Periodic Review Report

110 Luther Avenue BCP Site (#C734118)
March 17, 2023 to March 17, 2024 Reporting Period

Syracuse Label Company Inc.

July 22, 2024

→ The Power of Commitment

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Executive Summary

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.2 and the assumptions and qualifications contained throughout the Report.

The 110 Luther Avenue Brownfield Cleanup Program (BCP) Site (BCP Site #C734118) consists of approximately 1.40 acres of land located at 110 Luther Avenue, Town of Salina, Onondaga County, NY. The Site owner is Box Capital, LLC (Box Capital) and the Site Remedial Party is Syracuse Label Company, Inc. (Syracuse Label). The Site groundwater was historically found to be contaminated with volatile organic compounds (VOCs), primarily tetrachloroethene (PCE) and its degradation byproducts, trichloroethene (TCE), cis-1,2-dichloroethene (DCE) and vinyl chloride (VC). The Site was remediated to commercial use cleanup standards and received a Certificate of Completion (COC) from the New York State Department of Environmental Conservation (NYSDEC) on December 22, 2011. The COC was transferred to Box Capital on April 8, 2019.

The Site is currently in the site management stage in accordance with the Site Management Plan (SMP, S&W Redevelopment of NA, LLC, August 2011, Revised November 2011; Revised February 2017, May 2019, and October 2020 by GHD Consulting Services Inc.). The SMP requires the maintenance and monitoring of Site institutional controls (ICs) and engineering controls (ECs) and annual submittal of a Periodic Review Report (PRR).

The ICs and ECs for the Site remain in place and effective for protecting human health and the environment. Groundwater monitoring has been completed in accordance with the SMP on a semi-annual basis. Based on the groundwater monitoring data, concentrations of target compounds in groundwater have shown a notable decrease over time as a result of the remedial actions and corrective measures performed at the Site. The groundwater analytical data indicates that groundwater standards for the contaminants of concern have been achieved for a majority of the monitoring locations.

The soil cover EC remains in place and continues to effectively mitigate potential exposure to remaining contamination via direct contact with subsurface soils. During this PRR certification period, there were no reported activities at the Site that penetrated the soil cover. The sub-slab depressurization system (SSDS) EC is inspected monthly by Syracuse Label personnel. The SSDS was operating as intended for this PRR's certification period.

The ICs for the Site include: (1) the designated use of the property for commercial or industrial uses only; (2) confirmation that the ownership of the adjacent property located at 116 Luther Avenue remains unchanged from previous uses and ownership; and (3) the prohibition of groundwater use at the Site. Syracuse Label sold the Site to Box Capital, who leases a portion of the Site building to an electrical supply company for their commercial purposes, with the remaining portion of the building that was previously leased to UniFirst for their commercial operations now vacant. The ownership of the adjacent property located at 116 Luther Avenue remains unchanged as evidenced by information obtained from the Onondaga County Real Property Tax Services website records. The groundwater use prohibition remains in place and groundwater is not used for any purpose at the Site.

Groundwater monitoring frequency is conducted semi-annually at the remaining Site groundwater monitoring wells: MW-1, MW-7, MW-8, MW-10, and MW-18 (off-Site). Groundwater samples are analyzed for chlorinated VOCs only, in accordance with the current NYSDEC-approved revised SMP (GHD Consulting Services Inc., October 2020).

No maintenance issues were identified during the March 14, 2024, Site inspection conducted for this PRR. Based on a review of the groundwater data and the overall condition of the Site, it is recommended that groundwater monitoring be reduced to annual for the five remaining Site monitoring wells (MW-1, MW-7, MW-8, MW-10, and MW-18), inspection of the SSDS be reduced to quarterly with annual inspection by a qualified environmental professional, and submission of future PRRs be completed on a three-year schedule.

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1. Introduction

1.1 Purpose of this Report

This Periodic Review Report (PRR) is being submitted on behalf of Syracuse Label Company, Inc. (Syracuse Label), the Remedial Party, for the 110 Luther Avenue Brownfield Cleanup Program (BCP) Site (BCP Site No. C734118) located at 110 Luther Avenue, Town of Salina, Onondaga County, NY (Figure 1). The purpose of the PRR and attached documentation is to document that institutional controls (ICs) and engineering controls (ECs), as described in the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) including subsequent revisions, and the Environmental Easement, are in place and functioning as intended in accordance with 6NYCRR Part 375-3. The following elements are included in this report:

1. A complete description of all ICs and ECs employed at the Site.
2. An evaluation of the plans developed for implementation of the ECs and ICs regarding the continued effectiveness of any ICs and/or ECs required by the decision document for the Site.
3. A certification prepared by a professional engineer or qualified environmental professional stating that the ICs and/or ECs employed at the Site during the period are:
    - Unchanged from the previous certification, unless approved by the Department, consistent with the current NYSDEC-approved SMP.
    - In place and effective.
    - Performing as designed, and that there has been no occurrence that would: (1) impair the ability of the controls to protect public health and the environment, or (2) constitute a violation or failure to comply with any operation and maintenance plan for such controls.
4. The Institutional and Engineering Controls Certification Form as issued by the Department has been completed and included as Appendix A.
5. Data tables and figures depicting results of semi-annual groundwater monitoring activities conducted on the Site.

1.2 Scope and Limitations

This report has been prepared by GHD for Syracuse Label Company Inc. and the NYSDEC and may only be used and relied on by Syracuse Label Company Inc. and the NYSDEC for the purpose agreed between GHD and Syracuse Label Company Inc. and the NYSDEC as set out in this report.

GHD otherwise disclaims responsibility to any person other than Syracuse Label Company Inc. and the NYSDEC arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions, and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions, and any recommendations in this report are based on assumptions made by GHD throughout this report. GHD disclaims liability arising from any of the assumptions being incorrect.

The opinions, conclusions, and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the Site may be different from the Site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular Site conditions, such as the location of buildings, services, and vegetation. As a result, not all relevant Site features and conditions may have been identified in this report.

Site conditions (including the presence of hazardous substances and/or Site contamination) may change after the date of this Report. GHD does not accept responsibility arising from, or in connection with, any change to the Site conditions. GHD is also not responsible for updating this report if the Site conditions change.

GHD has prepared this report on the basis of information provided by Syracuse Label Company Inc. and the NYSDEC and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site Overview

The Site is located in the Town of Salina, Onondaga County, NY and is identified as Block 12 and Lots 04.1, 05.0, 06.1, 08.0, and 09.0 on the Onondaga County Tax Map (Tax Map No. 85-12). The Site consists of approximately 1.40 acres of land bound by Albion Avenue to the northwest; Knapp Street to the northeast; Luther Avenue and a parcel operated by Brannock Device Company, Inc. to the southeast; and an unpaved parking area operated by Bush Electronics to the southwest (see Figure 2).

The Site is currently developed with a two-story building that was historically used for Syracuse Label's office space, light manufacturing, and warehouse operations. The property was transferred from Syracuse Label to Box Capital in April 2019; and the COC was subsequently transferred on April 8, 2019. Currently, the property and building are owned by Box Capital, LLC who leases a portion of the building to Green Mountain Electrical Supply for their commercial lighting supply and warehouse operations. A portion of the building formerly leased to UniFirst for their commercial operations is now vacant. The portion of the Site not occupied by the building consists of paved parking and delivery areas, with minor grass-covered landscaping areas.

The Remedial Investigation (RI) conducted under Brownfield Cleanup Agreement (BCA) Index #B7-0811-09-08 between December 2009 and November 2010 characterized the nature and extent of contamination at the Site. The results of the RI, as reported in the RI Report (S&W Redevelopment of North America, LLC [SWRNA], January 2011, Revised June 2011) determined that groundwater contamination consisting of chlorinated volatile organic solvents (primarily tetrachloroethene, trichloroethene, and their degradation products) existed in a discrete area in the eastern/central portion of the Site (Figure 3).

A Remedial Action Work Plan (RAWP) was prepared by SWRNA (June 2011, Revised September 2011) which:

1. Identified the remedial goals and remedial action objectives.
2. Discussed the remedy selection.
3. Summarized remedial action pilot test findings.
4. Summarized the sub-slab communication testing findings.
5. Outlined the remedial design for the proposed remedial approach.

The proposed remedial approach was to remediate the Site to a Track 4 Restricted Use by meeting the Commercial Use Soil Cleanup Objectives (SCOs). This approach included implementation of a groundwater remedy and engineering/institutional controls. The groundwater remedy included in-situ chemical reduction (ISCR), which consisted of injection of approximately 11,100 lbs. of a granular carbon and zero valent iron powder mixed into a slurry with potable water and approximately 12 liters of a bacterial consortium (Dehalococcoides). The groundwater remedy was completed in a discrete area of the Site between February 2011 (pilot test) and July 2011 (full scale). The ECs consist of maintaining the soil cover system and installing a sub-slab depressurization system (SSDS) in the existing on-site building. The ICs include a Site groundwater use restriction, a Site use restriction

limiting the use to commercial or industrial uses, and a requirement to maintain the current SSDS and install a SSDS in any future buildings constructed on the Site.

An Environmental Easement (EE) for the Site was filed with the Onondaga County Clerk's Office on October 21, 2011. A Site Management Plan, which outlines Site restrictions and requirements of future maintenance and monitoring, was completed in November 2011, revised in February 2017, and approved by the NYSDEC and New York State Department of Health (NYSDOH). A Certificate of Completion (COC) allowing for commercial or industrial uses of the Site was received from the NYSDEC on December 22, 2011.

