AND CONTROL: POWERS "HYDROGUARD" NO. 401 WITH NO. 85 HEAD, TOP OUTLET, PRESSURE EQUALIZING MIXING VALVE, CONCEALED INSTALLATION, MAXIMUM TEMPERATURE STOP, 1/2 IN. CHECKSTOP, CHROME PLATED SPRAY HEAD WITH 3-1/2 GPM FLOOD RESTRICTOR.

4. ALL ABOVE ITEMS BASE DESIGN, OR EQUAL ITEMS PER APPROVAL.

FAN SCHEDULE

NO.	LOCATION	SERVICE	TYPE	CFM	S.P.	FAN DIA.	BLADE TYPE	FAN RPM	TIP SPEED (FPM)	OUTLET VEL. (FPM)	DRIVE	ROTATION DISCHARGE	MOTOR RPM	H P	VOLTS	PHASE	STARTER	PILOT LIGHT	DESIGN EQUIPMENT
WF-1	BATH	EXHAUST	PROP.	200	.1	---	---	---	---	---	DIRECT	---	STD.	FRAC.	115	1	SWITCHED	---	EMERSON V25B

UNIT HEATER SCHEDULE (ELECTRIC)

UNIT NO.	LOCATION	TYPE	CFM	EAT °F	LAT °F	KW	MOTOR RPM	MOTOR AMPS	MOTOR VOLTS	MOTOR PHASE	DESIGN EQUIPMENT	REMARKS
WH-1	BATH	RECESSED	170	55	110	3	---	12.5	240/277	1	CHROMALOX AHV-4407	INTEGRAL T'STAT, FAN DELAY, DISCONNECT
WH-2	OFFICE	"	170	55	130	4	---	14.5	240/277	1	CHROMALOX AHV-4407	"

RHÔNE-POULENC INC
SYSTEMS DIVISION

BOILER HOUSE ADDITION

1000 DRIVING PARK AVE
ROCHESTER N Y 14613

Kaelber Meyer Miller Ungar
architects
740 East Avenue • Rochester, NY 14607

ROBSON & WOESE INC
CONSULTING ENGINEERS
2230 PENFIELD ROAD
PENFIELD NY 14526

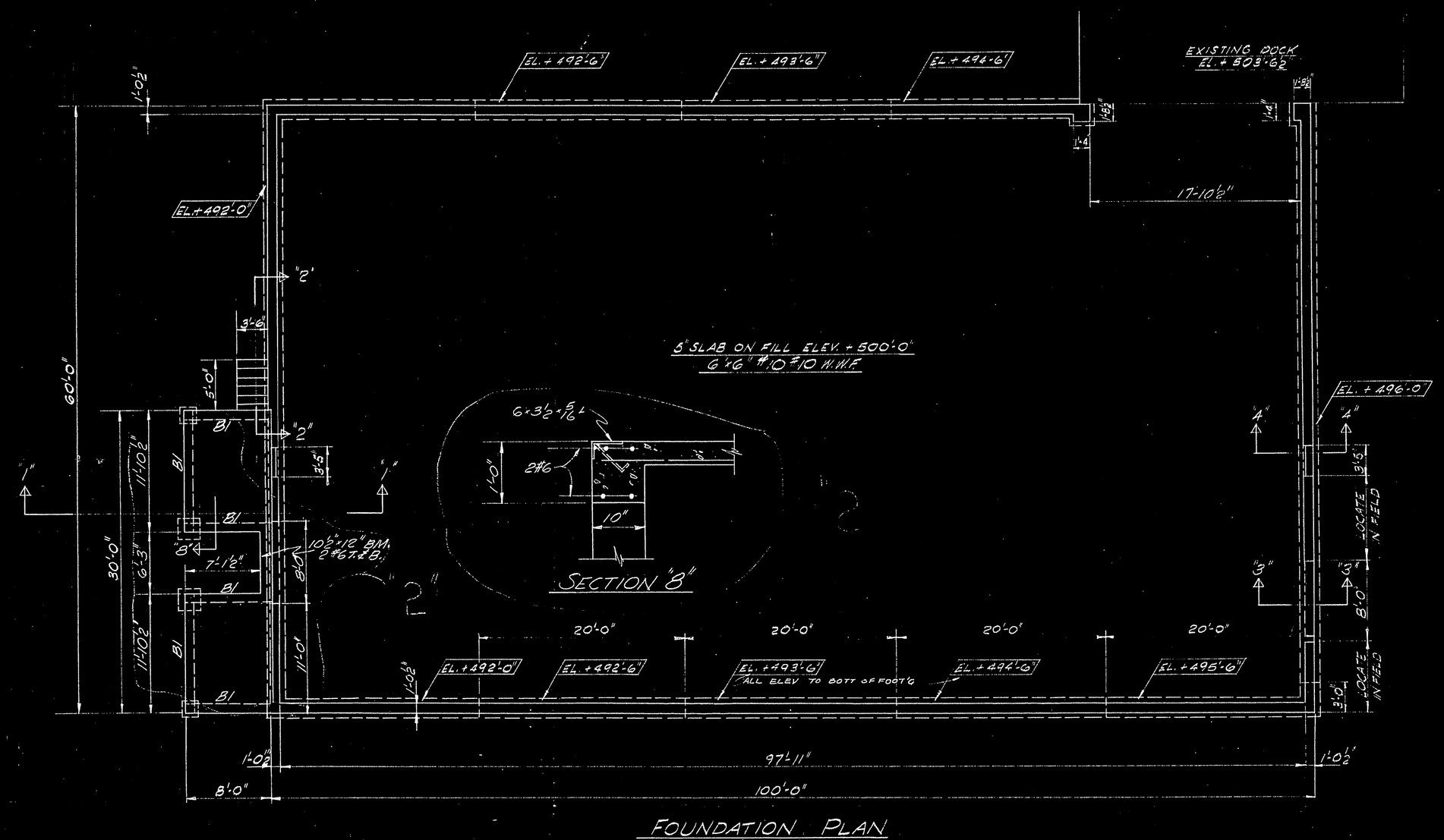
Job No. 83-5014
Drawn by CE
Checked by JWF
Scale AS INDICATED
Date
Date Issued FEB 10 1983