Based on a review of quarterly groundwater monitoring results compiled after the issuance of the COC and discussions with the NYSDEC, Syracuse Label implemented corrective measures to address the elevated concentrations of degradation byproducts identified in samples taken from specific Site groundwater monitoring wells. Corrective measure activities were implemented in accordance with the *December 2012 Groundwater Monitoring Results and Corrective Measures Injection Work Plan* letter report (GHD Consulting Engineers, LLC, April 2013), which was submitted to and approved by the NYSDEC. The corrective measures included ISCR, which consisted of injection of a total of approximately 25,500 lbs. of a granular carbon and zero valent iron powder mixed into a slurry with potable water and a total of approximately 58.5 liters of a concentrated bacterial consortium (Dehalococcoides). The corrective measures were completed in four discrete areas of the Site between December 8, 2012 and February 2, 2014. Groundwater monitoring data collected since implementation of corrective measures indicate that these activities have been effective at further reducing the concentrations of target compounds in Site groundwater, and the ongoing groundwater monitoring further evaluates the effectiveness of the corrective measures. Implementation procedures and findings of the supplemental injections were reported in a separate Construction Completion Report (GHD, March 2015).

The reader of this PRR may refer to previous reports for more detail, as needed. These reports include:

- *Remedial Action Work Plan,* Brownfield Cleanup Program, 110 Luther Avenue Brownfield Site, 110 Luther Avenue, Liverpool, Onondaga County, New York, S&W Redevelopment of North America, LLC, June 2011, Revised: September 2011.
- *Final Engineering Report,* 110 Luther Avenue Site, Onondaga County, New York, NYSDEC Site Number: C734118, S&W Redevelopment of North America, LLC, September 2011, Revised: November 2011.
- *December 2012 Groundwater Monitoring Results and Corrective Measures Injection Work Plan,* 110 Luther Avenue BCP Site, Liverpool, New York, NYSDEC BCP Site #C734118, GHD Consulting Engineers, LLC, April 1, 2013.
- *Construction Completion Report,* 110 Luther Avenue BCP Site (Site #C734118), GHD Consulting Services Inc., March 2015.
- *3rd and 4th Quarter 2015 Off-Site Soil Vapor Sampling Results,* 110 Luther Avenue BCP Site, GHD Consulting Services Inc., February 10, 2016.
- *Off-Site Soil Vapor Well Sampling,* 110 Luther Avenue BCP Site, GHD Consulting Services Inc., August 23, 2016.
- *Monitoring Well Decommissioning – 110 Luther Avenue BCP Site,* GHD Consulting Services Inc., March 7, 2017.
- *2019 Monitoring Well Decommissioning,* GHD Consulting Services Inc., April 26, 2019.
- *Monitoring Well Decommissioning Request 2020,* GHD Consulting Services Inc., July 29, 2020.
- *2020 Monitoring Well Decommissioning,* GHD Consulting Services Inc., October 2, 2020.
- *Site Management Plan,* Revised by: GHD Consulting Services Inc., October 2020.
- *Periodic Review Report – 110 Luther Avenue BCP Site (BCP Site #C734118), March 17, 2022 to March 17, 2023 Reporting Period,* GHD Consulting Services Inc., April 2023.
- *Spring 2023 Groundwater Monitoring Results,* GHD Consulting Services Inc., July 11, 2023.
- *Request for Reduction in Monitoring/Reporting Requirements, 110 Luther Avenue BCLP Site (Site #C734118), September 15, 2023.*
- *Fall 2023 Groundwater Monitoring Results,* GHD Consulting Services Inc., January 16, 2024.

3. Institutional and Engineering Controls

Based on identified historical groundwater contamination, potential soil vapor contamination, and the Site's past and present use, ICs and ECs are utilized at the Site to limit exposure risks. An annual Site inspection was completed on March 14, 2024 (Appendix C) to observe the condition of the ICs and ECs. The ICs and ECs and their status at the time of the Site inspection are described below.

3.1 Institutional Controls

The ICs for this Site are outlined in the NYSDEC-approved SMP, and include the following:

1. An EE filed with the Onondaga County Clerk's Office.
2. A restriction on the use of groundwater underlying the Site without treatment, rendering it safe for its intended purpose and prior written approval from the NYSDEC and NYSDOH.
3. An Excavation Work Plan providing guidance for future excavations conducted on Site.
4. A use restriction limiting future Site use to commercial or industrial without prior approval of the NYSDEC.
5. Monitoring for ownership changes of the adjacent property: 116 Luther Avenue - Tax Identification 085.-12-10.0.

3.1.1 Environmental Easement

The EE was filed with the Onondaga County Clerk's Office and remains unchanged.

3.1.2 Groundwater

Groundwater is not being used at the Site for any purposes.

3.1.3 Excavations

No excavation of soil has occurred on Site during this certification period.

3.1.4 Site Use

The Site use and ownership has changed since issuance of the COC by the NYSDEC on December 22, 2011. Syracuse Label prepared a 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership form and submitted it to the NYSDEC on November 8, 2018. Receipt was acknowledged by NYSDEC on February 13, 2019. Syracuse Label transferred the property to the new owner, Box Capital during April 2019. The COC was transferred to Box Capital on April 8, 2019.

The Site is currently used by Green Mountain Electrical Supply (leased from Box Capital) for commercial purposes, in accordance with the current NYSDEC-approved SMP. UniFirst previously occupied (leased from Box Capital) the southeast portion of the Site building (Figure 2) but has since vacated that portion of the building.

3.1.5 Ownership of Adjacent Property

Based on information obtained from the Onondaga County Real Property Tax Services website on April 5, 2024 (Appendix B), the adjacent property (116 Luther Ave, Syracuse, NY) located to the south of Syracuse Label has been owned by Salvatore A. Leonardi, Jr. since 1995. Based on field observations of the building signage during the annual Site inspection, the property continues to be operated as Brannock Device Company, Inc.

3.2 Engineering Controls

The ECs for the Site are outlined in the NYSDEC-approved SMP and are discussed in greater detail below.

3.2.1 Sub-Slab Depressurization System

An SSDS was installed in the existing Site building in July 2011 by Radon Home Services, Inc., a certified radon mitigation contractor. The SSDS is a high vacuum system utilizing 14 suction points positioned at locations throughout the building (Figure 4) and 2 blower fans mounted on the roof of the building. The system is designed to operate continuously to create a negative pressure differential between the sub-slab and the indoor building atmosphere in order to mitigate potential soil vapor intrusion issues. The extracted soil vapor is vented from the blower fan exhaust to the atmosphere.

System inspection forms were completed monthly by Syracuse Label personnel during this certification period (Appendix C). GHD personnel also completed a system inspection form during the annual PRR certification Site inspection, performed on March 14, 2024 (Appendix C). As indicated on the inspection forms, the system was operating as intended during this PRR's certification period. Syracuse Label addressed GHD's recommendations from the 2022/2023 reporting period to:

– install protective bollards at SSDS suction risers S-8 and S-14,
– remount the S-12 manometer to the riser, and
– clean the scuppers on the roof to prevent water from ponding at the fan 2 area roof penetrations.

No recommendations were noted for the 2023/2024 reporting period. Further information can be found on the Institutional and Engineering Controls Certification Form (Appendix A) and in the SSDS Inspection Checklists and documentation included in Appendix C.

3.2.2 Soil Cover Engineering Control

Direct contact with soil/fill at the Site is mitigated by a soil cover system in place at the Site. This soil cover system is comprised of existing asphalt pavement, existing concrete building slabs, and grassed areas. The general layout of the soil cover system is depicted in Figure 5. Additional information can be found on the Institutional and Engineering Controls Certification Form (Appendix A).

During GHD's Site visit on March 14, 2024, those interior areas that could be observed (i.e., accessible portions of the building slab) appeared to be intact and functioning as intended. Landscaped areas near the southern driveway from Luther Avenue and the southwest corner of the Site showed no evidence of rutting or other damage.

There was no reported removal or breach of the soil cover system during this PRR's certification period.

Additional information can be found on the Institutional and Engineering Controls Certification Form (Appendix A) and in the Inspection Checklists and documentation included in Appendix C.

4. Operations and Monitoring

During this PRR certification period, the current NYSDEC-approved SMP required semi-annual groundwater monitoring and reporting of the five remaining Site groundwater monitoring wells (MW-1, MW-7, MW-8, MW-10, and MW-18 [off-Site]) to demonstrate groundwater remedy effectiveness and the overall reduction in contamination levels at the Site. The groundwater monitoring events occurred on May 31, 2023 and November 10, 2023. No additional monitoring was required or occurred during this PRR certification period.

Groundwater monitoring well purge water collected during monitoring events is containerized and staged on Site. The containerized water is characterized by Syracuse Label and disposed of off-Site once containers are full. Monitoring well purge water disposal did not occur during this PRR certification period since the drum is only approximately half full.

The groundwater monitoring events were completed in accordance with the current NYSDEC-approved SMP (Figure 3 and Tables 1 and 2). The laboratory sample results obtained during this PRR certification period were transmitted to the NYSDEC and NYSDOH on:

– June 19, 2023 (spring 2023 monitoring)
– December 12, 2023 (fall 2023 monitoring)

Groundwater analytical results for each semi-annual monitoring event were uploaded into the NYSDEC EQuIS Database, approved by the EQuIS Team, and are ready for use (Appendix D).

4.1 Groundwater Monitoring Results

Based on the data, concentrations of target compounds in groundwater have shown decreases over time as a result of the remedial action and corrective measures. The most current groundwater analytical results (November 2023 monitoring event) indicate concentrations for PCE, TCE, and trans-DCE (Table 2 and Appendix E) for all groundwater samples to be either non-detect (ND) at the laboratory method detection limit or below the respective groundwater regulatory standards. MW-7 and MW-10 also had ND concentrations of degradation byproducts cis-DCE and VC, while MW-8 had detections of these compounds below the respective groundwater regulatory standards. The samples taken from MW-1 and MW-18, identified concentrations of the degradation byproducts VC above groundwater standards at both locations, and cis-DCE present in the sample from MW-1 exceeding the groundwater standard, as shown in the following summary tables.

MW-1		
Target Compounds	Baseline Concentrations (February 2010)	Most Recent Concentration (November 2023)
PCE	60 µg/L	1.2 µg/L
TCE	39 µg/L	1.6 µg/L
cis-DCE	150 µg/L	21 µg/L
trans-DCE	0.91 µg/L	ND
VC	33 µg/L	33 µg/L

MW-7		
Target Compounds	Baseline Concentrations (February 2010)	Most Recent Concentration (November 2023)
PCE	27,000 µg/L	ND
TCE	4,300 µg/L	ND
cis-DCE	2,600 µg/L	ND
trans-DCE	ND	ND
VC	260 µg/L	ND

MW-8		
Target Compounds	Baseline Concentrations (February 2010)	Most Recent Concentration (November 2023)
PCE	3,900 µg/L	ND
TCE	860 µg/L	ND
cis-DCE	2,500 µg/L	1.0 µg/L
trans-DCE	ND	ND
VC	250 µg/L	1.9 µg/L

MW-10		
Target Compounds	Baseline Concentrations (September 2011)	Most Recent Concentration (November 2023)
PCE	ND	ND
TCE	ND	ND
cis-DCE	93 µg/L	ND
trans-DCE	ND	ND
VC	13 µg/L	ND

MW-18		
Target Compounds	Baseline Concentrations (October 2010)	Most Recent Concentration (November 2023)
PCE	ND	ND
TCE	ND	ND
cis-DCE	ND	ND
trans-DCE	ND	ND
VC	2.7 µg/L	54 µg/L

The concentrations of PCE and TCE detected in samples taken from the Site monitoring wells continue to generally be non-detect, with the exception of sporadic detections at relatively low concentrations below groundwater standards in samples taken from MW-1. Concentrations of cis-DCE and VC showed a decrease in most wells sampled following initial increases after the implementation of the pre-COC groundwater remedy (Table 2). The previously observed increases were expected as a result of the sequential degradation resulting from groundwater remediation efforts, which degraded PCE and TCE to cis-DCE and VC. The concentrations of cis-DCE and VC in samples taken from MW-1, MW-7, MW-8, and MW-10 have generally shown a decreasing trend following implementation of the corrective measures as these compounds undergo further degradation (Table 2 and Appendix E).

The concentrations of cis-DCE and VC in samples taken from off-Site well MW-18 had indicated an increasing trend with some fluctuations since remedial actions and corrective measures were performed on-Site, with the concentrations observed during the May 2022 monitoring event being the highest detected to date (12,000 µg/L and 11,000 µg/L, respectively); however, significant reductions in concentration were observed for these compounds during the subsequent events with cis-DCE being non-detect for the last three monitoring events and VC showing a decreasing trend. Concentrations of cis-DCE and VC during the November 2023 monitoring event are the lowest observed since 2012 and 2018, respectively. Elevated concentrations of cis-DCE and VC detected during the May 2022 monitoring event in the sample from MW-18 had not historically been observed at similar levels in samples from on-Site monitoring wells (MW-1, MW-7, MW-8, and MW-10) since at least 2013.

As known to the Department, significant construction activities have been conducted and were recently completed by third parties in the vicinity of MW-18, under NYSDEC Brownfield Agreement C734152. Recent restoration of the impermeable surface in the area near MW-18 after its removal for an extended period of time is noted, as is the commonality of constituents detected at the UniFirst site. It is likely that the increases observed in the samples taken from MW-18 were attributable to those activities. The significant reductions since the completion of construction would further support this position.

Based on the groundwater data received to date, the qualitative exposure assessment assumptions regarding on-Site and off-Site contamination have not changed and are still valid.

5. Data Discussion

5.1 VOC Trends

Data since the end of the post-injection monitoring period in November 2017 was plotted to display groundwater quality trends that have been present during recent monitoring events (Appendix E). Each well has two plots which show PCE, TCE, cis-DCE, and trans-DCE compared to their respective 5 µg/L criteria and VC compared to the respective 2 µg/L criteria. Open symbols on the plots indicate non-detect concentrations. The following discussion outlines the trends which have been observed in Site monitoring wells throughout the record of historical monitoring.

MW-1 has shown continual improvement in groundwater quality since the last round of ISCR injections. Only the breakdown products cis-DCE and VC still exceed their respective groundwater criteria but have shown marked improvement since the last injection event and demonstrate strong downward trends as shown on the plots in Appendix E.

With the exception of anomalous detections for cis-DCE and VC in spring 2020, all analytical results for chlorinated VOCs at MW-7 have been non-detect during the semi-annual monitoring events following the last ISCR injection event, as shown on the plots in Appendix E.

MW-8 has shown continued improvement in groundwater quality since the last round of ISCR injections. Only breakdown products cis-DCE and VC exceeded their respective groundwater criteria since the last injection event but have shown marked improvement and are trending downward. While seasonal fluctuations are observed, cis-DCE and VC have exhibited a strong decreasing trend since 2017. Both cis-DCE and VC were below their respective groundwater criteria in November 2023.

Since November 2017, only VC in MW-10 was detected at concentrations slightly above groundwater criteria on two occasions, but overall VC exhibits a downward trend and has been below the 2 µg/L groundwater criteria for the last six events. All other chlorinated VOCs are below the respective 5 µg/L groundwater criteria and are generally non-detect.

MW-18, located off Site, has previously been influenced by off-Site construction activities, which were completed in 2022. Only breakdown products cis-DCE and VC have been detected since November 2017 as shown on Table 2. All other chlorinated VOCs are non-detect. Since May 2022 and following the end of construction activities (including backfilling of open excavations and paving), concentrations of cis-DCE and VC have dropped by orders of magnitude. VC concentrations above laboratory reporting limits in the December 2022 and the May and November 2023 groundwater samples are the only detected exceedances of groundwater criteria for those events. While MW-18 was initially installed adjacent to occupied buildings, the recent Site work on the UniFirst property has resulted in demolition of these structures, with the area being developed as an access drive, thereby eliminating potential receptors in the vicinity of the well.

5.2 Groundwater Flow

Groundwater flow and elevations from the most recent monitoring event (November 2023) are shown on Figure 3. While available data points are generally limited, flow is generally in an east-southeast direction from the Site toward Luther Avenue and is consistent with historical observations made during the investigation phase of remediation when the full monitoring well network was in place. From south to north, monitoring wells MW-1, MW-8, MW-7, and MW-10 form the point of compliance for monitoring of the Site, with MW-18 being located further downgradient, off-Site, and adjacent to BCP Site #C734152.

6. Recommendations

The Site groundwater monitoring data continues to indicate that the ISCR remedy and subsequent corrective measures were effective at degrading contaminants of concern.

Based on the groundwater monitoring data, Syracuse Label is requesting NYSDEC's approval of the following:

6.1 Periodic Review Report Frequency Modifications

The improvement in the groundwater concentrations of the VOCs of interest to the point that they have become either relatively stable at low concentrations or non-detect at the Site, demonstrates the effectiveness of the remedial actions taken since 2010. The presence of the SSDS further provides exposure protection from any potential vapors within the building on Site. Based on the historical trends in groundwater monitoring results, the engineering controls in place, and the stable nature of Site development, it is requested that the annual Periodic Review Report frequency be reduced to every three (3) years.

6.2 Groundwater Monitoring Modifications

Concentrations of PCE, TCE, and trans-DCE continue to be non-detect in all wells, with the exception of sporadic low-level detections at concentrations below groundwater standards in samples taken from MW-1. Only cis-DCE and VC have been regularly detected at wells MW-1, MW-8, and MW-18, but concentrations have generally shown downward trends since November 2017 and are expected to continue to improve with time. MW-18 is located downgradient and off Site.

Based on the observed trends in groundwater quality at the Site, it is requested that the semi-annual groundwater monitoring be reduced to annual, with sampling to occur in the second quarter of each year. This is supported by:

– PCE, TCE, and trans-DCE have been predominantly non-detect during recent monitoring events, meeting the criterion that the point of compliance be non-detect or static at low levels.
– cis-DCE and VC have been maintained at generally low levels compared to baseline concentrations taken in February 2010, and have shown downward trends since November 2017, further demonstrating the progress of the Site's remediation, and are expected to continue to improve with time.
– With groundwater flow being to the east-southeast, monitoring wells MW-1, MW-7, MW-8, and MW-10 form the point of compliance for the Site.
– Increases in cis-DCE and VC concentrations at off-site monitoring well MW-18 coincided with construction activities at the property east of Luther Avenue and the associated BCP site (Site #C734152) and have dropped dramatically since construction was completed and the site surface was restored. Furthermore, the construction activities on Site #C734152 included removal of the structure adjacent to MW-18 thereby eliminating a potential receptor.

This request is also made under the knowledge that there is no foreseeable change in the Site configuration or its use for commercial/industrial business due to the Environmental Easement placed on the property, that the area is and will continue to be serviced by a municipal water supply system, and with the knowledge that engineering

controls (an SSDS and soil cover) are present on Site, and will continue to be maintained to reduce the potential for exposure within the building and outside on the Site.

Groundwater monitoring analytical reports, along with tables and figures displaying the applicable data will be submitted to the NYSDEC and NYSDOH within 30 days of the receipt of the analytical reports. Groundwater monitoring will continue until groundwater quality from all Site wells is consistently below the applicable groundwater standards. The frequency of monitoring will be reevaluated after the second quarter 2026 monitoring event.