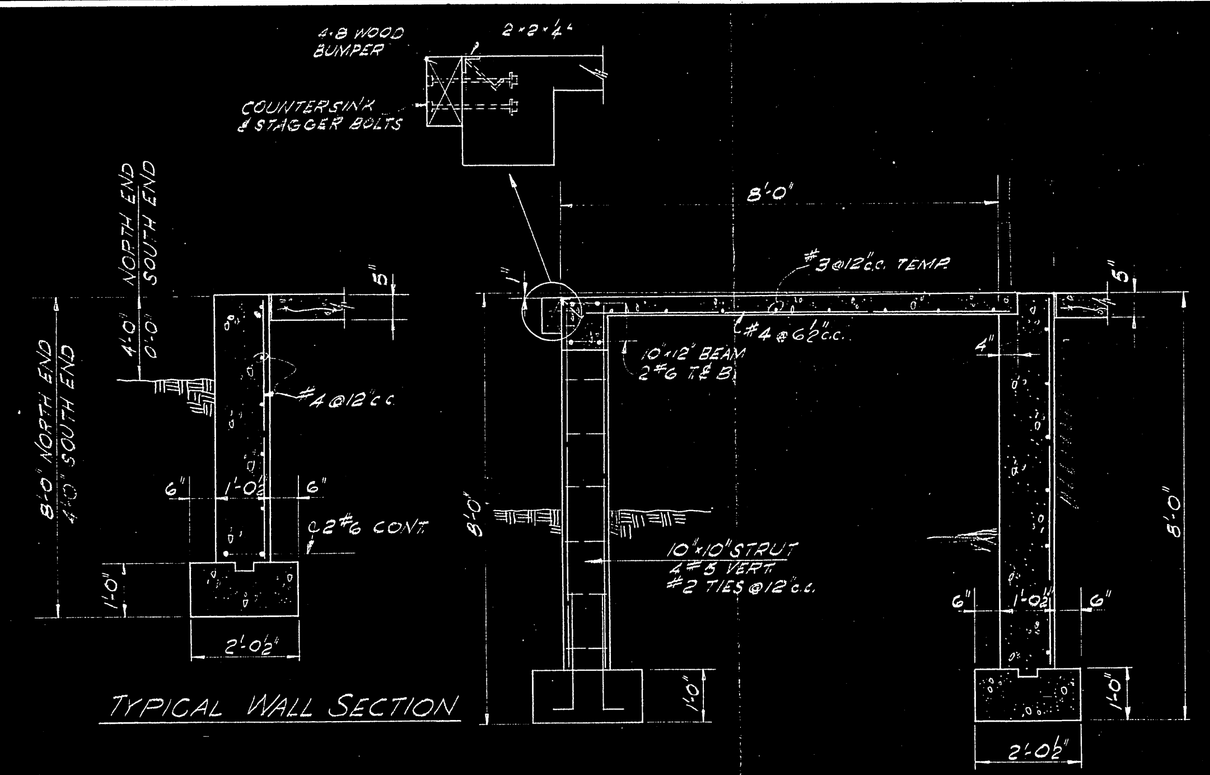
Revisions	Date
△	
△	
△	
△	
△	
△	

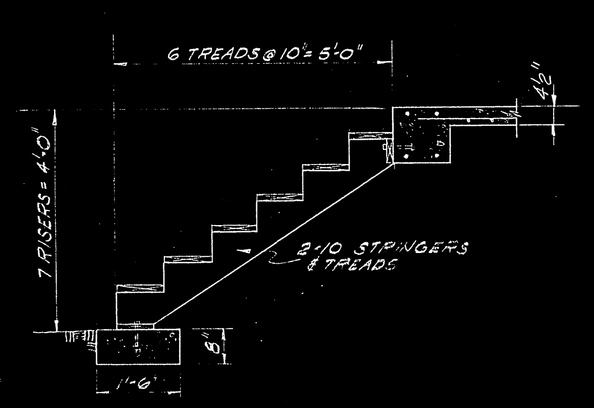
MECHANICAL-ELECTRICAL

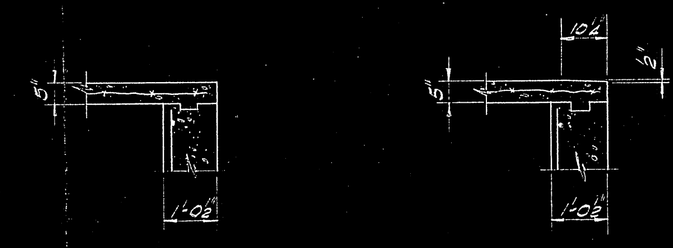
FLOOR PLAN

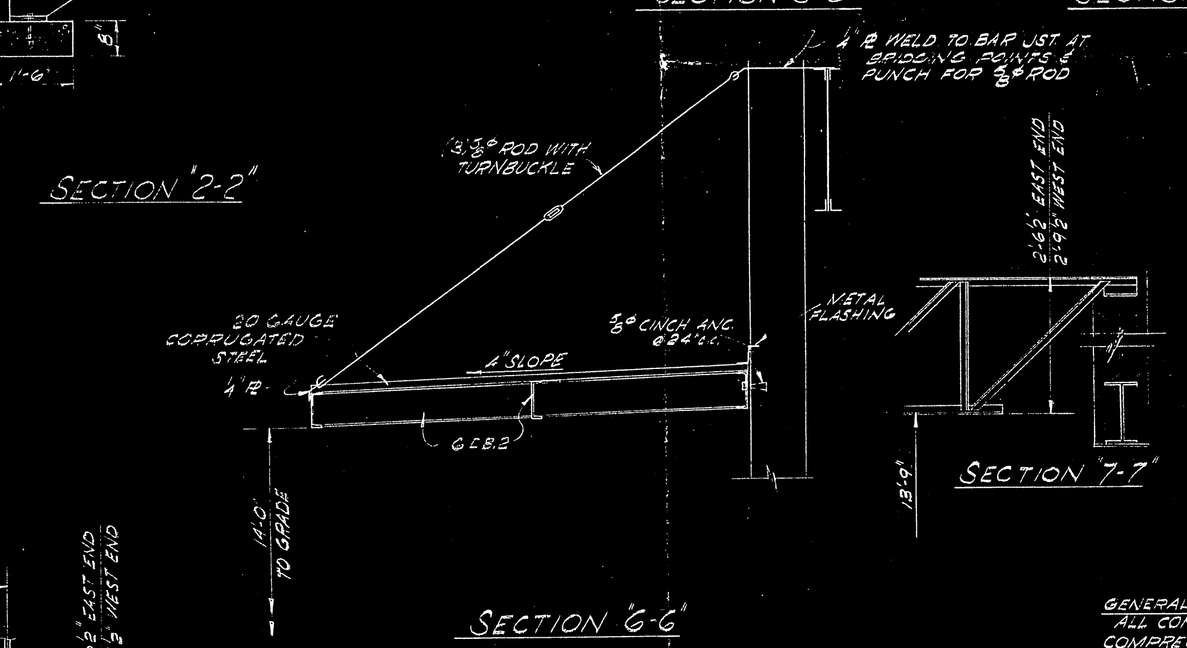
Drawing No.
ME-1

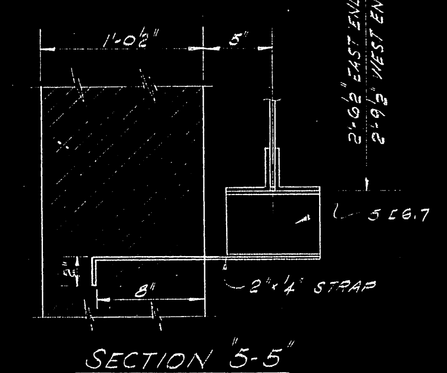


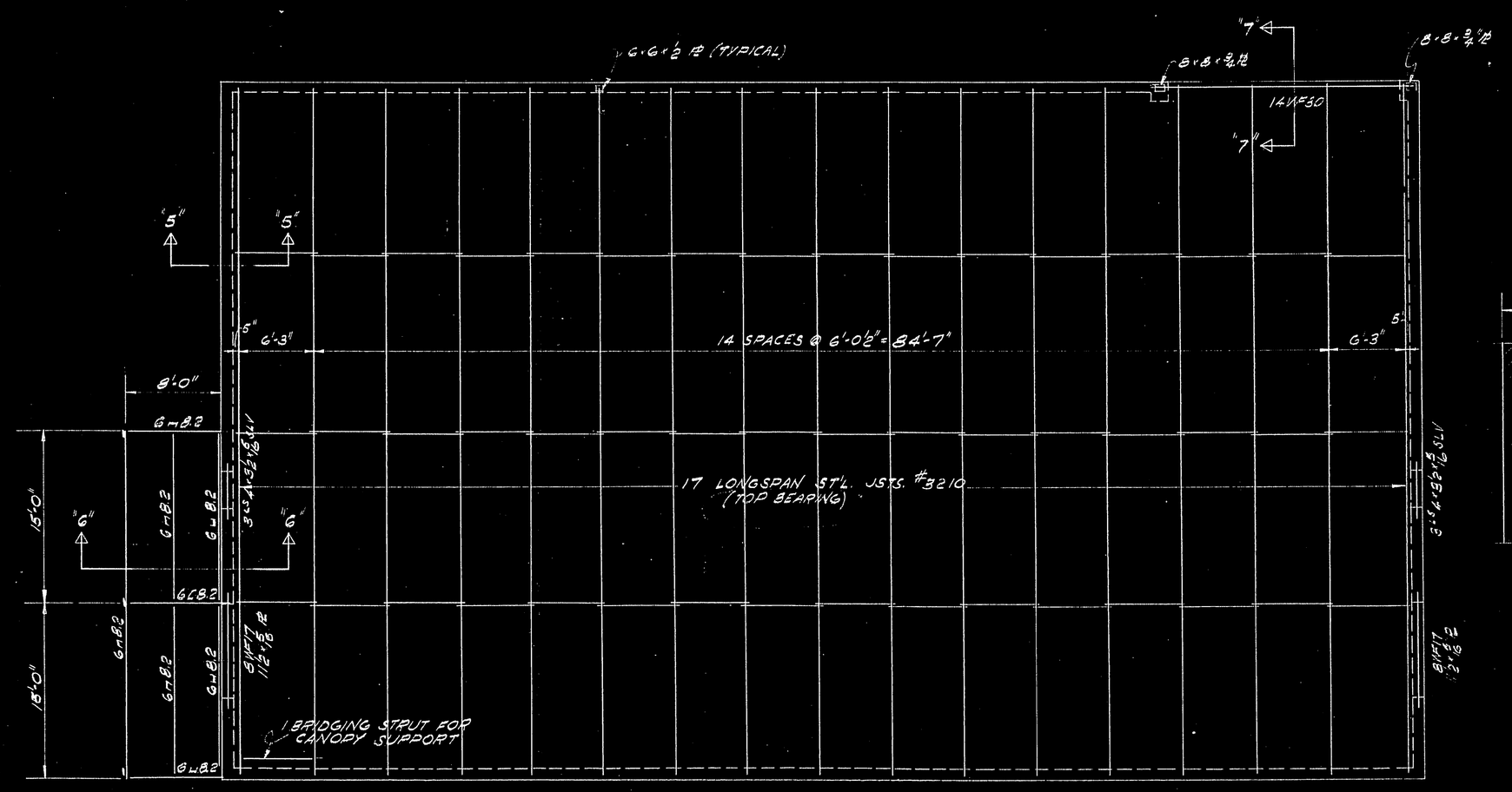












GENERAL NOTES:
ALL CONCRETE TO DEVELOPE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 #/IN² AT THE END OF 28 DAYS.
ALL STRUCTURAL STEEL TO RECEIVE 1 SHOP COAT OF STRUCTURAL GREY PRIMER. FIELD CONNECTIONS TO BE ¾" Ø MACH. BOLTS.

REVISION NUMBER	DATE	DESCRIPTION	BY
2	10-22-54	REVISED DECK	JR
1	10-11-54	AS NOTED	JR

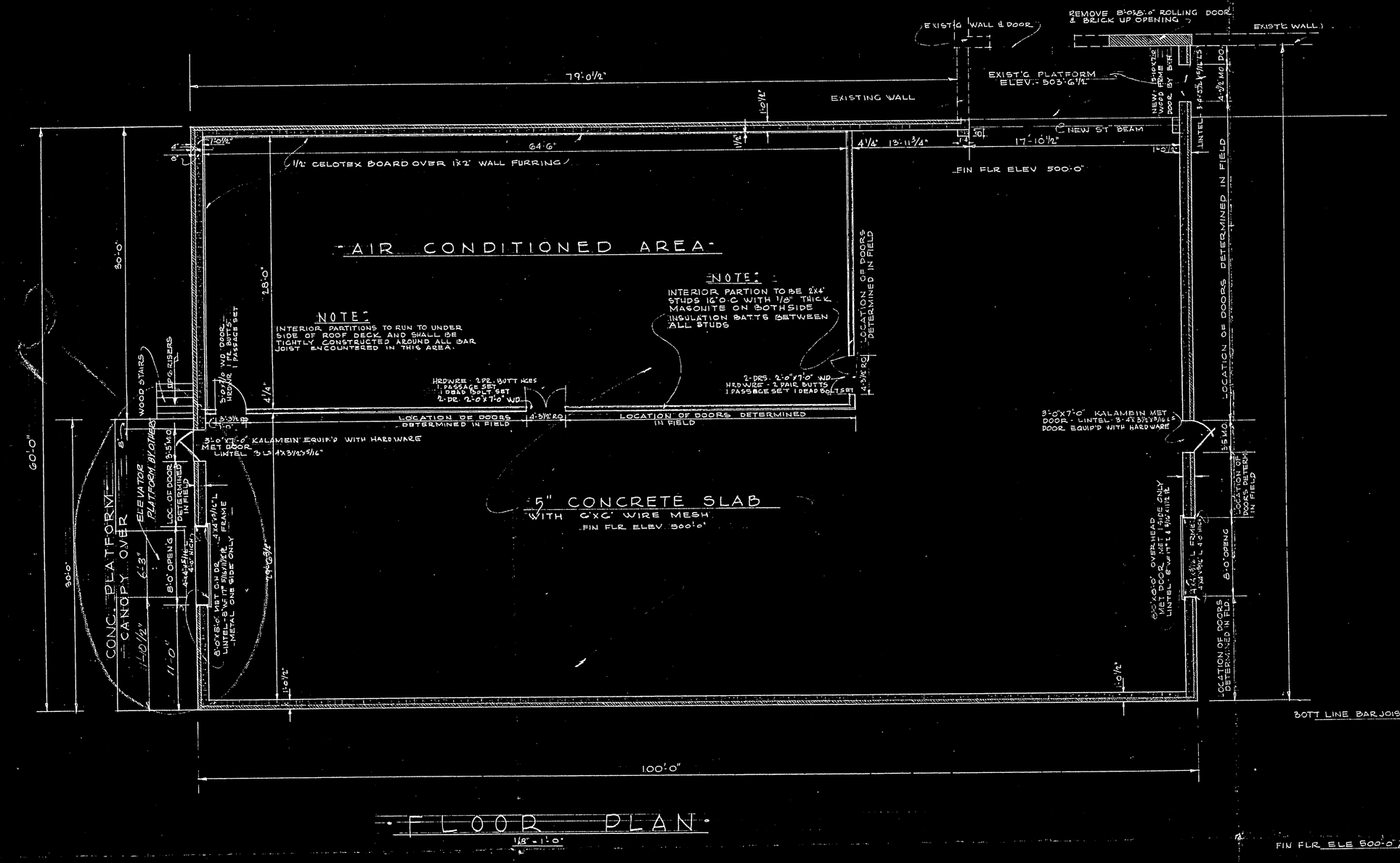
FOUNDATION & ROOF PLANS

DRAWN BY JWR
MECH. ELEC. INDUSTRIAL STRUCTURAL
JOB CAPTAIN
CHECKED BY

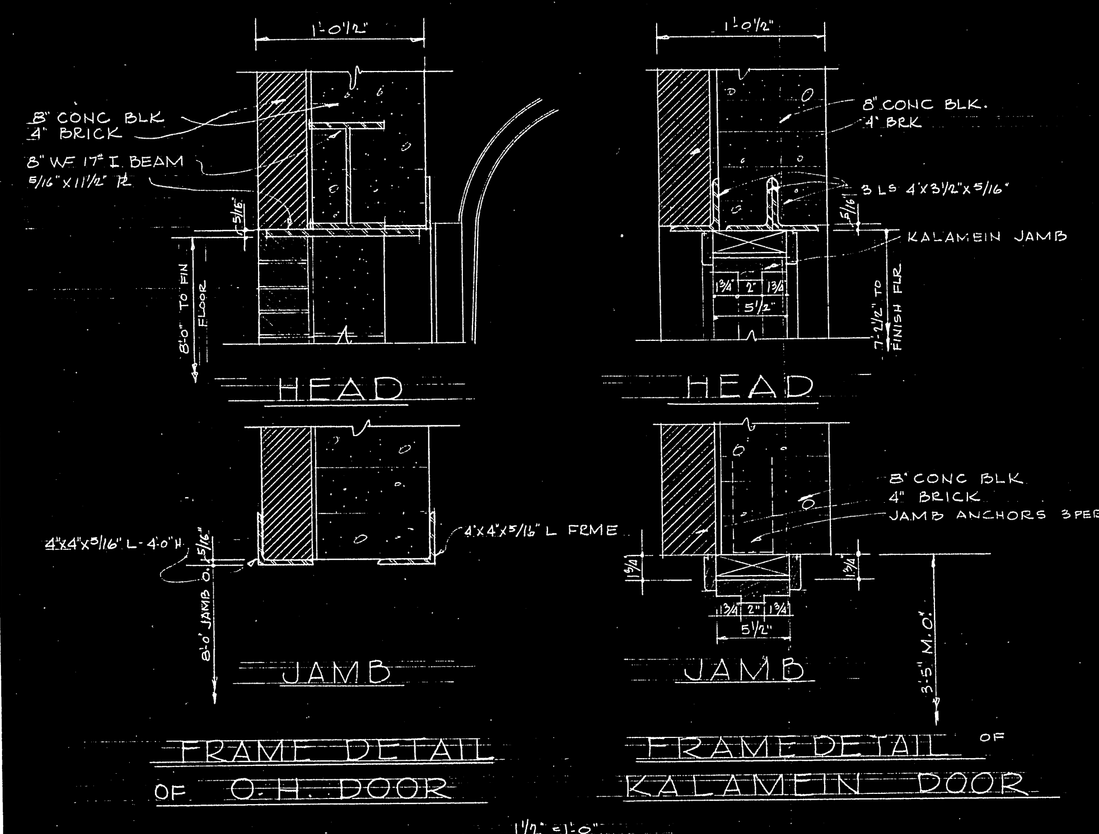
Ragnar Benson Inc.
ENGINEERS AND BUILDERS
VICTOR L. CHARN-ARCHITECT
4744 WEST RICE STREET CHICAGO ILLINOIS

WAREHOUSE FOR BELL & HOWELL CO.
ROCHESTER, NEW YORK

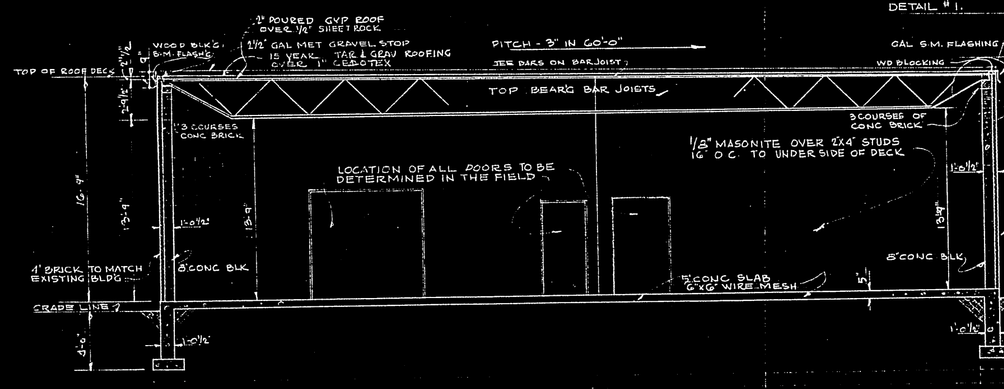
DATE OCT 1, 1954
APPROVED
CHIEF DRAFTSMAN
PROJ. # 42090
SHEET NUMBER S-1 OF 1



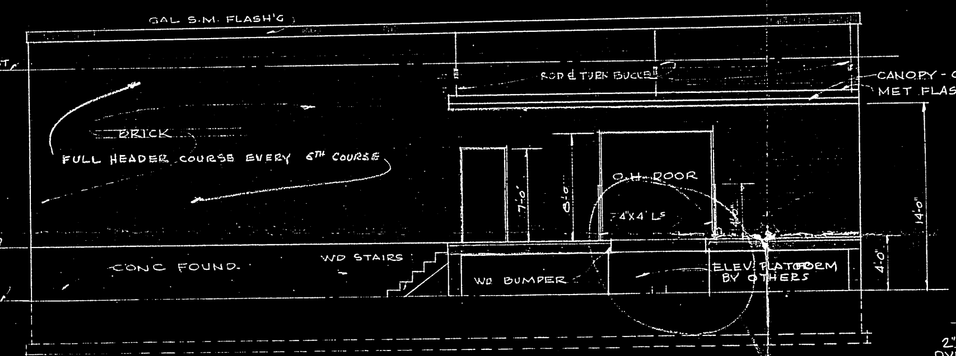
FLOOR PLAN
1/8" = 1'-0"



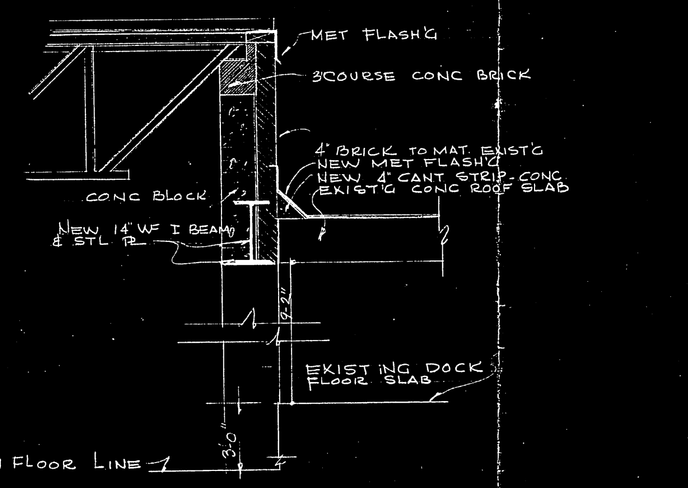
1½" = 1'-0"



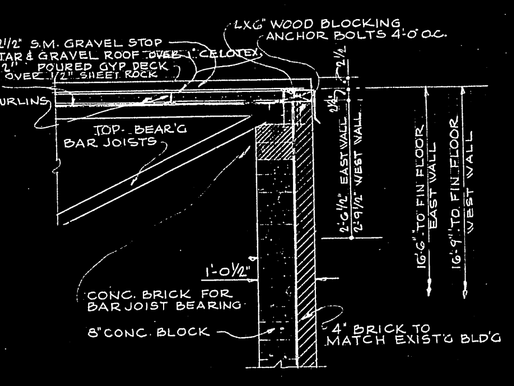
TRANSVERSE SECTION
1/8" = 1'-0"



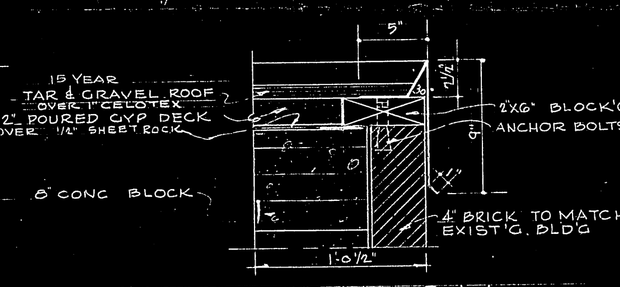
FRONT ELEVATION
1/8" = 1'-0"



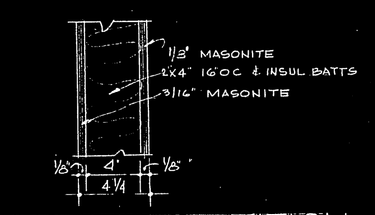
DETAIL OF CONNECTING WARE HOUSE TO EXIST'G DOCK
1½" = 1'-0"



DETAIL NO. 1
SCALE 1½"=1'-0"



TYPICAL GAL S.M. FLASHING & GRAVEL STOP
SCALE 1½"=1'-0"



INTERIOR PARTITION DETAIL
3" = 1'-0"

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION AND SUPERVISION AND CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE

SIGNED R.C. Charn
REG. NO. 5371

REVISION NUMBER	DATE	DESCRIPTION	BY
2.	10-22-54	ADDED ELEVATOR DOCK	JLM
1.	10-11-54	ADDED & REVISED DETAILS AS SHOWN	JLM

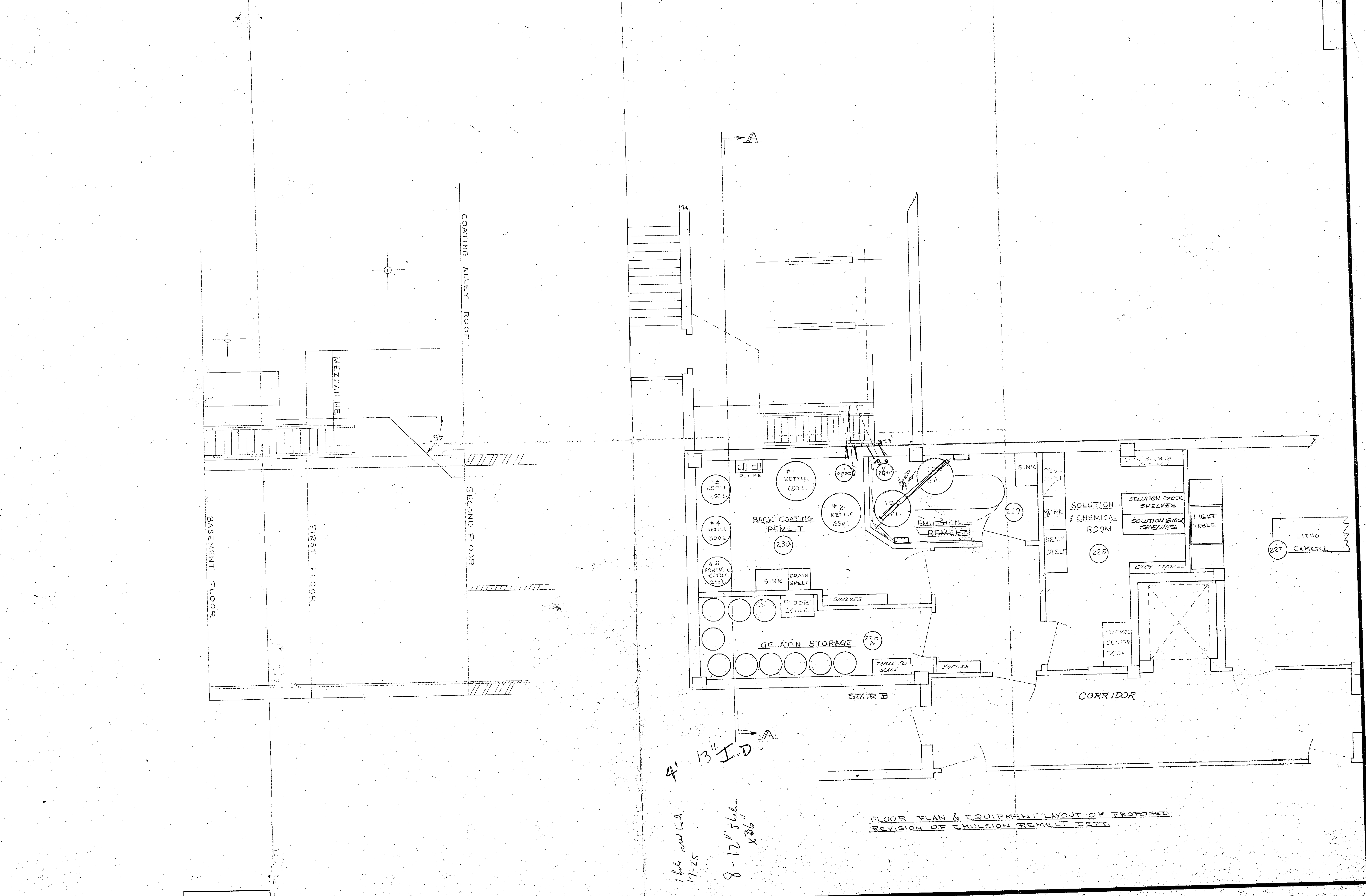
FLOOR PLAN, ELEVATION, SECTIONS & DETAILS

DRAWN BY J. L. MASCARELLA
MECH. ELEC.
INDUSTRIAL
STRUCTURAL
JOB CAPTAIN
CHECKED BY

Ragnar Benson Inc.
ENGINEERS AND BUILDERS
VICTOR L. CHARN-ARCHITECT
4744. WEST RICE STREET CHICAGO ILLINOIS

WARE HOUSE FOR BELL & HOWELL CO
ROCHESTER NEW YORK

DATE 10-1-54
APPROVED R.C. Charn
CHIEF DRAFTSMAN
PROJ. # 42090
SHEET NUMBER 1 of 1 A1



FLOOR PLAN & EQUIPMENT LAYOUT OF PROPOSED REVISION OF EMULSION REMELT DEPT.

BELL & HOWELL CO.
CHICAGO 45, U.S.A.
ROCHESTER FILM PLANT
ROCHESTER 2, N.Y.

DRAWN: RVP & SA
DATE: 5-22-67
CKD.
APPRD.

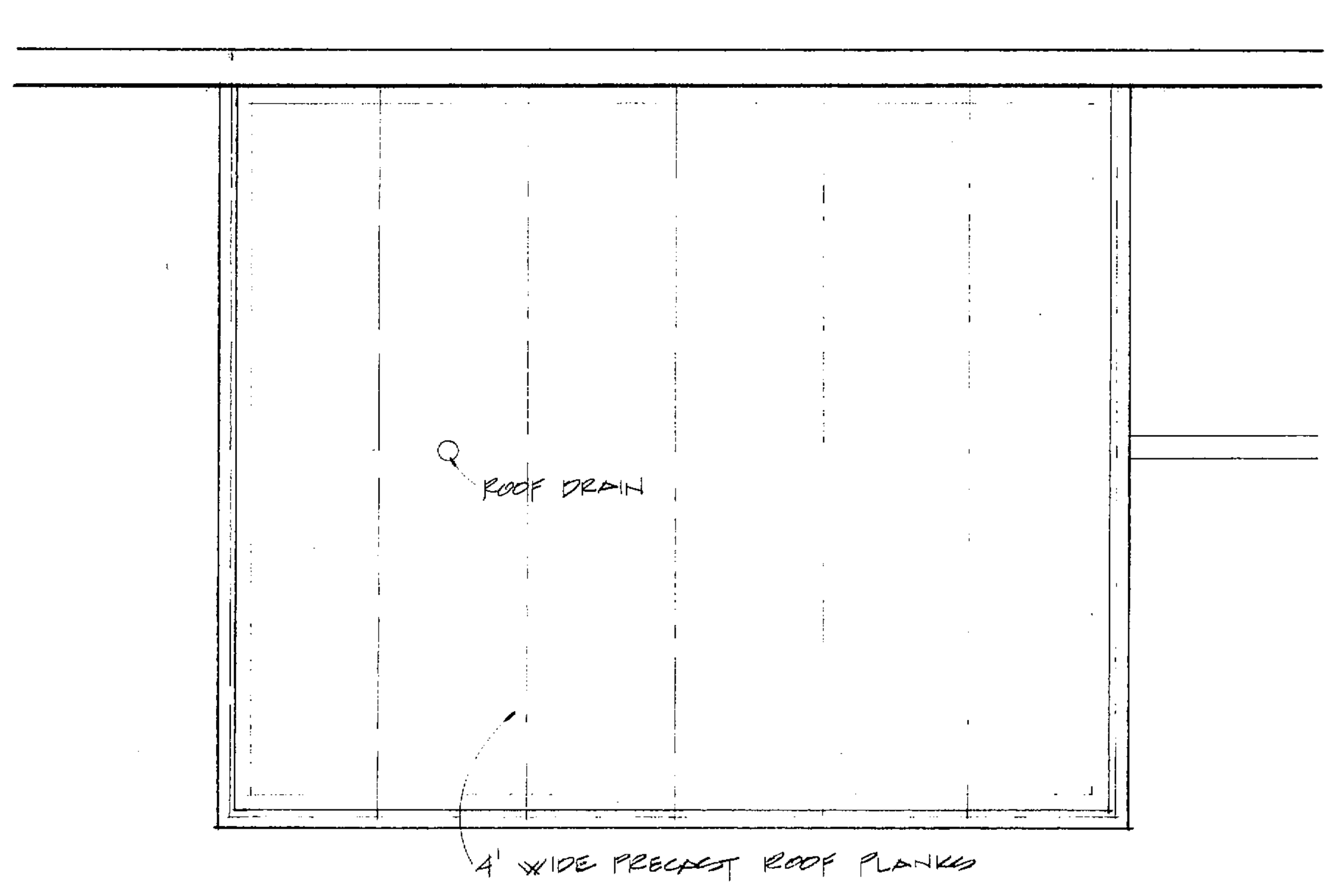
NOTES:

TOLERANCES:
DEC. ± .005 FRAC. ± 1/64
UNLESS OTHERWISE SPECIFIED

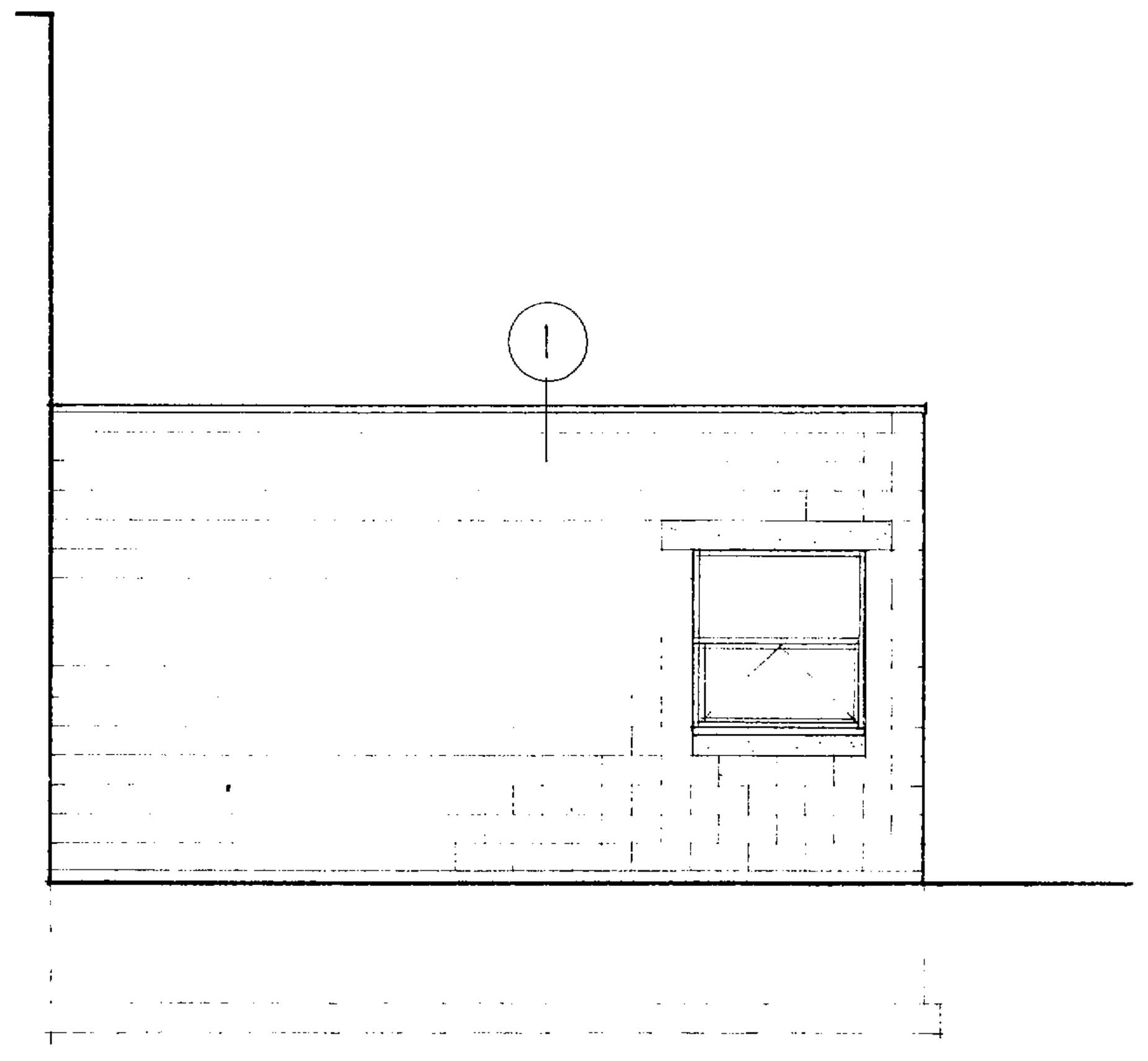
MATERIAL
FINISH

REVISIONS

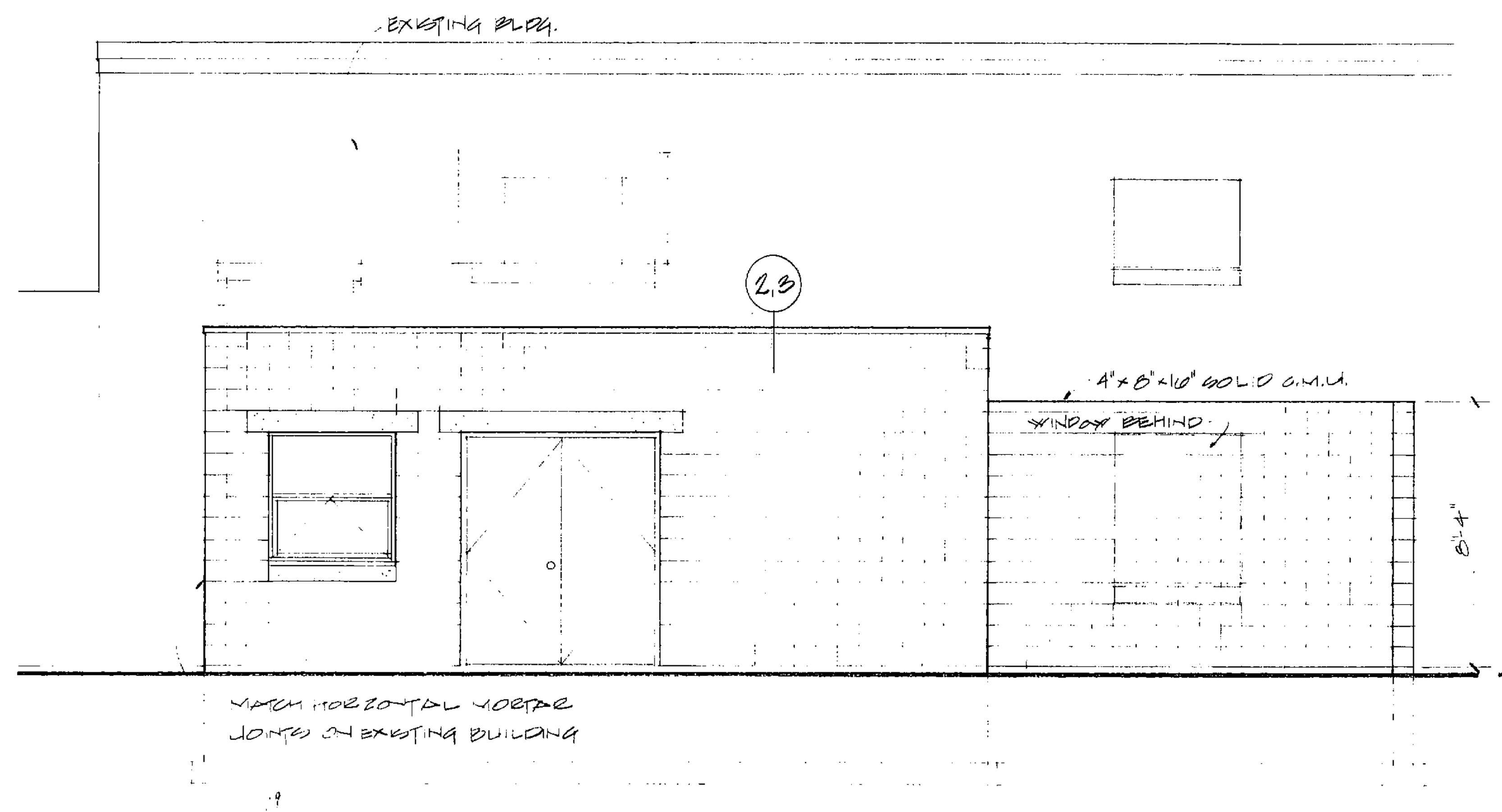
TITLE: Coating & Remelt Room Layout
SCALE: 1/4" = 1'0"
NUMBER: 12-6-D