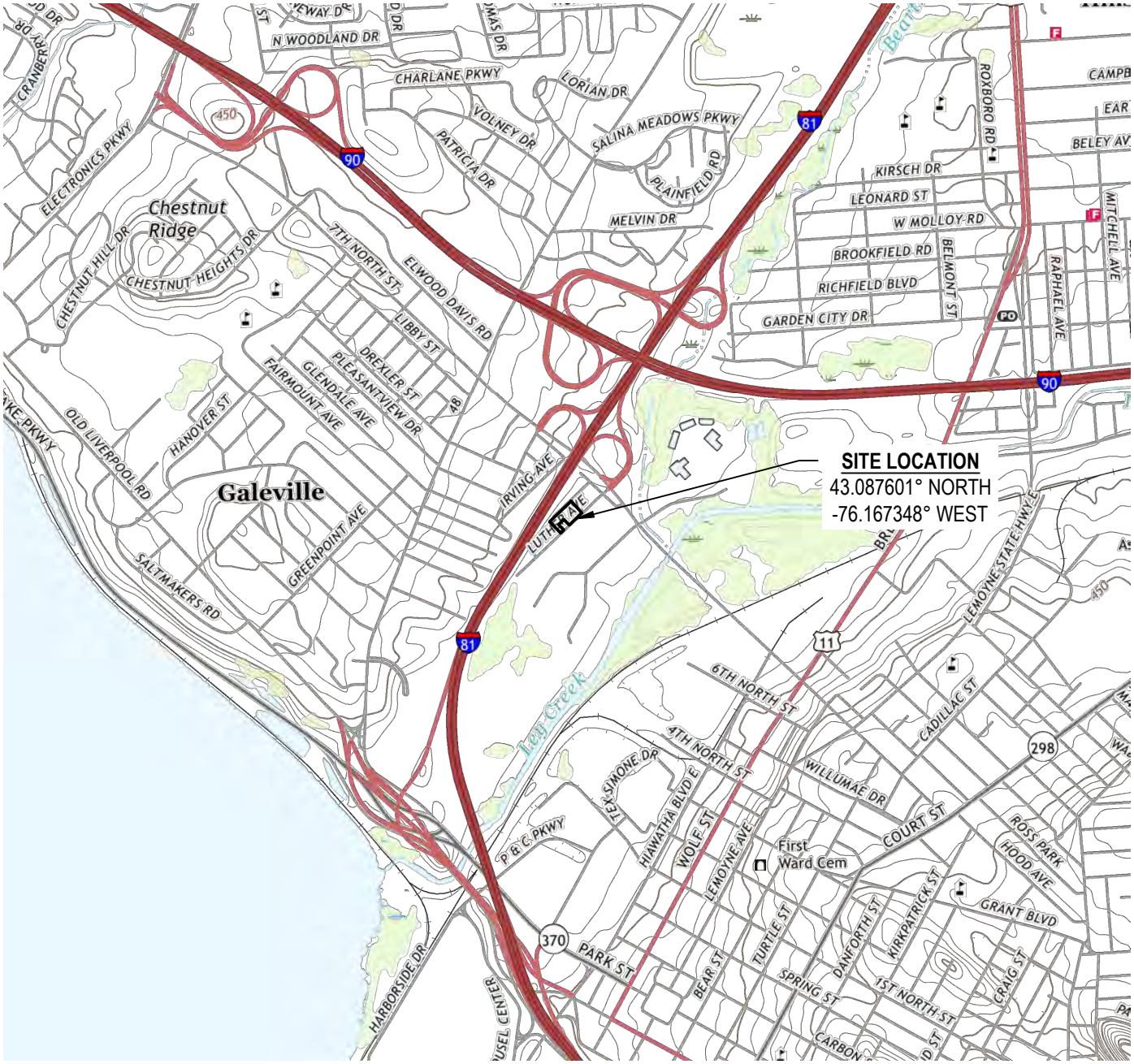
6.3 Sub-Slab Depressurization System Maintenance Modifications

The SSDS has a reliable maintenance record, having had no issues during the March 2024 PRR certification period. Based on the historical maintenance record demonstrating reliability of the system, it is requested that inspections of the SSDS be conducted on a quarterly basis by Syracuse Label personnel, with inspection summaries submitted to GHD quarterly as well. Syracuse Label will continue to maintain the SSDS going forward and will provide summaries of any necessary maintenance as part of future PRRs. Annual inspection of the system by GHD personnel (qualified environmental professional) will continue with results of the quarterly inspections completed by Syracuse Label and the annual inspections completed by GHD submitted to NYSDEC and NYSDOH annually and reported as part of the three-year PRR. In addition, any deficiencies observed with the system during either a quarterly or annual inspection will be reported to NYSDEC and NYSDOH within 7 days of the inspection.

6.4 Site Management Plan Revisions

If the above modifications to the Site monitoring network and frequency of on-going monitoring are acceptable to NYSDEC and NYSDOH, the SMP for the Site will be revised to document the modifications. The revised copy of the SMP will be submitted to NYSDEC and NYSDOH for review and approval.

Figures



Contour Interval: 10 Feet

Map Taken From: USGS 7.5 Minute Series
Topographic Quadrangle;
Syracuse West, NY (2019)
(U.S. Geological Survey)

QUADRANGLE LOCATION

N

0 1000 2000 3000 4000'

SCALE 1"=2000' AT ORIGINAL SIZE

SYRACUSE LABEL COMPANY, INC.
PERIODIC REVIEW REPORT FOR BCP SITE #C734118
MARCH 17, 2023 TO MARCH 17, 2024

Project No. **11222535**
Date **03.2024**

SITE LOCATION MAP

FIGURE 1

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\11222535\Digital_Design\Figures\11222535-RPT04-FIG01-Site_Location.dwg
Plot Date: 15 March 2024 12:11 PM

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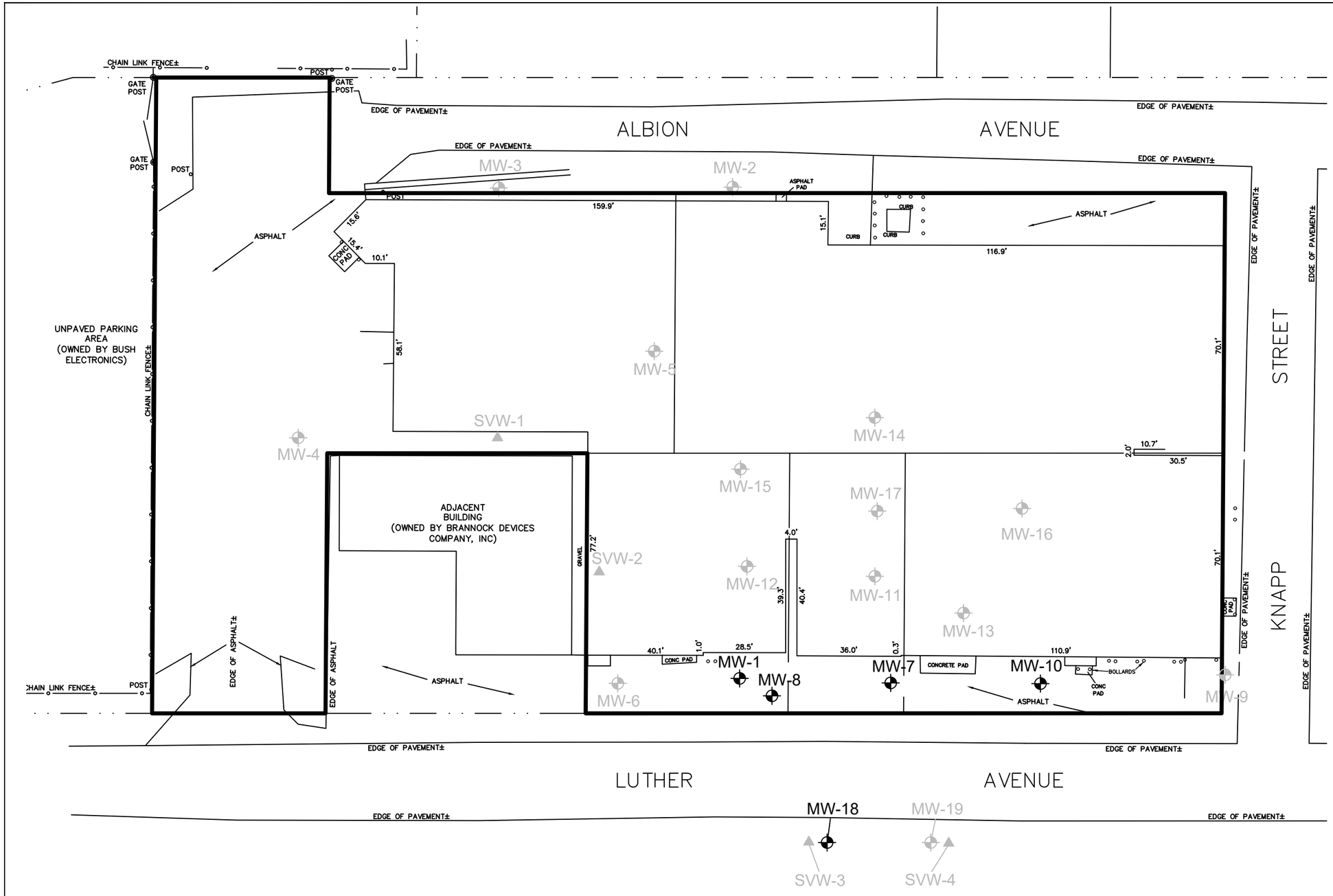

LEGEND:

- MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID
- MW-2 — GROUNDWATER MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016, MARCH 2019, OR SEPTEMBER 2020 (SURVEYED)
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016 OR SEPTEMBER 2020 (SURVEYED)
- BCP SITE BOUNDARY (APPROXIMATE)
- PROPERTY BOUNDARY (APPROXIMATE)

NOTES:
1. GROUNDWATER MONITORING WELLS CURRENTLY SAMPLED SEMI-ANNUALLY FOR POINT OF COMPLIANCE MONITORING FOR CHLORINATED VOCs OF CONCERN INCLUDE MW-1, MW-7, MW-8, MW-10, AND MW-18.

NOTES:
1. SITE FEATURES BASED ON SITE SURVEY BY IANUZI & ROMANS, P.C. MARCH 2010 AND NOVEMBER 2010.

N

0 18 36 54 72'

SCALE 1"=36' AT ORIGINAL SIZE

GHD

SYRACUSE LABEL COMPANY, INC.
PERIODIC REVIEW REPORT FOR BCP SITE #C734118
MARCH 17, 2023 TO MARCH 17, 2024

SITE LAYOUT

Project No. **11222535**
Date **03.2024**

FIGURE 2

Data Source

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\11222535\Digital_Design\Figures\11222535-RPT04-FIG02-Site_Layout.dwg
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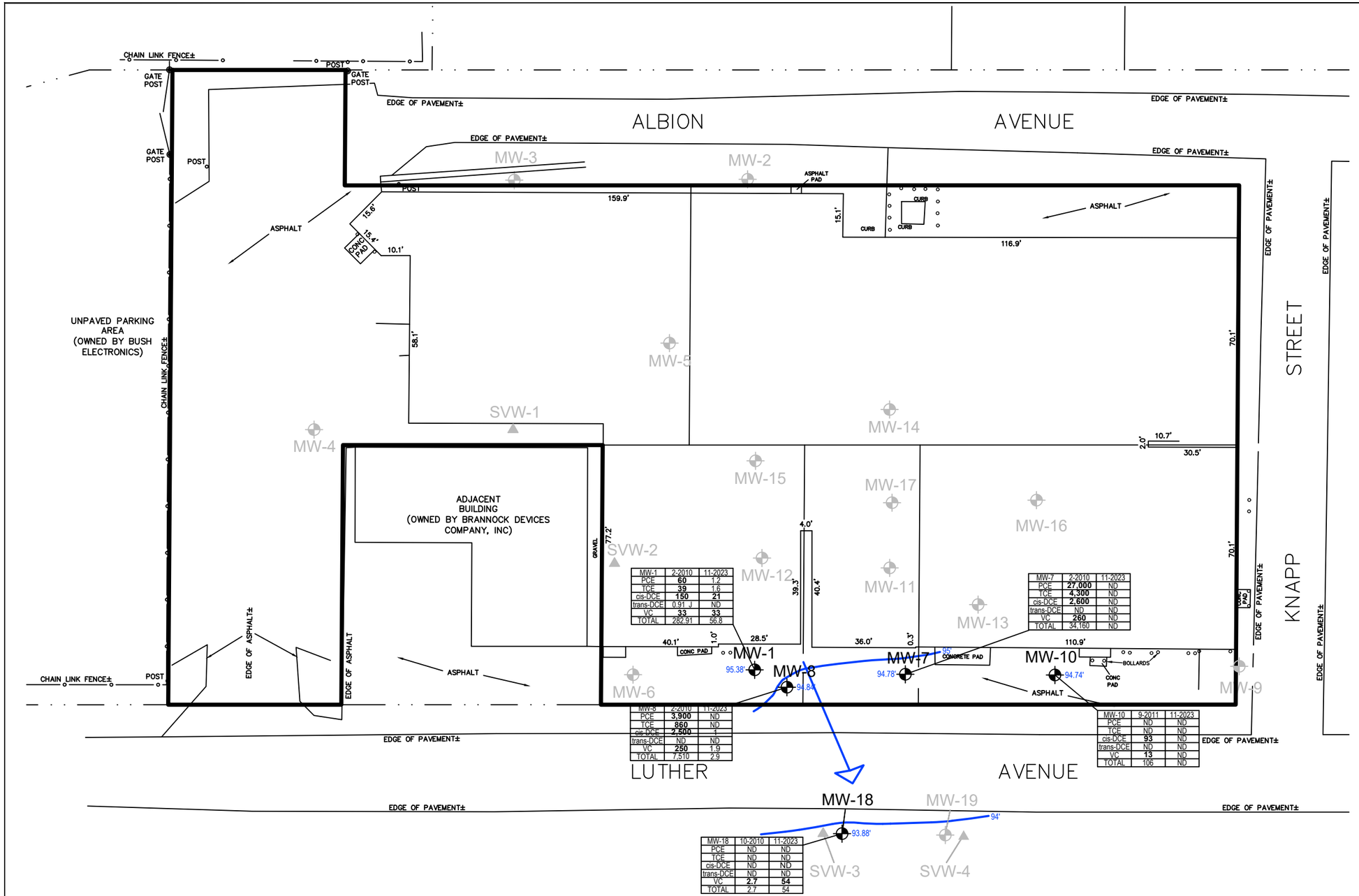

LEGEND:

- MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID
- MW-2 — GROUNDWATER MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016, MARCH 2019, OR SEPTEMBER 2020 (SURVEYED)
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016 OR SEPTEMBER 2020 (SURVEYED)
- BCP SITE BOUNDARY (APPROXIMATE)
- PROPERTY BOUNDARY (APPROXIMATE)
- 94.83' — GROUNDWATER ELEVATION (NOVEMBER 2023)

WELL ID	DATE OF SAMPLING
ANALYTE	CONCENTRATION (ug/L)

- 94' — APPROXIMATE GROUNDWATER FLOW DIRECTION AND ELEVATION CONTOURS (NOVEMBER 2023)

NOTES:
1. DATA TABLES:
   - Baseline data is from either the remedial investigation (February 2010 and October 2010) or the remedial action pilot test baseline event (February 2011).
   - Most recent data is from the fall 2023 event (November 2023).
   - PCE - Tetrachloroethene
   - TCE - Trichloroethene
   - cis-DCE - cis-1,2-Dichloroethene
   - trans-DCE - trans-1,2-Dichloroethene
   - VC - Vinyl Chloride
   - TOTAL - Total of PCE, TCE, cis-DCE, trans-DCE, and VC
   - ND - Not Detected
   - Bold results indicate an exceedance of applicable groundwater standard
2. REFER TO DATA TABLES IN PERIODIC REVIEW REPORT FOR COMPLETE SUMMARY OF GROUNDWATER SAMPLING RESULTS
3. GROUNDWATER ELEVATIONS AND CONTOURS BASED ON NOVEMBER 2023 MEASUREMENTS, WHICH IS THE LAST TIME ALL SITE MONITORING WELLS WERE MEASURED.
4. GROUNDWATER MONITORING WELLS CURRENTLY SAMPLED SEMI-ANNUALLY FOR POINT OF COMPLIANCE MONITORING FOR CHLORINATED VOCs OF CONCERN INCLUDE MW-1, MW-7, MW-8, MW-10, AND MW-18.

NOTES:
1. SITE FEATURES BASED ON SITE SURVEY BY IANUZI & ROMANS, P.C. MARCH 2010 AND NOVEMBER 2010.

N

0 18 36 54 72'

SCALE 1"=36' AT ORIGINAL SIZE

GHD

SYRACUSE LABEL COMPANY, INC.
PERIODIC REVIEW REPORT FOR BCP SITE #C734118
MARCH 17, 2023 TO MARCH 17, 2024

GROUNDWATER MONITORING RESULTS AND ELEVATIONS

Project No. **11222535**
Date **04.2024**

FIGURE 3

Data Source

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\11222535\Digital_Design\Figures\11222535-RPT04-FIG03-GW_Results.dwg
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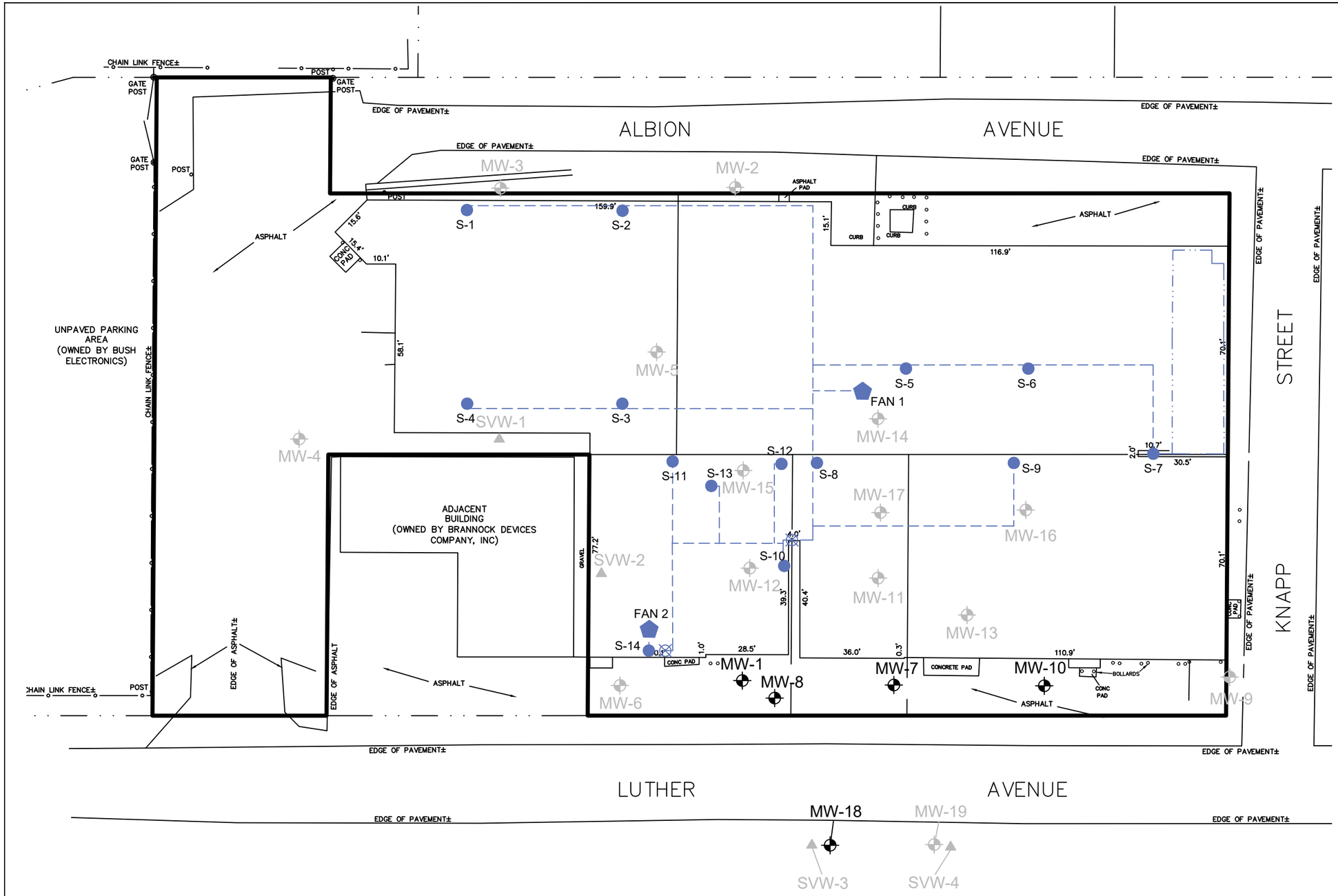