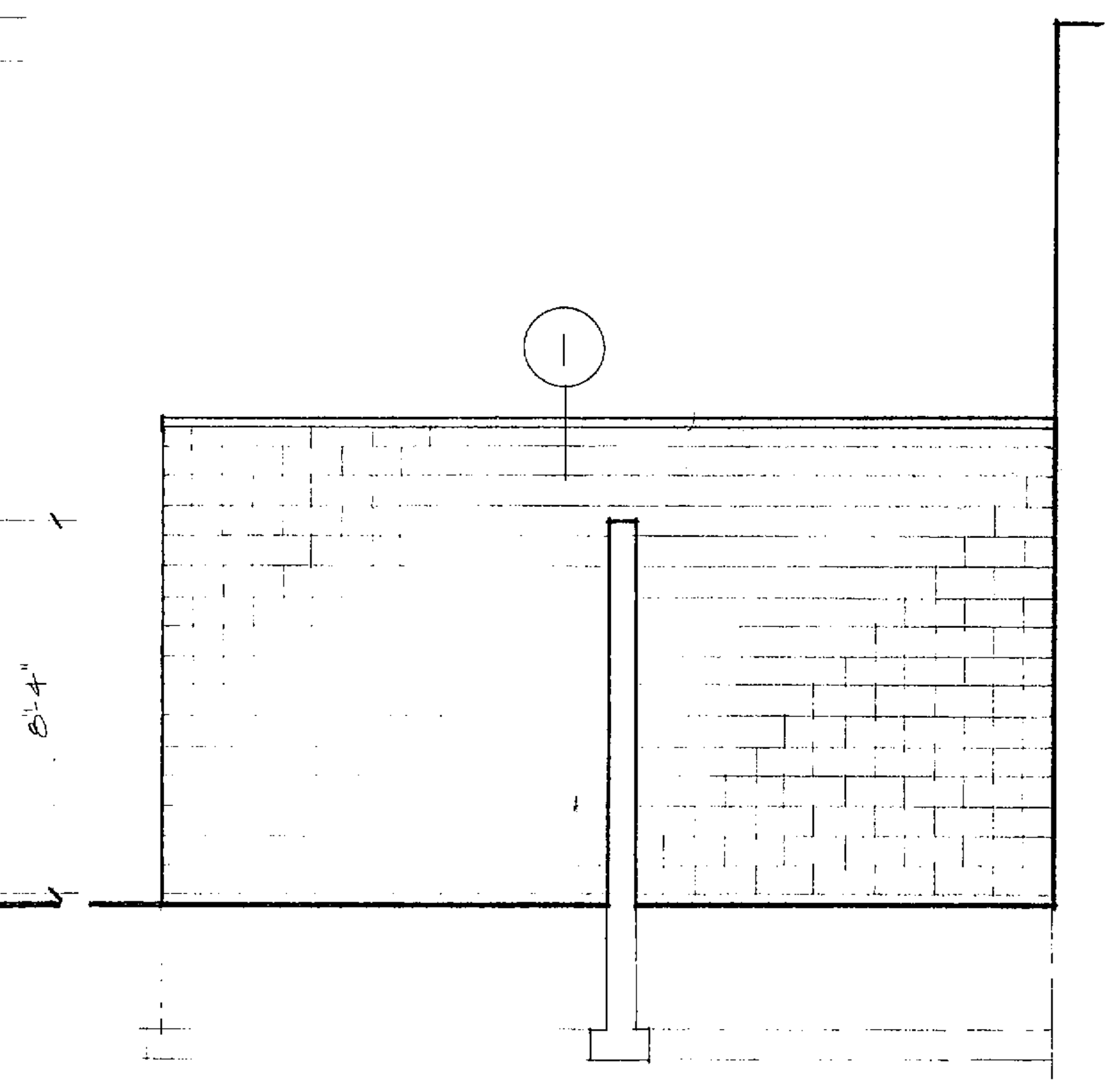
ROOF PLAN
1/4"=1'-0"



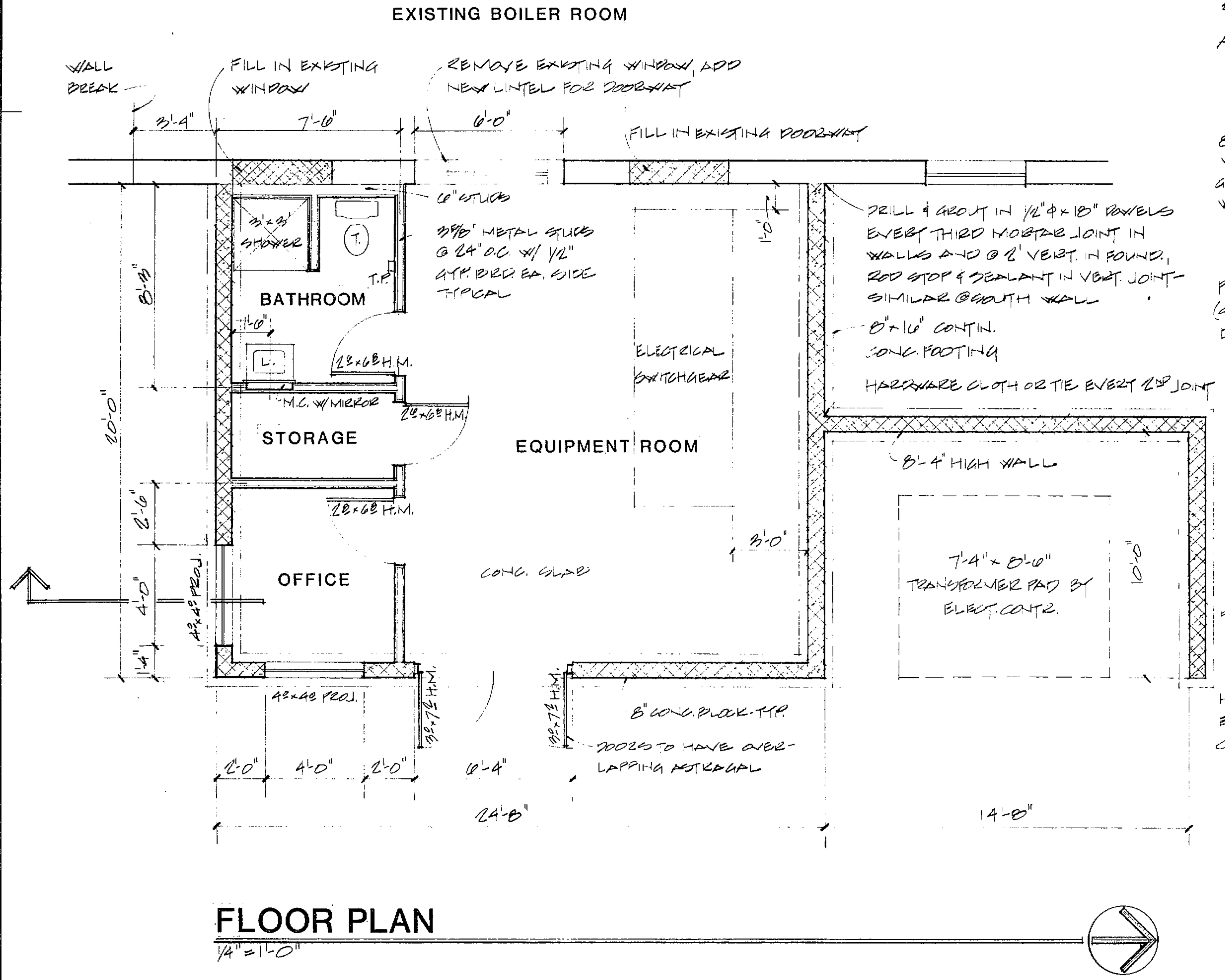
SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION

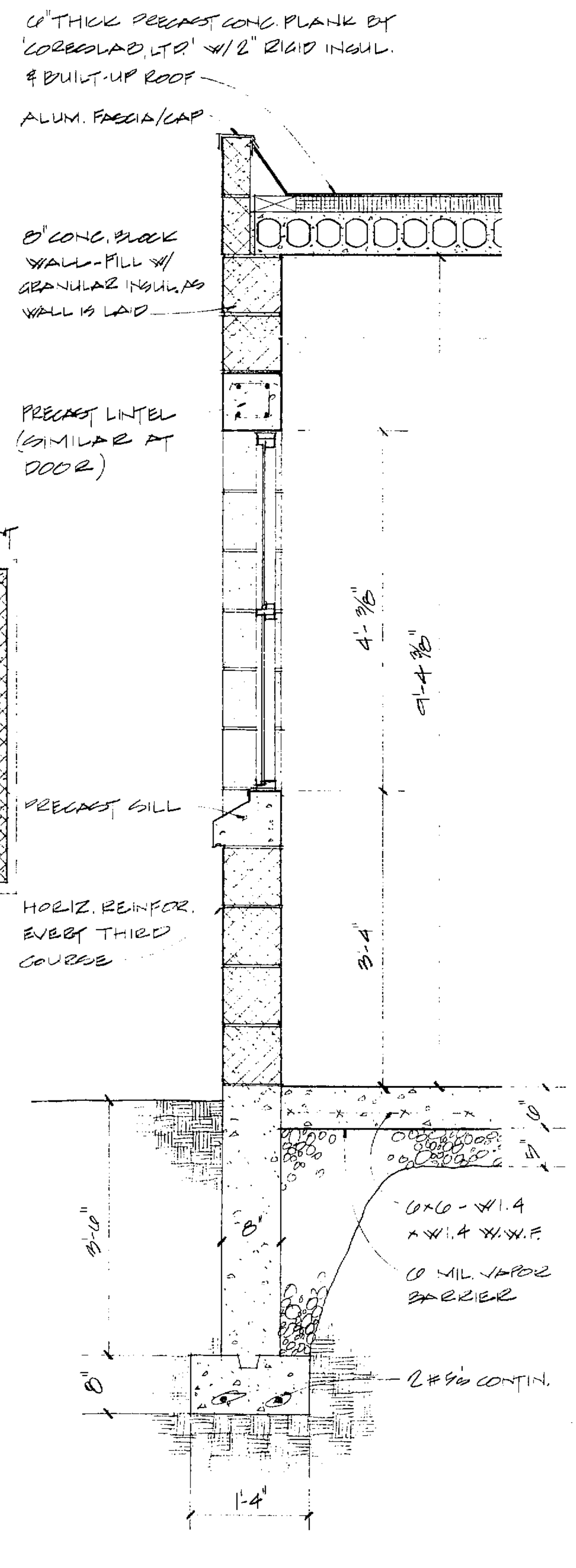


NORTH ELEVATION

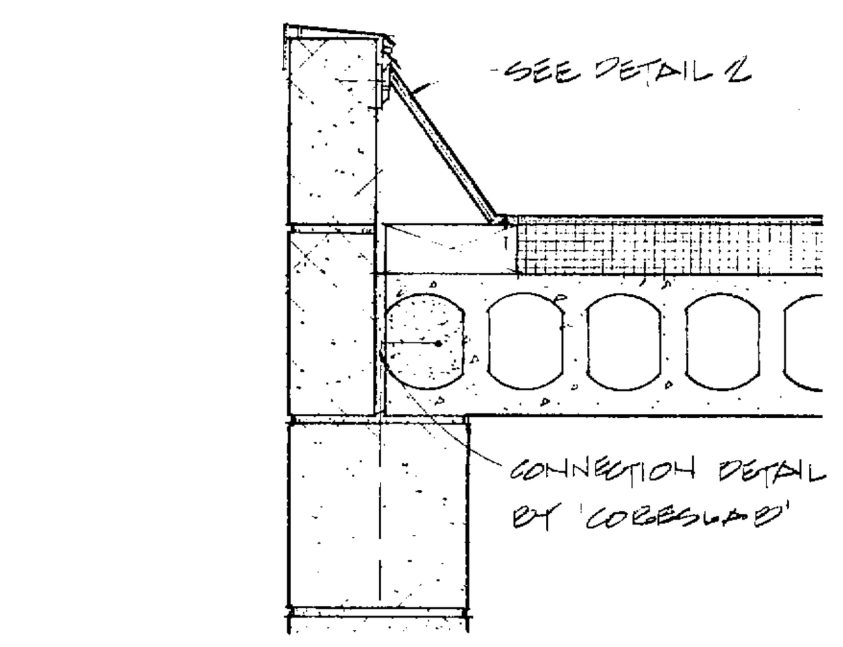


FLOOR PLAN
1/4"=1'-0"