LEGEND:

- MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID
- MW-2 — GROUNDWATER MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016, MARCH 2019. OR SEPTEMBER 2020 (SURVEYED)
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016 OR SEPTEMBER 2020 (SURVEYED)
- BCP SITE BOUNDARY (APPROXIMATE)
- PROPERTY BOUNDARY (APPROXIMATE)
- SSDS SUCTION POINT RISER LOCATION AND ID (14 LOCATIONS - APPROXIMATE)
- SSDS FAN LOCATION (2 LOCATIONS - APPROXIMATE)
- SSDS CONDENSATE CLEANOUT LOCATION (2 LOCATIONS - APPROXIMATE)
- SSDS SUCTION PIPE RUN (APPROXIMATE)
- SSDS SUB-SLAB PIPING (APPROXIMATE)

NOTE:
ALL SSDS LOCATIONS ARE APPROXIMATE BASED ON FIELD OBSERVATIONS AND ARE NOT SURVEYED.

NOTES:
1. SITE FEATURES BASED ON SITE SURVEY BY IANUZI & ROMANS, P.C. MARCH 2010 AND NOVEMBER 2010.

N

0 18 36 54 72'

SCALE 1"=36' AT ORIGINAL SIZE

GHD

SYRACUSE LABEL COMPANY, INC.
PERIODIC REVIEW REPORT FOR BCP SITE #C734118
MARCH 17, 2023 TO MARCH 17, 2024

SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT

Project No. **11222535**
Date **03.2024**

FIGURE 4

Data Source

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\11222535\Digital_Design\Figures\11222535-RPT04-FIG04-SSDS_Layout.dwg
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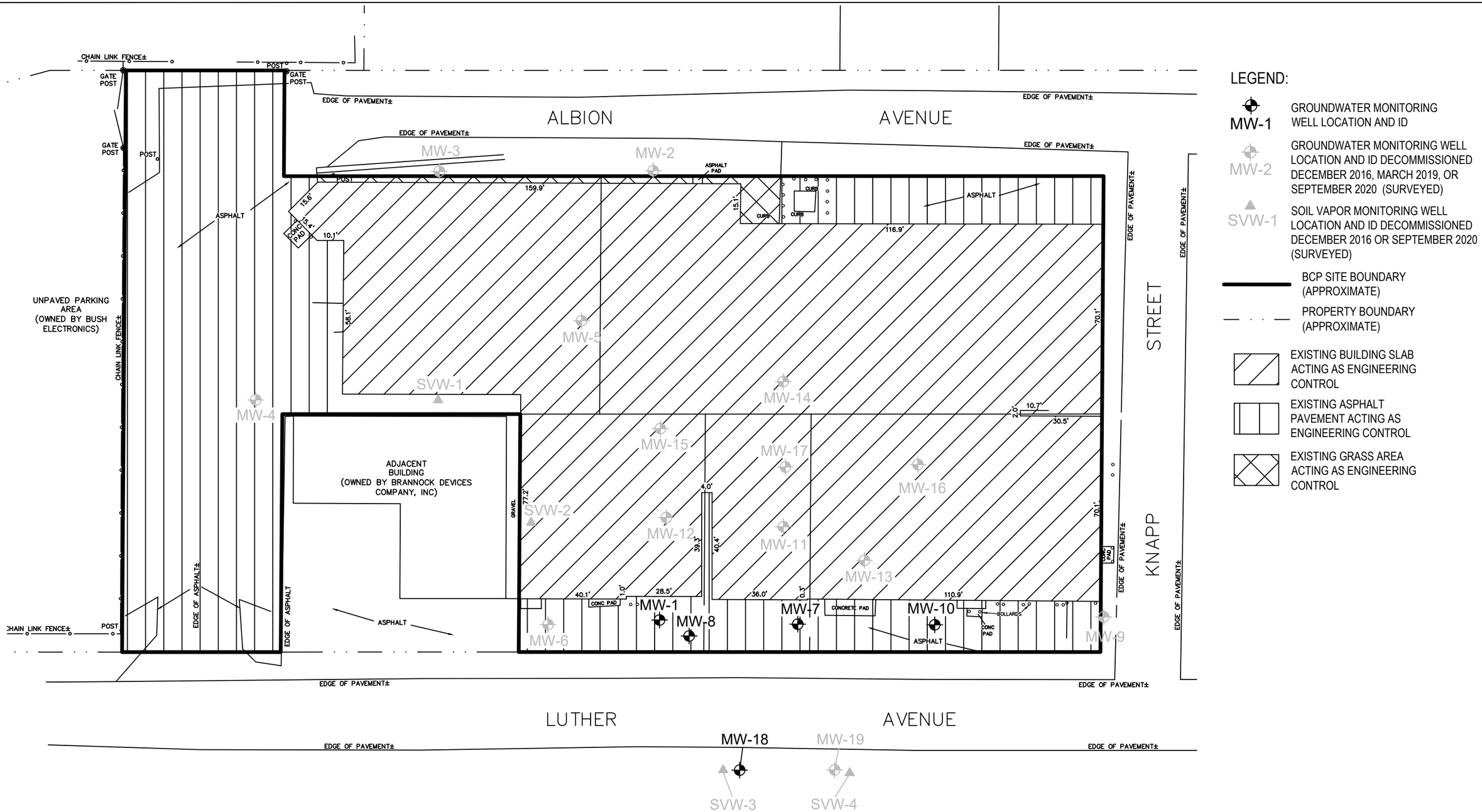

LEGEND:

- MW-1 — GROUNDWATER MONITORING WELL LOCATION AND ID
- MW-2 — GROUNDWATER MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016, MARCH 2019, OR SEPTEMBER 2020 (SURVEYED)
- SVW-1 — SOIL VAPOR MONITORING WELL LOCATION AND ID DECOMMISSIONED DECEMBER 2016 OR SEPTEMBER 2020 (SURVEYED)
- BCP SITE BOUNDARY (APPROXIMATE)
- PROPERTY BOUNDARY (APPROXIMATE)
- EXISTING BUILDING SLAB ACTING AS ENGINEERING CONTROL
- EXISTING ASPHALT PAVEMENT ACTING AS ENGINEERING CONTROL
- EXISTING GRASS AREA ACTING AS ENGINEERING CONTROL

NOTES:
1. SITE FEATURES BASED ON SITE SURVEY BY IANUZI & ROMANS, P.C. MARCH 2010 AND NOVEMBER 2010.

N

0 18 36 54 72'

SCALE 1"=36' AT ORIGINAL SIZE

GHD

SYRACUSE LABEL COMPANY, INC.
PERIODIC REVIEW REPORT FOR BCP SITE #C734118
MARCH 17, 2023 TO MARCH 17, 2024

SOIL COVER ENGINEERING CONTROLS

Project No. **11222535**
Date **03.2023**

FIGURE 5

Data Source

Filename: \\ghdnet\ghd\US\Cazenovia\Projects\564\11222535\Digital_Design\Figures\11222535-RPT04-FIG05-Soil_Cover_EC.dwg
Plot Date: 15 March 2024 12:37 PM

Tables

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
MW-1	9/22/2011	Top of PVC	97.75	2.10	11.11	95.65	0.36
MW-1	3/29/2012	Top of PVC	97.75	2.32	11.11	95.43	0.35
MW-1	12/20/2012	Top of PVC	97.75	2.41	11.11	95.34	0.35
MW-1	3/28/2013	Top of PVC	97.75	2.45	11.11	95.30	0.35
MW-1	12/18/2013	Top of PVC	97.75	2.55	11.11	95.20	0.34
MW-1	6/18/2014	Top of PVC	97.75	2.31	11.20	95.44	0.36
MW-1	6/24/2015	Top of PVC	97.75	2.01	11.20	95.74	0.37
MW-1	9/28/2015	Top of PVC	97.75	2.35	11.20	95.40	0.35
MW-1	7/6/2016	Top of PVC	97.75	2.65	11.25	95.10	0.34
MW-1	9/22/2016	Top of PVC	97.75	1.66	11.25	96.09	0.38
MW-1	5/31/2017	Top of PVC	97.75	1.64	11.48	96.11	0.39
MW-1	11/29/2017	Top of PVC	97.75	1.55	11.50	96.20	0.40
MW-1	5/31/2018	Top of PVC	97.75	1.75	11.45	96.00	0.39
MW-1	12/18/2018	Top of PVC	97.75	1.70	11.48	96.05	0.39
MW-1	3/8/2019	Top of PVC	97.75	1.62	11.48	96.13	0.39
MW-1	11/25/2019	Top of PVC	97.75	2.66	11.30	95.09	0.35
MW-1	5/29/2020	Top of PVC	97.75	2.23	11.42	95.52	0.37
MW-1	11/19/2020	Top of PVC	97.75	2.24	11.38	95.51	0.37
MW-1	5/20/2021	Top of PVC	97.75	1.91	11.38	95.84	0.38
MW-1	11/19/2021	Top of PVC	97.75	2.13	11.43	95.62	0.37
MW-1	5/31/2022	Top of PVC	97.75	2.11	11.42	95.64	--
MW-1	12/1/2022	Top of PVC	97.75	2.29	11.42	95.46	0.50
MW-1	5/31/2023	Top of PVC	97.75	2.32	11.38	95.43	0.36
MW-1	11/10/2023	Top of PVC	97.75	2.37	11.42	95.38	0.50