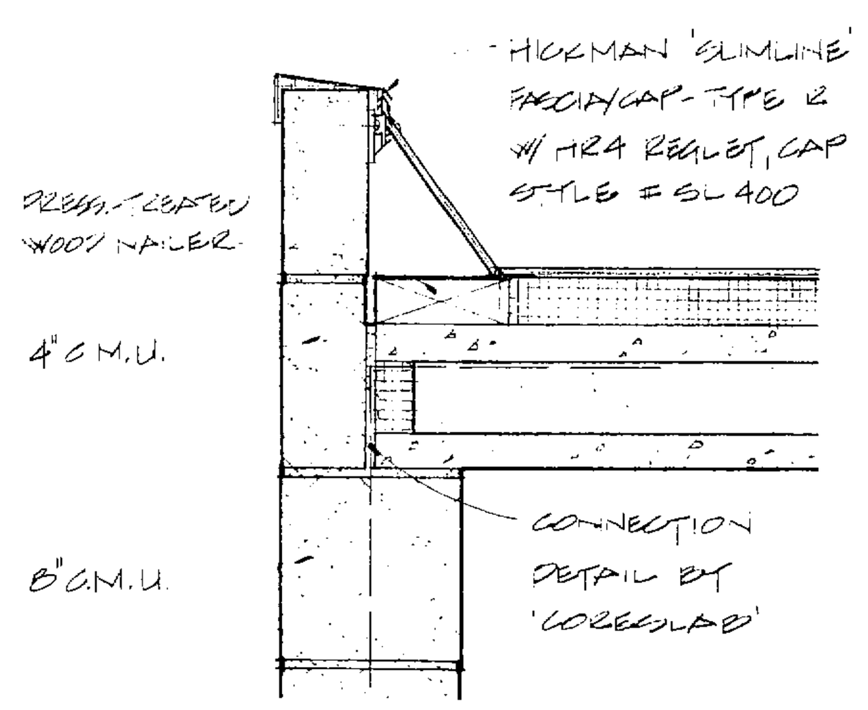
ROOM FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
EQUIP. ROOM	CONC.	RUBBER *	PAINT	PAINT	* SOUTH WALL ONLY
OFFICE	CONC.	RUBBER	"	"	
STORAGE	CONC.	"	"	"	
BATHROOM	VINYL	"	"	"	



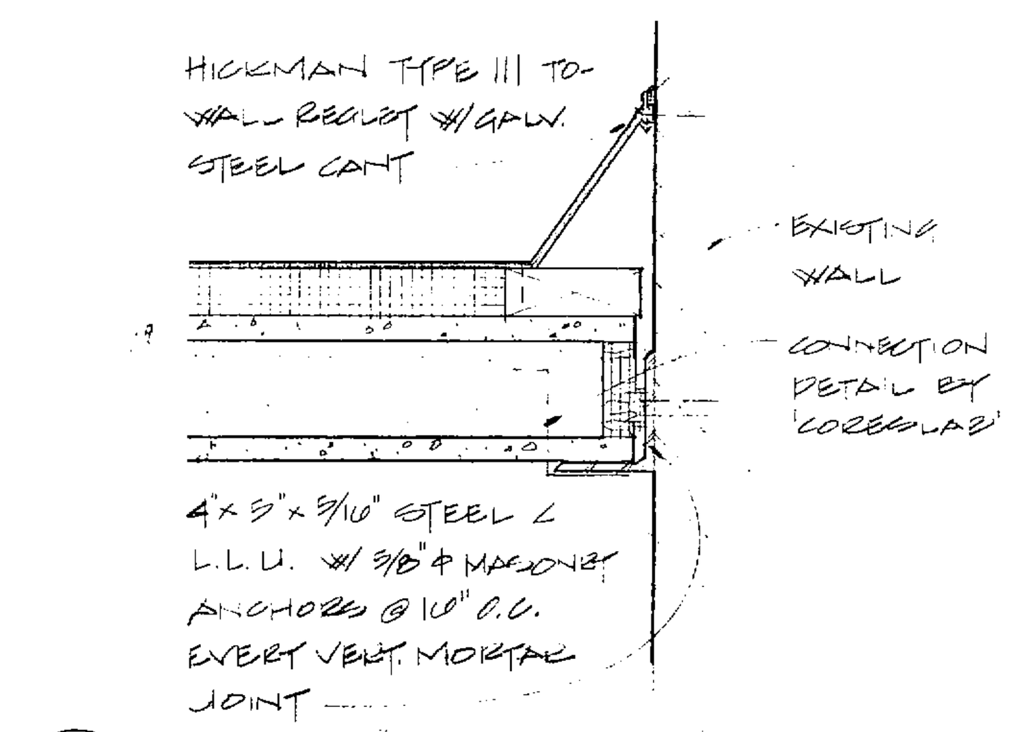
WALL SECTION
3/4"=1'-0"



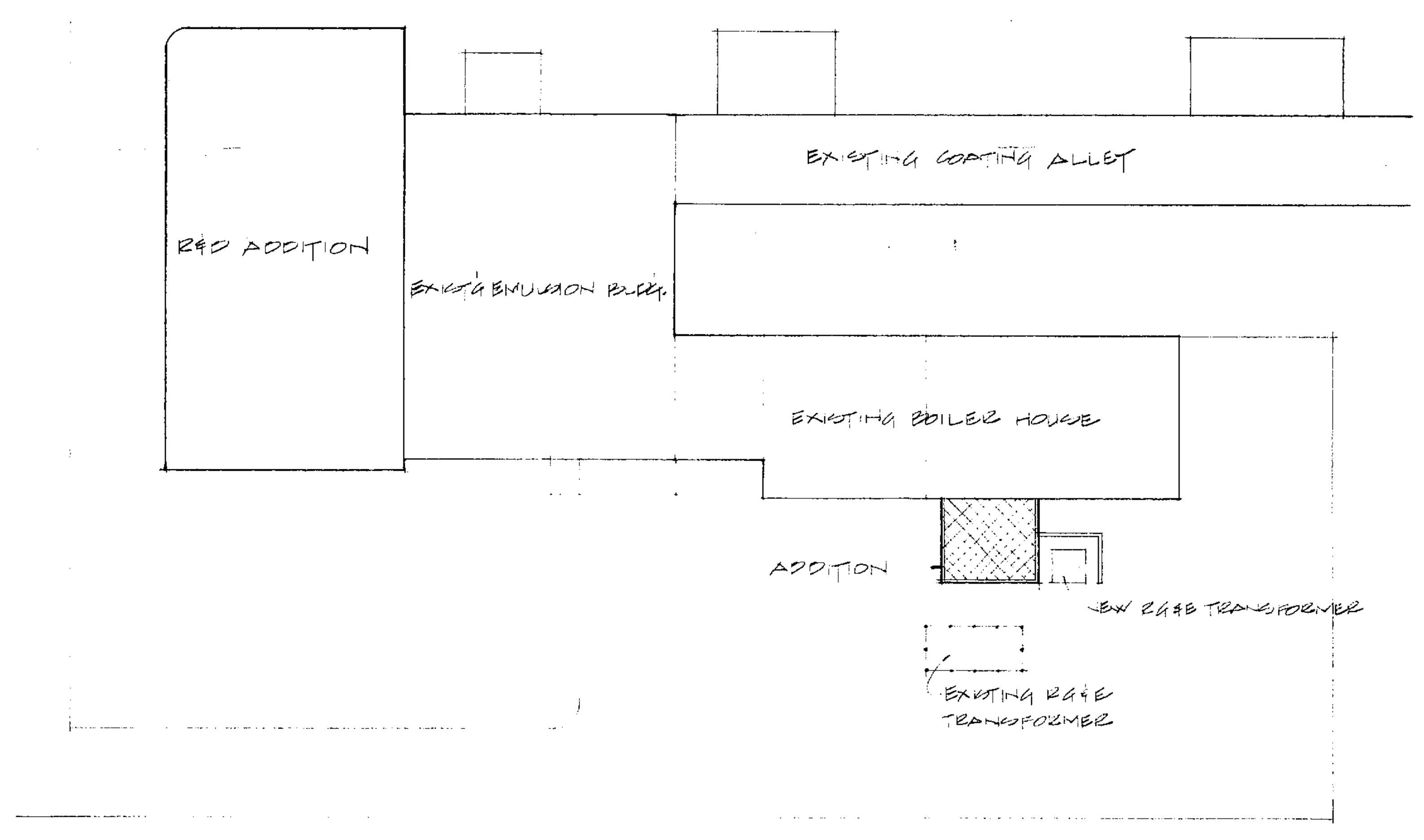
1 ROOF – SOUTH EDGE
1 1/2"=1'-0" (NORTH EDGE SIM.)



2 ROOF – EAST EDGE
1 1/2"=1'-0"



3 ROOF – EXIST'G BLD'G
1 1/2"=1'-0"



SITE PLAN
1" = 30'

NOTES:

SPECIFICATIONS – SEE "SPECIFICATIONS FOR BID PACKAGE NO. 2 - GENERAL CONSTRUCTION WORK RESEARCH & DEVELOPMENT ADDITION, RHÔNE-POULENC, INC., SYSTEMS DIVISION 1000 DRIVING PARK AVENUE ROCHESTER, NEW YORK 14613" - DATED 11·15·82

WINDOWS: EPCO MODEL NO. 510, DARK ANODIZED

HARDWARE: OFFICE & STORAGE EACH TO HAVE 1 1/2 PR HINGES #FBB 179 USP, 4 1/2 x 4 1/2; STOP #436 BRCD; 3 SILENCERS; LOCKSET #K4030L x US26D x 62 KNOB x 422 ROSE; CYLINDER (BEST) BATHROOM TO HAVE SAME AS ABOVE EXCEPT LATCHSET # K4040 EQUIPMENT ROOM DOUBLE DOORS TO HAVE 3 PR. HINGES #FBB 179 USP, 4 1/2 x 4 1/2" NRP; LOCKSET #K4453L x US26D x 62 KNOB x 422 ROSE; BEST CYLINDER; HEAD/JAMB WEATHERSTRIP #55 384; 2 SWEEPSTRIPS EXV x W.O.D.; THRESHOLD #179A x W.O.D.; 2 FLUSHBOLTS #458 US26D; PEMCO #PSPS 114 APPLIED TO ASTRAGAL

SHEET VINYL: ARMSTRONG 'SANDOVAL'

PAINT: SEMIGLOSS ALKYD ENAMEL

RHÔNE-POULENC INC
SYSTEMS DIVISION

BOILER HOUSE ADDITION

1000 DRIVING PARK AVE
ROCHESTER, N Y 44613

Kaelber Meyer Miller Ungar
architects
740 East Avenue • Rochester, NY 14607

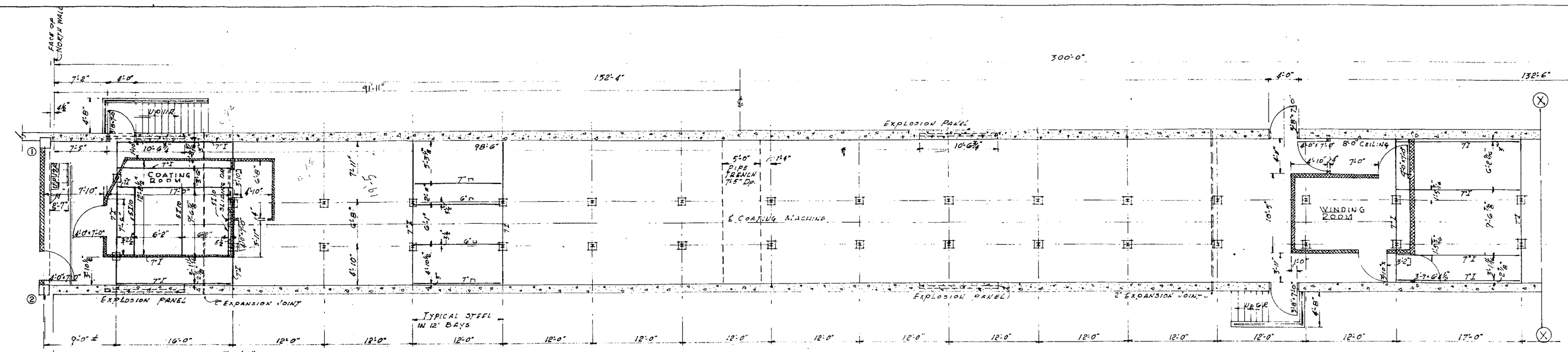
Job No.	83-3024
Drawn by	BL.ML
Checked by	ESM
Scale	AS NOTED
Date	12·16·82
Date Issued	FEB 10 1983

Revisions	Date
△	
△	
△	
△	
△	
△	

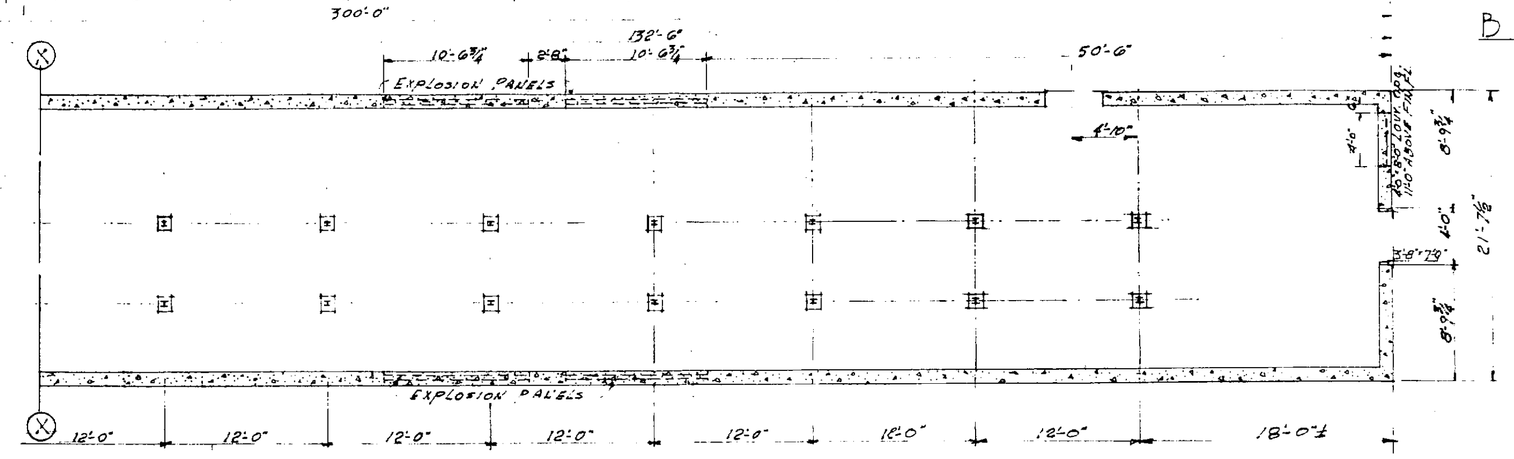
ARCHITECTURAL

SITE PLAN
PLANS
ELEVATIONS
WALL SECTION
DETAILS

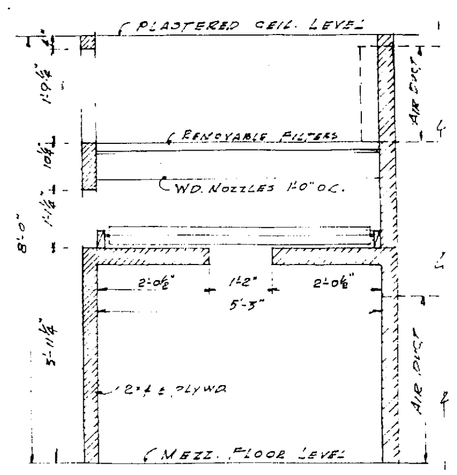
Drawing No.
A-1



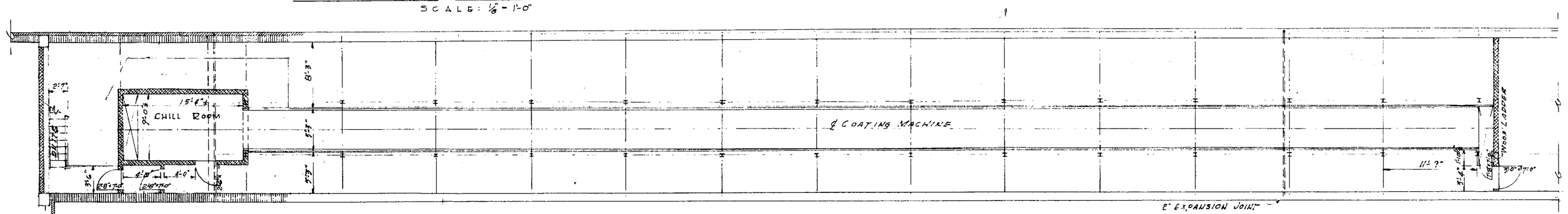
BASEMENT PLAN
SCALE: 1/8" = 1'-0"