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
MW-7	6/23/2011	Top of PVC	97.28	2.73	15.80	94.55	2.09
MW-7	8/30/2011	Top of PVC	97.28	2.31	15.71	94.97	2.14
MW-7	9/22/2011	Top of PVC	97.28	3.35	15.71	93.93	1.98
MW-7	3/29/2012	Top of PVC	97.28	3.04	15.79	94.24	2.04
MW-7	6/28/2012	Top of PVC	97.28	2.95	15.79	94.33	2.05
MW-7	9/13/2012	Top of PVC	97.28	4.89	15.79	92.39	1.74
MW-7	12/21/2012	Top of PVC	97.28	2.92	15.79	94.36	2.06
MW-7	3/28/2013	Top of PVC	97.28	3.35	16.29	93.93	2.07
MW-7	6/27/2013	Top of PVC	97.28	2.17	15.36	95.11	2.11
MW-7	9/26/2013	Top of PVC	97.28	7.11	15.36	90.17	1.32
MW-7	12/18/2013	Top of PVC	97.28	8.00	15.36	89.28	1.18
MW-7	3/26/2014	Top of PVC	97.28	2.83	15.36	94.45	2.00
MW-7	6/18/2014	Top of PVC	97.28	7.81	15.36	89.47	1.21
MW-7	9/29/2014	Top of PVC	97.28	5.85	16.45	91.43	1.70
MW-7	12/29/2014	Top of PVC	97.28	4.37	16.40	92.91	1.92
MW-7	3/30/2015	Top of PVC	97.28	1.85	16.45	95.43	2.34
MW-7	6/24/2015	Top of PVC	97.28	2.51	16.39	94.77	2.22
MW-7	9/28/2015	Top of PVC	97.28	7.77	16.49	89.51	1.40
MW-7	12/28/2015	Top of PVC	97.28	2.98	16.40	94.30	2.15
MW-7	3/30/2016	Top of PVC	97.28	2.45	16.40	94.83	2.23
MW-7	7/6/2016	Top of PVC	97.28	4.25	16.40	93.03	1.94
MW-7	9/22/2016	Top of PVC	97.28	3.77	16.40	93.51	2.02
MW-7	12/20/2016	Top of PVC	97.28	3.73	16.47	93.55	2.04
MW-7	5/31/2017	Top of PVC	97.28	2.12	16.72	95.16	2.34
MW-7	11/29/2017	Top of PVC	97.28	2.69	16.68	94.59	2.24
MW-7	5/31/2018	Top of PVC	97.28	2.09	16.69	95.19	2.34
MW-7	12/18/2018	Top of PVC	97.28	2.26	16.65	95.02	2.30
MW-7	3/8/2019	Top of PVC	97.28	2.00	16.69	95.28	2.35
MW-7	11/25/2019	Top of PVC	97.28	2.42	16.59	94.86	2.27
MW-7	5/29/2020	Top of PVC	97.28	2.37	16.72	94.91	2.30
MW-7	11/19/2020	Top of PVC	97.28	2.58	16.65	94.70	2.25
MW-7	5/20/2021	Top of PVC	97.28	2.55	16.65	94.73	2.26
MW-7	11/19/2021	Top of PVC	97.28	2.34	16.75	94.94	2.31
MW-7	5/31/2022	Top of PVC	97.28	2.63	16.71	94.65	--
MW-7	12/1/2022	Top of PVC	97.28	2.81	16.71	94.47	3.00
MW-7	5/31/2023	Top of PVC	97.28	2.41	17.69	94.87	2.40
MW-7	11/10/2023	Top of PVC	97.28	2.50	16.71	94.78	3.50

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
MW-8	6/23/2011	Top of PVC	97.38	2.50	17.05	94.88	2.33
MW-8	8/30/2011	Top of PVC	97.38	2.50	17.05	94.88	2.33
MW-8	9/22/2011	Top of PVC	97.38	2.46	17.05	94.92	2.33
MW-8	3/30/2012	Top of PVC	97.38	2.51	17.06	94.87	2.33
MW-8	6/28/2012	Top of PVC	97.38	2.76	17.06	94.62	2.29
MW-8	9/13/2012	Top of PVC	97.38	2.90	17.06	94.48	2.27
MW-8	12/21/2012	Top of PVC	97.38	2.41	17.06	94.97	2.34
MW-8	3/28/2013	Top of PVC	97.38	2.37	17.26	95.01	2.38
MW-8	6/27/2013	Top of PVC	97.38	2.42	16.55	94.96	2.26
MW-8	9/26/2013	Top of PVC	97.38	2.95	16.55	94.43	2.18
MW-8	12/18/2013	Top of PVC	97.38	2.95	16.55	94.43	2.18
MW-8	3/26/2014	Top of PVC	97.38	2.86	16.55	94.52	2.19
MW-8	6/18/2014	Top of PVC	97.38	2.61	16.55	94.77	2.23
MW-8	9/29/2014	Top of PVC	97.38	2.86	16.50	94.52	2.18
MW-8	12/29/2014	Top of PVC	97.38	2.59	16.27	94.79	2.19
MW-8	3/30/2015	Top of PVC	97.38	2.35	16.51	95.03	2.27
MW-8	6/24/2015	Top of PVC	97.38	2.78	16.50	94.60	2.20
MW-8	9/29/2015	Top of PVC	97.38	3.42	16.49	93.96	2.09
MW-8	12/29/2015	Top of PVC	97.38	NM	NM		
MW-8	3/30/2016	Top of PVC	97.38	2.14	16.70	95.24	2.33
MW-8	7/6/2016	Top of PVC	97.38	3.62	16.75	93.76	2.10
MW-8	9/22/2016	Top of PVC	97.38	6.04	16.75	91.34	1.71
MW-8	12/20/2016	Top of PVC	97.38	2.25	16.81	95.13	2.33
MW-8	5/31/2017	Top of PVC	97.38	2.34	17.00	95.04	2.35
MW-8	11/29/2017	Top of PVC	97.38	3.25	17.02	94.13	2.20
MW-8	5/31/2018	Top of PVC	97.38	2.20	17.00	95.18	2.37
MW-8	12/18/2018	Top of PVC	97.38	2.26	17.00	95.12	2.36
MW-8	3/8/2019	Top of PVC	97.38	2.11	17.04	95.27	2.39
MW-8	11/25/2019	Top of PVC	97.38	2.39	16.95	94.99	2.33
MW-8	5/29/2020	Top of PVC	97.38	1.88	17.08	95.50	2.43
MW-8	11/19/2020	Top of PVC	97.38	2.49	17.05	94.89	2.33
MW-8	5/20/2021	Top of PVC	97.38	2.29	17.04	95.09	2.36
MW-8	11/19/2021	Top of PVC	97.38	2.24	17.07	95.14	2.37
MW-8	5/31/2022	Top of PVC	97.38	2.13	17.10	95.25	--
MW-8	12/1/2022	Top of PVC	97.38	1.65	17.10	95.73	7.00
MW-8	5/31/2023	Top of PVC	97.38	2.42	17.02	94.96	2.30
MW-8	11/10/2023	Top of PVC	97.38	2.54	17.10	94.84	6.50

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
MW-10	9/22/2011	Top of PVC	97.34	2.60	11.82	94.74	1.48
MW-10	3/29/2012	Top of PVC	97.34	2.64	11.82	94.70	1.47
MW-10	12/21/2012	Top of PVC	97.34	2.63	11.82	94.71	1.47
MW-10	3/28/2013	Top of PVC	97.34	2.49	11.82	94.85	1.49
MW-10	12/18/2013	Top of PVC	97.34	2.62	12.95	94.72	1.65
MW-10	6/18/2014	Top of PVC	97.34	2.42	13.11	94.92	1.71
MW-10	6/24/2015	Top of PVC	97.34	2.28	13.25	95.06	1.76
MW-10	7/6/2016	Top of PVC	97.34	2.85	13.55	94.49	1.71
MW-10	11/29/2017	Top of PVC	97.34	2.44	14.00	94.90	1.85
MW-10	5/31/2018	Top of PVC	97.34	2.28	14.00	95.06	1.88
MW-10	12/18/2018	Top of PVC	97.34	NM	NM		
MW-10	3/8/2019	Top of PVC	97.34	2.13	14.21	95.21	1.93
MW-10	11/25/2019	Top of PVC	97.34	2.31	14.09	95.03	1.88
MW-10	5/29/2020	Top of PVC	97.34	2.08	14.18	95.26	1.94
MW-10	11/19/2020	Top of PVC	97.34	2.64	14.20	94.70	1.85
MW-10	5/20/2021	Top of PVC	97.34	2.77	14.20	94.57	1.83
MW-10	11/19/2021	Top of PVC	97.34	2.31	14.30	95.03	1.92
MW-10	5/31/2022	Top of PVC	97.34	2.39	14.33	94.95	--
MW-10	12/1/2022	Top of PVC	97.34	2.69	14.33	94.65	3.50
MW-10	5/31/2023	Top of PVC	97.34	2.51	14.37	94.83	1.90
MW-10	11/10/2023	Top of PVC	97.34	2.60	14.33	94.74	4.00