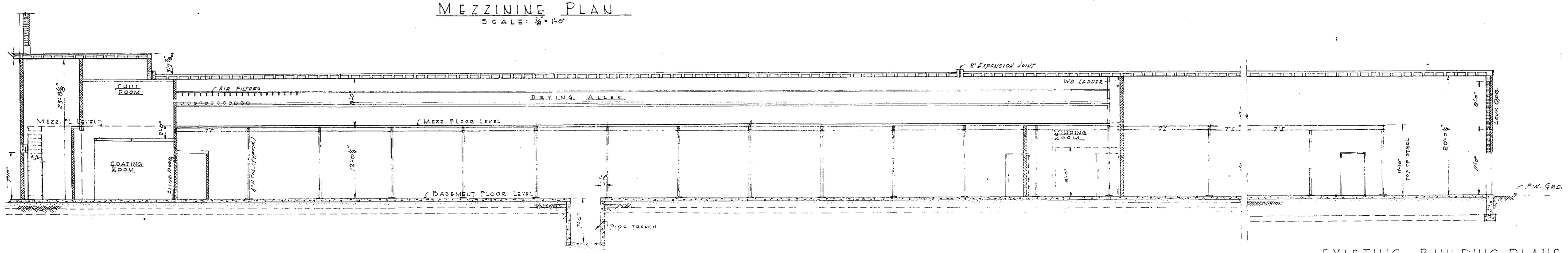
BASEMENT PLAN CONTINUED
SCALE: 1/8" = 1'-0"



SECTION THRU DRYING ALLEY
SCALE: 1/2" = 1'-0"



MEZZININE PLAN
SCALE: 1/8" = 1'-0"



LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

EXISTING BUILDING PLANS

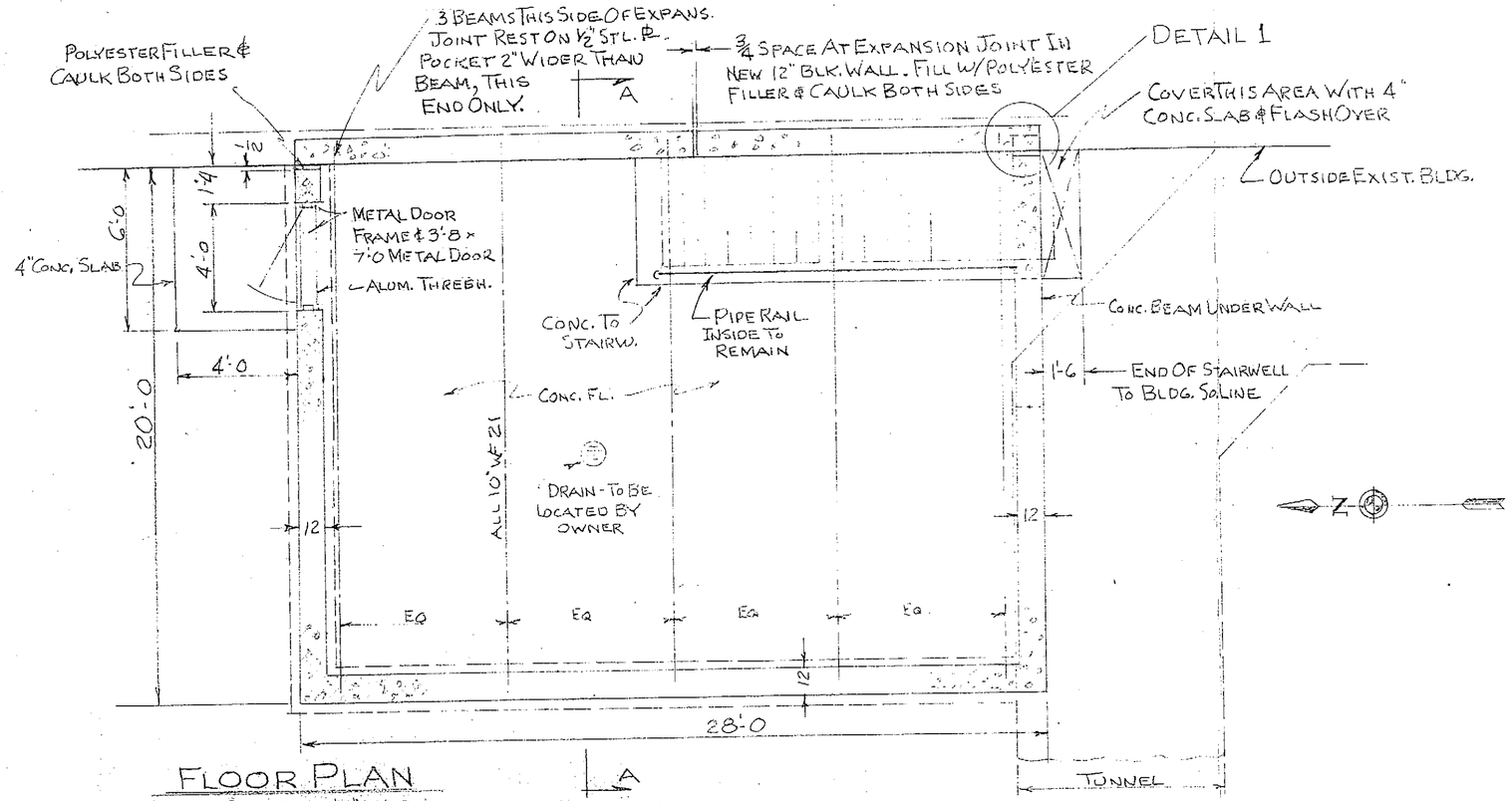
REGISTERED ARCHITECT — KAELBER & WAASDORP — UNIVERSITY OF THE STATE OF NEW YORK

COATING ALLEY

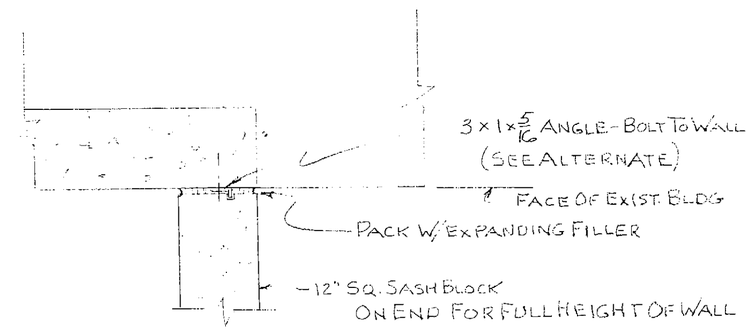
BELL & HOWELL CO.
ROCHESTER FILM DIVISION
ROCHESTER, NEW YORK

KAELBER AND WAASDORP
ARCHITECTS
311 ALEXANDER STREET ROCHESTER, N.Y.

JOB No.	DRAWING No.	DRAWN BY	DATE
3034	P7	N.V. ANDERSON	6-2-49

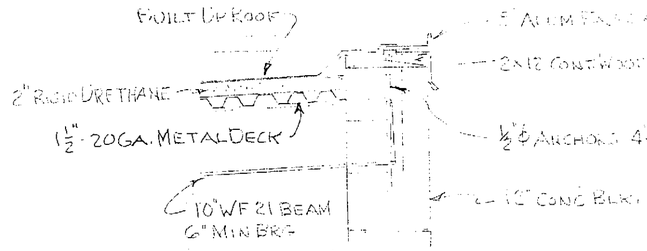


FLOOR PLAN
SCALE: ¼" = 1'-0

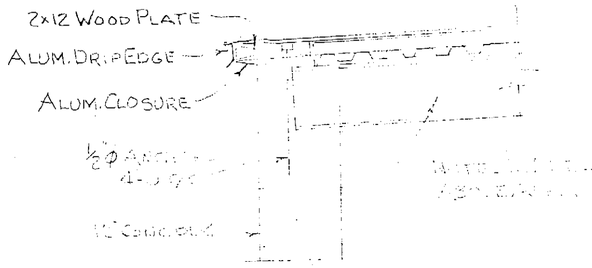


NOTE:
AS ALTERNATE TO ANGLE, PROVIDE ¾ W. x ¾ DP. GROOVE OPP. GROOVE IN SASH BLK. & INSTALL WIDE FLG. NEOPRENE CONTRACT JOINT W/ COMPOUND FLG. (DUROWALL OR EQUAL)

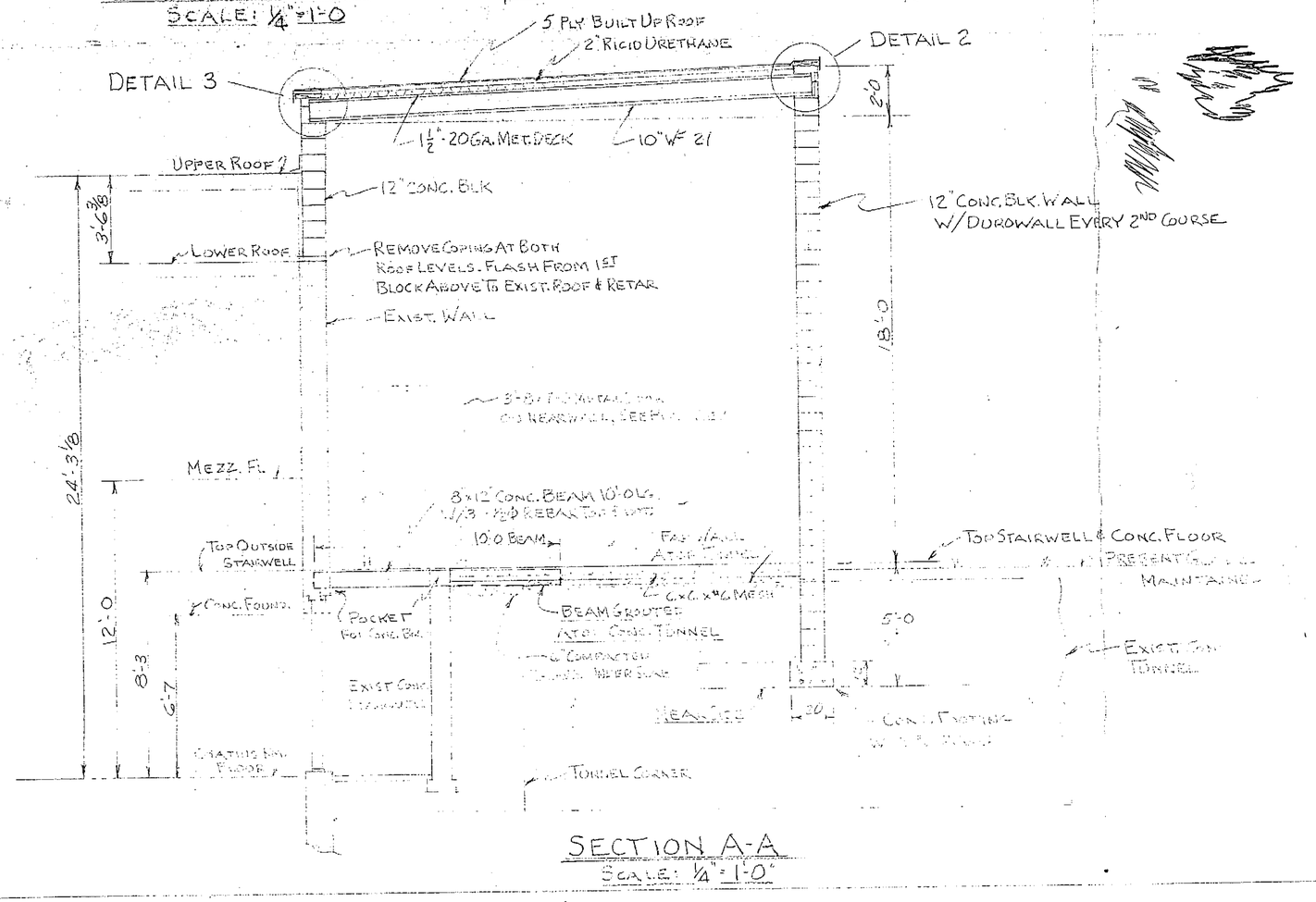
DETAIL 1
¾" = 1'-0



DETAIL 2
¾" = 1'-0



DETAIL 3
¾" = 1'-0



SECTION A-A
SCALE: ¼" = 1'-0"

BUILDING ADDITION
KATHABAR CHILL AIR SYSTEM
FOR: ROCHESTER FILM CO., ROCHESTER, N.Y.
BY: PANORAMA DESIGN SERVICE
DATE: 4-19-80 DWG. 80041
P.O. 37936 SH. 1 OF 1

ABBREVIATIONS

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
COMB	COMBINED
EP	EDGE OF PAVEMENT
EX	EXISTING
FIN GR	FINISH GRADE
HYD	HYDRANT
IP	IRON PIN OR IRON PIPE
LAT	LATERAL
MH	MANHOLE
P	POLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RPWD	ROCHESTER PURE WATERS DISTRICT
SAN	SANITARY
ST	STORM
VCP	VITRIFIED CLAY PIPE

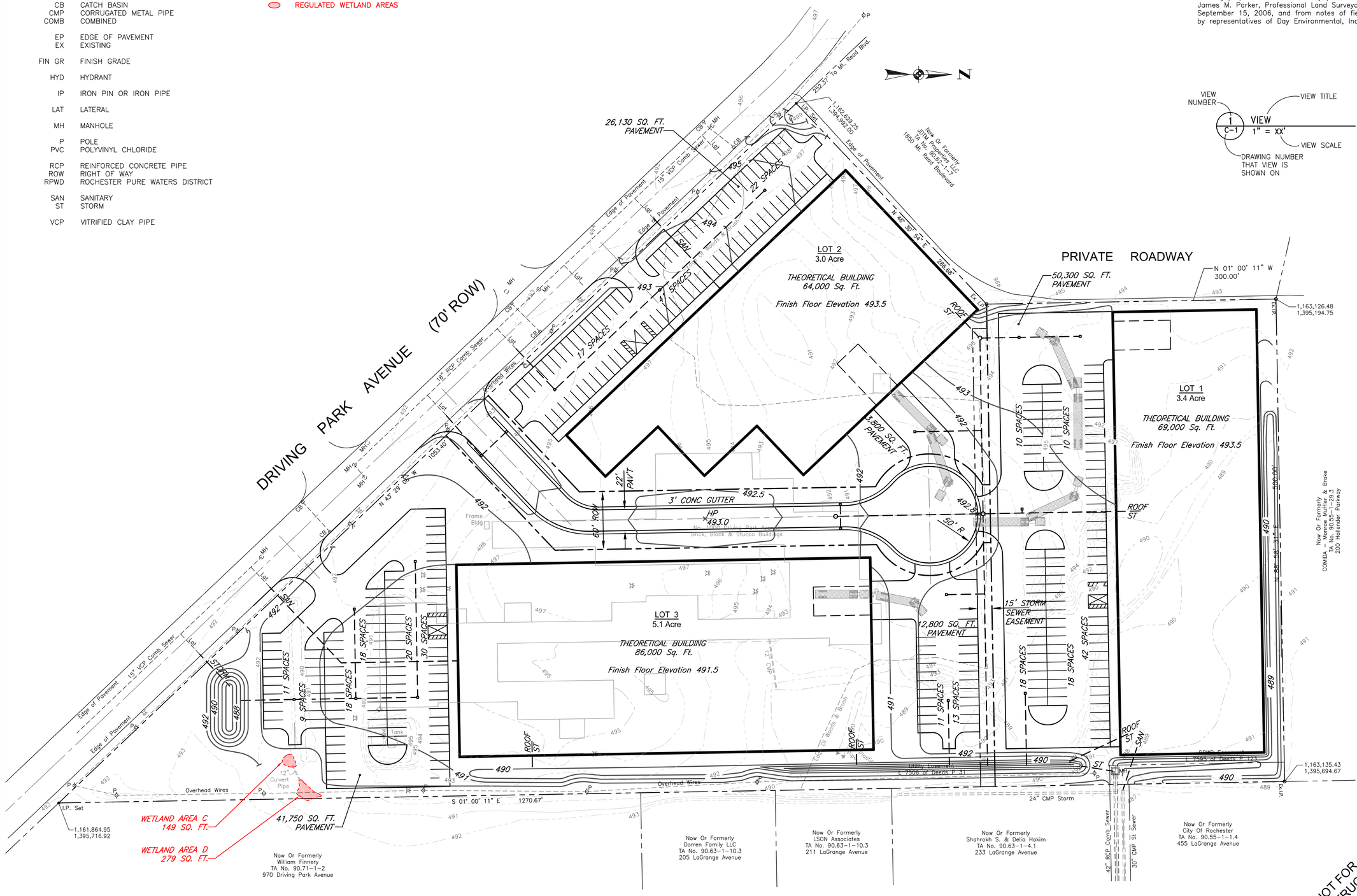
LEGEND

REGULATED WETLAND AREAS

GENERAL NOTES:

1. Drawing prepared from site survey provided by James M. Parker, Professional Land Surveyor, dated September 15, 2006, and from notes of field visits by representatives of Day Environmental, Inc.

VIEW NUMBER 1 / C-1 — VIEW TITLE: VIEW, 1" = XX' — VIEW SCALE — DRAWING NUMBER THAT VIEW IS SHOWN ON



1 / C-1 SITE PLAN 1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

THEORETICAL PLAN
1-8-2009

DATE ISSUED 1-8-2009
SCALE As Noted

PROJECT TITLE
FORMER PHOTECH PROPERTY
1000 DRIVING PARK AVENUE
ROCHESTER, NY
SITE REDEVELOPMENT

DRAWING TITLE
THEORETICAL SITE PLAN (LAYOUT 3)

FIGURE NO.
C-1

File Name: U:\McPhee\Drawings\Photech\Generic\Figure C-1 Jan 8-2009.dwg
Layout Name: Site Plan
Time Plotted: Friday, January 09, 2009 9:33:59 AM
Pen Setting File: Photech-Wetlands-Color.ctb

ANSI "D" (22x34)

Engineering
Architecture
Environmental
Planning

LABELLA Associates, P.C.

300 State Street, Suite 201, Rochester, NY 14614

Phone 585.454.6110
Fax 585.454.3066
www.labellapc.com

September 28, 2009

City of Rochester
City Hall Room 307A | 30 Church Street
Rochester, NY 14614-1290

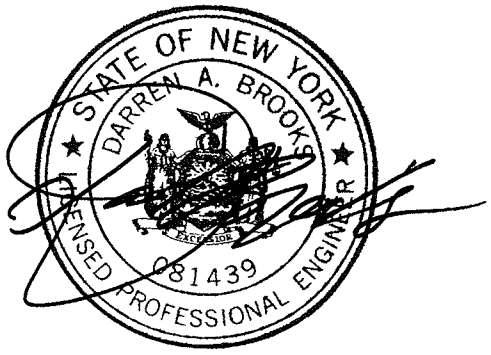
Re: Environmental Cleanup of 1000 Driving Park Avenue
LaBella Project No. 209288

Dear Sir or Madam:

Building #13 located at 1000 Driving Park Avenue is deemed structurally unsafe and should be demolished. I performed an on-site inspection of the structure on September 18, 2009 and noted severe damage from a fire in which the roof collapsed in one-half of the building in addition to other structural issues including unstable masonry bearing walls. The building is unsafe for use and occupancy in my professional opinion.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.



Darren A. Brooks, P.E.
Structural Engineer

DAB

cc: File

Y:\ROCHESTER, CITY\209288 PHOTECH\REPORTS\STRUCT\LTR.2009.09.28.LETTER OF CONDEMNATION 1000 DRIVING PARK AVE BUILDING 13.DOC

Engineering
Architecture
Environmental
Planning

LABELLA
Associates, P.C.

300 State Street, Suite 201, Rochester, NY 14614

Phone 585.454.6110
Fax 585.454.3066
www.labellapc.com

September 28, 2009

City of Rochester
City Hall Room 307A | 30 Church Street
Rochester, NY 14614-1290

Re: Environmental Cleanup of 1000 Driving Park Avenue
LaBella Project No. 209288

Dear Sir or Madam:

The Carpenter's Shed located at 1000 Driving Park Avenue is deemed structurally unsafe and should be demolished. I performed an on-site inspection of the structure on September 18, 2009 and noted severe deterioration to the roof and wall elements. The roof appears to be unstable and the structure should not be entered. The building is unsafe for use and occupancy in my professional opinion.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.

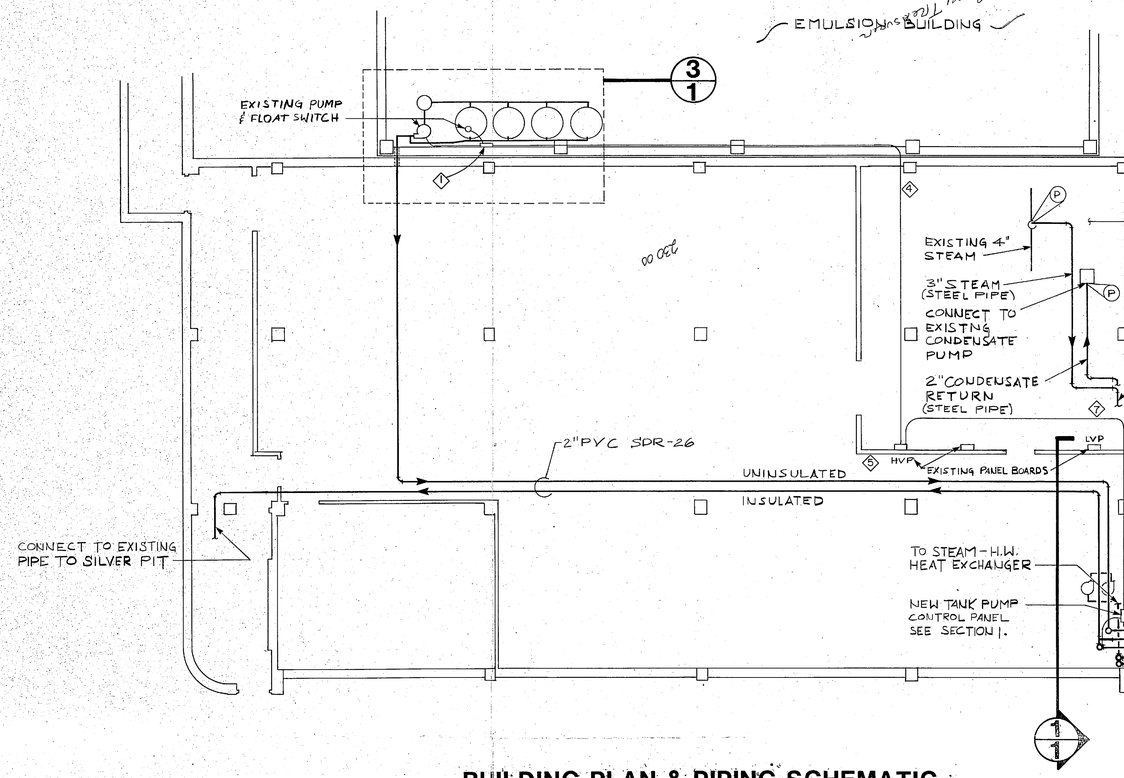
Darren A. Brooks, P.E.
Structural Engineer

DAB

cc: File

Y:\ROCHESTER, CITY\209288 PHOTECH\REPORTS\STRUCT\LTR.2009.09.28.LETTER OF CONDEMNATION 1000 DRIVING PARK AVE CARPENTERS SHED.DOC

EMULSION BUILDING



BUILDING PLAN & PIPING SCHEMATIC

SCALE: 1/8"=1'-0"

SECTION

SCALE 1/4"=1'-0" 1

VIEW

NOT TO SCALE 3

NOTES

1. REMOVE EXISTING PUMP, PUMP CONTROLLER, AND FLOAT SWITCH TO BE TURNED OVER TO OWNER. REMOVE CONDUCTORS BACK TO CIRCUIT BREAKER PANELBOARD SOURCE. CONDUIT TO BE REUSED. LOCATE NEW PUMP CONTROLLER AT THIS LOCATION.
2. FINAL CONNECTIONS TO MCTOR TO BE LIQUID TIGHT FLEX CONDUIT.
3. EXTERIOR CONDUIT TO BE HEAVY WALL RIGIL STEEL CONDUIT.
4. INTERIOR CONDUIT TO BE THIN WALL, E.M.T.
5. REMOVE EXISTING CIRCUIT BREAKER FEEDING PUMP AND REPLACE WITH A 20 AMP 3 POLE CIRCUIT BREAKER. TO MATCH EXISTING PANEL. PROVIDE TWO NEW 20 AMP, 3 POLE BREAKERS FOR CIRC. PUMPS AND TANK PUMPS.
6. CIRCULATING PUMP SEQUENCER - CONNECT LOAD RELAY OUTPUT HWP-1 AND HWP-2 TO COMBINATION MAGNETIC STARTERS AND DIFFERENTIAL PRESSURE CONTROL TO TERMINALS 3, 4 AND 5 AS PER MANUFACTURERS WIRING DIAGRAM.
7. PROVIDE NEW 20A SINGLE POLE CIRCUIT BREAKER TO MATCH EXISTING PANEL. LABEL ALL NEW CIRCUITS ON PANEL DIRECTORY.
8. SEE HEATING WATER PIPING SCHEMATIC FOR PIPING ARRANGEMENT AND ACCESSORIES. SUPPORT HWP-1, HWP-2 AND HEAT EXCHANGER FROM WALL OR STEEL SUPPORT EXPANSION TAN FROM STEEL.

MATERIAL

- MC — COMBINATION MAGNETIC STARTER - SQUARE D CLASS 8539 SIZE 1 TYPE SCG-42 WITH NEMA 1 ENCLOSURE.
- ☐ — CIRCULATING PUMP SEQUENCER - JOHNSON CONTROLS S-7300-3 WITH AUXILIARY PENN P74FA-5 SPDT PRESSURE DIFFERENTIAL SWITCH.
- S — DISCONNECT SWITCH - SQUARE D 2510 TYPE FG-1.
- WP — WEATHERPROOF DISCONNECT SWITCH SQUARE D TYPE HU361RB.
- ⧖ — BALL VALVES - WHITEY "60" SERIES BALL VALVES
- ⧄ — CHECK VALVE - LUNKENHEIMER CHEGK VALVE NO. 416 HORIZONTAL, NO. 940 VERTICAL
- P — PRESSURE GAUGE - SPAN INSTRUMENTS LIQUID FILLED 0 - 60 PSI

B/D Dwg. # | Comps. Dwg. #

Sheet #

CITY OF ROCHESTER
DEPT. OF COMMUNITY DEVELOPMENT

7-15-87
Date

ACCEPTED: for 12,000 gallon tank only
for Vasudha K. Gupta
Commissioner of Community Development

This ACCEPTANCE, does not relieve the agent, applicant, architect, builder, engineer, or owner from complying with any of the provisions of the Building Code, Chapter 39, whether stated, implied, or omitted in these plans and specifications.

A.T. MAURO CO., INC
94 Humboldt Street
Rochester, N.Y. 14609

PRINTED
APR 27 1987

HEATING WATER PIPING SCHEMATIC

NOT TO SCALE

PHOTECH 10001 DRIVING PARK AVE

NO.	REVISIONS	BY	DATE

LOZIER INCORPORATED 1925

A CORPORATION REGISTERED FOR THE PRACTICE OF PROFESSIONAL ENGINEERING AND LAND SURVEYING IN THE STATE OF NEW YORK IN ACCORDANCE WITH SECTION 7209 OF THE EDUCATION LAW

BY Timothy Sechler DATE 4/27/87

WARNING — For Engineering & Surveying Drawings: It is a violation of Art. 145, Sect. 7209 of the New York State Education Law for any person unless acting under the direction of a Licenced Professional Engineer or Land Surveyor to alter this drawing. If altered, such PE or LS shall affix his seal, signature, the date, the notation "altered by" and a specific description of the alteration.

SILVER RECOVERY EQUALIZATION TANK

LOZIER ARCHITECTS/ENGINEERS

DESIGNED W.C. III	FIELD BOOKS NONE	SCALE AS NOTED	
DRAWN B.D.R.			
CHECKED T.C.R.		SHEET No. 1	
PROJECT No. 1699e01W	FILE No. 28609		

New York State Department of Labor
David A. Paterson, *Governor*
M. Patricia Smith, *Commissioner*

November 23, 2009

Labella Associates, P.C.
300 State St.
Rochester NY 14614

Received By
LaBella Associates, P.C.
NOV 30 2009
Client:
Proj.#:

RE: File No. 09-0911

Dear Sir/Madam:

STATE OF NEW YORK
DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH

The attached is a copy of Decision, dated, 11/12/2009, which I have compared with the original filed in this office and which I DO HEREBY CERTIFY to be a correct transcript of the text of the said original.

If you are aggrieved by this decision you may appeal within 60 days from its issuance to the Industrial Board of Appeals as provided by Section 101 of the Labor Law. Your appeal should be addressed to the Industrial Board of Appeals, Empire State Plaza, Agency Building 2, 20th Floor, Albany, New York, 12223 as prescribed by its Rules and Procedure, a copy of which may be obtained upon request.

WITNESS my hand and the seal of the NYS Department of Labor, at the City of Albany, this 23rd day of November, Two thousand nine

Christopher Alonge, P.E.
Associate Safety and Health Engineer
Engineering Services Unit

PD

Phone: (518) 457-1536 Fax: (518) 457-1301
W. Averell Harriman State Office Campus, Bldg. 12, Room 154, Albany, NY 12240
www.labor.state.ny.us

STATE OF NEW YORK
DEPARTMENT OF LABOR
STATE OFFICE BUILDING CAMPUS
ALBANY, NEW YORK 12240-0100

Variance Petition

of

LaBella Associates, P.C.
Petitioner's Agent on Behalf of

City of Rochester
Petitioner

in re

Premises: Former Photech Imaging Systems Site
1000 Driving Park Avenue
Rochester, NY

Interior and Exterior Friable and Non Friable ACM and Debris Removals

File No. 09-0911

DECISION

Cases 1-6

ICR 56

The Petitioner, pursuant to Section 30 of the Labor Law, having filed Petition No. 09-0911 on September 30, 2009 with the Commissioner of Labor for a variance from the provisions of Industrial Code Rule 56 as hereinafter cited on the grounds that there are practical difficulties or unnecessary hardship in carrying out the provisions of said Rule; and the Commissioner of Labor having reviewed the submission of the petitioner dated September 21, 2009 and additional information received on October 14, 2009 and on November 12, 2009; and

Upon considering the merits of the alleged practical difficulties or unnecessary hardship and upon the record herein, the Commissioner of Labor does hereby take the following actions:

Case No. 1	ICR 56-7.5 (b) **Denied**
Case No. 2	ICR 56-7.10 (c)
Case No. 3	ICR 56-7.11(b, e)

Case No. 4	ICR 56-9.1(f)
Case No. 5	ICR 56-9.2 (d)(1) **Denied**
Case No. 6	ICR 56-11.2(f)

VARIANCE GRANTED. The Petitioner's proposal for removal of ACM and ACM debris in quantities as listed in the petitioner's proposal at the subject premises in accordance with the attached 38-page stamped copy of the Petitioner's submittal is accepted; subject to the Conditions noted below:

THE CONDITIONS

1. As written with modifications noted.

Interior Debris Cleanup and Friable/Non Friable Removals

2. Once the regulated abatement work area is occupied by the abatement contractor, the asbestos project begins and PPE shall be worn at all times even during Preparation.

3. A personal decontamination enclosure system that complies with Subpart 56-7.5 shall be utilized. A waste decontamination enclosure system that fully complies with Subpart 56-7.5 shall be utilized. These enclosure systems **must be attached (contiguous)** to the crawlspace/basement regulated abatement work area and shall be removed only after satisfactory clearance air monitoring results have been achieved for the regulated abatement work area.

4. The regulated abatement work area floors, walls, ceilings, fixtures, and movable and fixed objects contaminated with asbestos debris shall be cleaned as part of this abatement project.

5. **Prior to removal of ACM debris, installation of critical barriers as per ICR 56-7.11 (a) and establishment of negative air as per ICR 56-7.8 shall be completed. All visible accumulations of ACM in the area of the critical barriers shall be cleaned as per ICR 56-7.10 (c)(1) prior to installation of the barriers.**

6. Two-layer six-mil fire retardant plastic sheeting may be used as critical barriers/isolation barriers in lieu of temporary hardwall barriers normally required as per ICR 56-7.11(b). These plastic sheeting isolation barriers shall be adequately supported for the duration of the asbestos project. All critical barriers and isolation barriers shall remain in place until receipt of satisfactory clearance air results for the regulated abatement work area.

7. A minimum of 8 air changes per hour must be observed once the negative air has been established. A minimum four-hour pre-abatement settling period as per 56-8.2(b) shall elapse once the negative air has been established.

8. Removals and cleanup shall include all visible asbestos or suspect asbestos debris.

9. One layer of 6-mil fire retardant plastic sheeting shall be used as a dropcloth below ACM removal locations. The dropcloth may be limited to beneath the immediate removal locations and the surrounding ten (10) feet.

10. Encapsulation of any asbestos removal surfaces **shall not** be performed, until satisfactory clearance air sample results have been obtained.

11. The contractor shall observe, at a minimum, eight-hour waiting (settling/drying) periods.

12. When relief is granted to not plasticize or when a tent/enclosure unit is used, one thorough cleaning as described in ICR 56-9.1(e) and one settling, waiting period shall suffice, except when an air test fails.

13. After a minimum waiting/drying period has elapsed, the Project Monitor shall determine if the area is dry and free of visible asbestos debris as per 56-9.1(d1). If the area is determined to be acceptable, the Project Monitor may authorize clearance air sampling to be performed.

14. After abatement of the asbestos and asbestos debris, all plastic sheeting and tape will be treated as contaminated material and properly disposed of asbestos waste at the end of the project.

Exterior Friable ACM Debris Removal/Cleanup

15. All provisions of Section 56-11.2(f) "Corrective actions for incidental disturbance of ACM" shall be followed for the removal and cleanup of the friable pipe insulation. The generated ACM waste shall be disposed of as RACM.

16. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

In addition to the conditions required by the above specific variances, the Petitioner shall also comply with the following general conditions:

GENERAL CONDITIONS

1. A copy of this DECISION and the Petitioner's proposals shall be conspicuously displayed at the entrance to the personal decontamination enclosure.

2. This DECISION shall apply only to the removal of asbestos-containing materials from the aforementioned areas of the subject premises.

3. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule 56-1 through 56-12.

4. The NYS Department of Labor Engineering Service Unit retains full authority to interpret this variance for compliance herewith and for compliance with Labor Law Article 30. Any deviation to the conditions leading to this variance shall render this variance Null and Void pursuant to 12NYCRR 56-12.2. Any questions regarding the conditions supporting the need for this variance and/or regarding compliance hereto must be directed to the Engineering Services Unit for clarification.

5. This DECISION shall terminate on November 30, 2010.

Date: November 12, 2009

M. PATRICIA SMITH
COMMISSIONER OF LABOR

By

for Christopher G. Alonge, P.E.
Associate Safety and Health Engineer

PREPARED BY: Paul Demick
Safety & Health Inspector

REVIEWED BY: Christopher G. Alonge, P.E.
Associate Safety and Health Engineer

09 0911

Petitioner : City of Rochester
Petitioner's Agent: LaBella Associates, P.C.
Description of Premises:
Former Photech Imaging Systems
1000 Driving Park Avenue, Rochester, NY

ATTACHMENT A
Work Area Description

The Photech Imaging Systems Site is an abandoned industrial facility formerly used for the production and processing of photographic film and paper. The facility has been abandoned since the mid 1970's and is decrepit. Roofing and drainage has failed in many areas, with water infiltration following every significant rainfall and snow melt; resulting in significant water damage. This facility is located within an area of the city zoned as industrial. Based on observations made during recent site visits, there is little if any pedestrian traffic in the area. The property borders have been secured with a six foot high chain link fence with a lockable gate.

Prior to the completion of the fencing operations described above, the facility had been vandalized and looted by trespassers. The looting operations have removed most of all valuable metals from site, leaving little more than some bare and insulated steel and iron pipe and HVAC duct work. Limited machine framing and storage rack remain. The looting/vandalism activities have resulted in the scattering of friable asbestos-containing pipe insulation on floors and intermixed within remaining building debris in many areas. Remaining building debris primarily consists of office furniture, laboratory cabinets, files, and ceiling tiles, etc. Most of the ceiling tiles have become wet, and have fallen to the floor. In some isolated areas around the outside of the building both friable ACM (i.e. pipe insulation) and non-friable ACM (i.e. roofing, Transite) have been indentified.

The site has undergone several episodes of environmental testing and assessment over the years as issues of foreclosure and sale have been initiated. The City of Rochester obtained the property as a result of unpaid taxes and foreclosure, and is preparing the site for building demolition/Brownfield site development.

Extensive asbestos inspection and testing has also been completed by a variety of parties over the years to identify the in-place asbestos-containing materials (ACMs) as well as asbestos contaminated debris in advance of stalled attempts to abate and demolish this facility. This variance is sought to provide a safe and cost effective method for the cleanup and removal of asbestos-containing materials from the facility prior to demolition. Cost management is an important consideration for the City of Rochester as they proceed with the safe demolition of this eyesore and potentially hazardous facility.

It is the City of Rochester's intention to provide an equivalent level of protection for removal workers and the public while permitting the proper removal of the asbestos materials in a cost effective manner. The proposed procedures will not expose removal workers or the general public to asbestos fibers and represents a reasonable approach for the careful controlled removal of the asbestos-containing materials.

Signed: _____

Date: 9/21/09

09 0911

Petitioner : City of Rochester
Petitioner's Agent: LaBella Associates, P.C.

Description of Premises:
Former Photech Imaging Systems
1000 Driving Park Avenue
Rochester, NY

ATTACHMENT B
ICR 56 Relief Sought

This variance is based on two similar variances granted to other petitioners; Files 07-0045 and 09-0810.

Relief from the following Sections of ICR 56 Regulations are requested for the removal of ACM:

56-7.5 (b & e)	Attached Personal and Waste Decontamination Systems
~~56-9.1 (b, c & f)~~	Final Cleaning Procedures Use ICR56-9.1(e) relief not needed from 9.1(b,c,&f)
56-9.2 (d)(1)	Aggressive Sampling
56-7.10 (c)	Pre-cleaning
56-7.11 (b)(2)	Critical Barrier Sheathing
56-7.11 (e)	Floor, Wall & Ceiling Plasticizing

It is requested that this variance, if granted, remain in effect until December 30, 2011.

Signed: Thomas J. Fish

Date: 9/21/09

09 0911

Petitioner : City of Rochester
Petitioner's Agent: LaBella Associates, P.C.

Description of Premises:
Former Photech Imaging Systems
1000 Driving Park Avenue
Rochester, NY

ATTACHMENT C
Hardship Description

Relief from the above referenced sections of ICR 56 is requested due to the following hardships:

The Photech complex is a large abandoned industrial facility. The logistics of constructing attached personal/waste decontamination units to the various asbestos abatement work areas would present practical difficulties, unnecessary hardships, increase project duration, as well as increasing the overall cost of the project.

The facility has been abandoned for over 30 years and suffers from failed roofing, broken windows, broken doors, damaged walls, etc. Extensive water infiltration occurs with every rain fall. General building debris is wide spread, and includes scattered friable pipe insulation. Much of the interior building surfaces will require cleaning and much of the debris will need to be handled as contaminated with friable asbestos. These conditions and requirements make it infeasible to pre-clean prior to containment and infeasible to plasticize ceiling, walls and floor. The facility has no active fire detection or suppression system, the presence of wood sheathing presents a serious fire safety risk in an otherwise unoccupied facility.

The poor and decrepit condition of the facility, the wide extent of abatement required and the pending demolition of the facility make it improbable that satisfactory clearance air samples can be obtained when using aggressive air sampling.

The City of Rochester is under pressure from the community to remove this eyesore and hazard, and to restore the site to a condition suitable for development, but is under financial pressure to provide suitable funding.

Signed: _____

Date: 9/21/09

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Petitioner : City of Rochester
Petitioner's Agent: LaBella Associates, P.C.

Description of Premises:
Former Photech Imaging Systems
1000 Driving Park Avenue
Rochester, NY

ATTACHMENT D
Proposed Abatement Method

The petitioner is proposing to utilize the work practices and procedures provided below, and additionally perform work in accordance with applicable provisions of Industrial Code Rule 56, with the exception of those stated in Attachment B. These procedures are as follows:

1. Removal and handling of the asbestos-containing materials (ACM) and asbestos contaminated materials shall be performed in accordance with all other applicable provisions of ICR 56. All abatement activities shall be conducted under the daily supervision of a currently NYSDOL certified Asbestos Project Monitor.

2. The Site is currently surrounded and secured by six foot chain link fence, thereby deterring access by unauthorized persons. During the course of this project the fencing will be monitored and maintained to prevent unauthorized access. Only certified workers will be allowed within regulated work areas.

3. ~~One~~ or more large project remote personal/waste decontamination unit shall be located within a ~~short distance of~~ access points to regulated work areas. Airlocks, as per 56-7.5 ~~(d)(3) will be~~ used ~~at the work entrances and the~~ decon unit. Multiple access points to ~~separate~~ work areas will be ~~necessary. The use of not-attached pre-constructed portable~~ decon units, in lieu of the costly ~~manual construction of several, poorer quality attached~~ decons will provide the best worker and ~~waste~~ decontamination ~~equipment~~ and methods. ~~Work is likely~~ to continue into the colder ~~months making the heating~~ of attached decons a costly requirement. ~~The~~ site is vacant and ~~secure, non-certified~~ persons shall not be allowed access to the Designated Pathway ~~between the regulated~~ work area and the decon unit.

*See Variance conditions 10/12/09

4. Critical barriers will be installed where required and the work area shall be put under negative pressure, with 8 air changes per hour. All visible accumulations of ACM and debris in the areas where critical barriers are to be installed shall be cleaned as per 56-7.10 (c)(1) prior to the installation of the barriers. Critical barriers will be constructed either inside or outside of the building depending upon safe access, quality of barrier seal and maintenance considerations.

5. All remaining debris shall be removed prior to abatement of in-place ACM. Debris contaminated with friable ACM shall be handled and disposed of as friable asbestos waste; wetted with amended water and properly containerized.

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ATTACHMENT D
continued

6. Prior to removing pipe insulation, fittings and other friable ACM, six mil polyethylene drop cloth shall be placed on the floor within 10 feet of all abatement activities, shall be sealed to the floor and will remain in place until receipt of clearance criteria for that work area. ACM shall be adequately wetted, removed and immediately containerized.

7. Since full plasticization is not required, one thorough cleaning as per 56-9.1 (e) and one settling/waiting period shall be completed, unless clearance air sampling is unsatisfactory; then a re-cleaning of the area and another settling/waiting period is required. Regulated work area floors, walls, ceilings and fixed objects shall be cleaned as part of this abatement project.

8. Negative air pressure shall be continuous until receipt of final air clearance criteria for that work area.

9. The settling/waiting period shall be a minimum of 12 hours.

10. Upon completion of the settling/waiting period and prior to clearance air sampling, a satisfactory visual inspection shall be completed by the asbestos supervisor and the Project Monitor. The visual inspection shall be completed as per the requirements of 56-9.1 (d)(1).

11. ~~Non~~-aggressive clearance air sampling methods shall be completed in the work areas, with the number and location of air samples as per 56-9.2 (d). 10/11/09 *See Variance conditions pg 11/12/09

12. After satisfactory clearance air sampling results are obtained, the regulated work area may be dismantled.

13. Each of the areas of ACM debris located outside of the building shall be cordoned off with asbestos caution barrier tape at a minimum distance of 25 feet in all directions from the debris. Each such area shall be considered a regulated asbestos abatement area. Each area shall have an attached airlock to be used as the only means of access to each work area. Prior to entering each work area through the airlock, workers shall don two protective suits. Clean-up of each debris area shall be in accordance with all other applicable provisions of Code Rule 56. When leaving the work areas, workers shall remove the outer suit within the airlock and don a clean suit before proceeding directly to the remote personal decontamination unit.

Signed: Thomas J. Fish

Date: 9/21/09

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