Monitoring Well I.D.	Date	Reference Point	Reference Elevation (feet)	DTW (feet)	DOW (feet)	Water Elevation (feet)	Volume (gal)
MW-18	9/22/2011	Top of PVC	96.86	4.19	12.61	92.67	1.35
MW-18	3/29/2012	Top of PVC	96.86	2.44	12.61	94.42	1.63
MW-18	12/20/2012	Top of PVC	96.86	2.36	12.58	94.50	1.64
MW-18	6/19/2014	Top of PVC	96.86	2.57	12.64	94.29	1.61
MW-18	12/29/2014	Top of PVC	96.86	2.99	12.59	93.87	1.54
MW-18	6/24/2015	Top of PVC	96.86	2.46	12.55	94.40	1.61
MW-18	12/30/2015	Top of PVC	96.86	2.25	12.58	94.61	1.65
MW-18	7/7/2016	Top of PVC	96.86	2.78	12.60	94.08	1.57
MW-18	9/22/2016	Top of PVC	96.86	2.48	12.60	94.38	1.62
MW-18	5/31/2017	Top of PVC	96.86	2.05	12.80	94.81	1.72
MW-18	11/29/2017	Top of PVC	96.86	2.42	12.80	94.44	1.66
MW-18	5/31/2018	Top of PVC	96.86	2.26	12.78	94.60	1.68
MW-18	12/18/2018	Top of PVC	96.86	2.21	12.78	94.65	1.69
MW-18	3/8/2019	Top of PVC	96.86	2.20	12.79	94.66	1.69
MW-18	11/25/2019	Top of PVC	96.86	2.24	12.70	94.62	1.67
MW-18	5/29/2020	Top of PVC	96.86	2.12	12.83	94.74	1.71
MW-18	11/19/2020	Top of PVC	96.86	2.53	12.78	94.33	1.64
MW-18	5/20/2021	Top of PVC	96.86	2.56	12.78	94.30	1.64
MW-18	11/19/2021	Top of PVC	96.86	2.17	12.85	94.69	1.71
MW-18	5/31/2022	Top of PVC	96.86	2.31	12.84	94.55	--
MW-18	12/1/2022	Top of PVC	96.86	2.48	12.84	94.38	2.50
MW-18	5/31/2023	Top of PVC	96.86	2.41	12.79	94.45	1.60
MW-18	11/10/2023	Top of PVC	96.86	2.98	12.84	93.88	2.50

				VOCs				
				Tetrachloroethene	Trichloroethene	cis-1,2-dichloroethene	trans-1,2-dichloroethene	Vinyl chloride
				µg/L	µg/L	µg/L	µg/L	µg/L
			Regulatory Standard	5	5	5	5	2
Sample ID	Date Sampled	LocCode	Sample Type					
MW-01	2/10/2010	MW-1		**60**	**39**	**150**	0.91J	**33**
MW-01	9/11/2011	MW-1		**72**	**34**	**110**	<0.76U	**12**
MW-01	3/30/2012	MW-1		**45**	**19**	**100**	<1U	**29**
MW-01	12/20/2012	MW-1		**25**	**21**	**78**	<1U	**25**
MW-01	6/19/2014	MW-1		0.92J	1.9	**59**	<1U	**17**
MW-01	6/25/2015	MW-1		<1U	0.59J	**130**	<1U	**42**
MW-01	9/29/2015	MW-1		1.3J	2.4	**220**	<2U	**94**
MW-01	7/7/2016	MW-1		1.1J	**7.2**	**2,500**	3.4	**1,100**
MW-01	9/23/2016	MW-1		<0.36U	1.7	**410**	1.3	**160**
MW-01	5/31/2017	MW-1		<3.6U	**6.4J**	**910**	<9U	**250**
MW-01	11/29/2017	MW-1		<3.6U	<4.6U	**440**	<9U	**290**
MW-01	5/31/2018	MW-1		<3.6U	<4.6U	**1,000**	<9U	**580**
MW-01	12/18/2018	MW-1		<3.6U	<4.6U	**550**	<9U	**380**
MW-01	3/8/2019	MW-1		1.7J	**11**	**560**	2	**200**
MW-01	11/25/2019	MW-1		<3.6U	<4.6U	**430**	<9U	**550**
MW-01	5/29/2020	MW-1		<3.6U	<4.6U	**470**	<9U	**570**
MW-01	11/19/2020	MW-1		<3.6U	<4.6U	**140**	<9U	**210**
MW-01	5/20/2021	MW-1		<1.4U	<1.8U	**110**	<3.6U	**130**
MW-01	11/19/2021	MW-1		2.8J	2.1J	**72**	<3.6U	**110**
MW-1-053122	5/31/2022	MW-1		<0.36 U	<0.46 U	**47**	<0.90 U	**87**
MW-1	12/1/2022	MW-1		<1.4 U	<1.8 U	**27**	<3.6 U	**62**
11222535-WG-053123-CE-001	5/31/2023	MW-1		<0.36 U	<0.46 U	**20**	<0.90 U	**59**
MW-1	11/10/2023	MW-1		1.2	1.6	**21**	<0.90 U	**33**

				VOCs				
				Tetrachloroethene	Trichloroethene	cis-1,2-dichloroethene	trans-1,2-dichloroethene	Vinyl chloride
				µg/L	µg/L	µg/L	µg/L	µg/L
			Regulatory Standard	5	5	5	5	2
Sample ID	Date Sampled	LocCode	Sample Type					
MW-07	1/1/2008	MW-7		**14,000**	**1,700**	**2,600**	<200U	**560**
MW-07	2/11/2010	MW-7		**27,000**	**4,300**	**2,600**	<150U	**260J**
MW-07	2/11/2011	MW-7		**17,000**	**2,600**	**2,600**	<150U	**620J**
MW-07	3/11/2011	MW-7		**6,900**	**3,600**	**14,000**	<76U	**460J**
MW-07	4/11/2011	MW-7		**370J**	**150J**	**17,000**	<150U	**690J**
MW-07	6/11/2011	MW-7		**1,600**	**3,300**	**19,000**	<190U	**1,100J**
MW-07	8/11/2011	MW-7		**240J**	**520J**	**24,000**	<190U	**8,500**
MW-07	9/11/2011	MW-7		**240J**	**380**	**7,400**	<38U	**4,300**
MW-07	3/29/2012	MW-7		**34**	**170J**	**11,000**	**36**	**4,300**
MW-07	6/28/2012	MW-7		<200U	**140J**	**26,000**	<200U	**8,400**
MW-07	9/13/2012	MW-7		<400U	<400U	**27,000**	<400U	**8,900**
MW-07	12/21/2012	MW-7		<400U	<400U	**16,000**	<400U	**8,100**
MW-07	3/28/2013	MW-7		<400U	<400U	**18,000**	<400U	**7,900**
MW-07	6/27/2013	MW-7		<80U	<80U	**4,300**	<80U	**3,300**
MW-07	9/26/2013	MW-7		<80U	<80U	**6,300**	<80U	**3,000**
MW-07	12/18/2013	MW-7		<40U	<40U	**2,300**	<40U	**2,400**
MW-07	3/26/2014	MW-7		<20U	<20U	**1,400**	<20U	**1,500**
MW-07	6/18/2014	MW-7		<20U	<20U	**510**	<20U	**720**
MW-07	9/29/2014	MW-7		<4U	<4U	**32**	<4U	**88**
MW-07	12/29/2014	MW-7		<1.8U	<2.3U	**39**	<4.5U	**31**
MW-07	3/30/2015	MW-7		<5U	<5U	**22**	<5U	**38**
MW-07	6/25/2015	MW-7		<5U	<5U	**6.5**	<5U	**24**
MW-07	9/28/2015	MW-7		<5U	<5U	**21**	<5U	**46**
MW-07	12/28/2015	MW-7		<5U	<5U	<5U	<5U	**9.9**
MW-07	3/30/2016	MW-7		<5U	<5U	4.9J	<5U	**18**
MW-07	7/6/2016	MW-7		<0.36U	<0.46U	1.6	<0.9U	**6.3**
MW-07	9/22/2016	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	12/20/2016	MW-7		<0.36U	<0.46U	<0.81U	<0.9U	<0.9U
MW-07	5/31/2017	MW-7		<0.36U	<0.46U	<0.81U	<0.9U	<0.9U
MW-07	11/29/2017	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	5/31/2018	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	12/18/2018	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	3/8/2019	MW-7		<0.72U	<0.92U	<1.6U	<1.8U	<1.8U
MW-07	11/25/2019	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	5/29/2020	MW-7		<1.4U	<1.8U	**26**	<3.6U	**67**
MW-07	11/19/2020	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	5/20/2021	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<3.6U
MW-07	11/19/2021	MW-7		<1.4U	<1.8U	<3.2U	<3.6U	<0.5U
MW-7-053122	5/31/2022	MW-7		<1.4 U	<1.8 U	<3.2 U	<3.6 U	<3.6 U
MW-7	12/1/2022	MW-7		<1.4 U	<1.8 U	<3.2 U	<3.6 U	<3.6 U
11222535-WG-053123-CE-004	5/31/2023	MW-7		<1.4 U	<1.8 *+U	<3.2 U	<3.6 U	<3.6 U
MW-7	11/10/2023	MW-7		<1.4 U	<1.8 U	<3.2 U	<3.6 U	<3.6 U

				VOCs				
				Tetrachloroethene	Trichloroethene	cis-1,2-dichloroethene	trans-1,2-dichloroethene	Vinyl chloride
				µg/L	µg/L	µg/L	µg/L	µg/L
			Regulatory Standard	5	5	5	5	2
Sample ID	Date Sampled	LocCode	Sample Type					
MW-08	1/2/2008	MW-8		**6,200**	**920**	**1,600**	<200U	**290**
MW-08	2/1/2010	MW-8		**3,900**	**860**	**2,500**	<15U	**250**
MW-08	6/11/2011	MW-8		**1,500**	**540**	**1,700**	<19U	**200**
MW-08	8/11/2011	MW-8		**380J**	**140J**	**5,100**	**100J**	**4,000**
MW-08	9/11/2011	MW-8		**1,100J**	**420J**	**7,900**	**83J**	**2,800**
MW-08	3/30/2012	MW-8		**82**	**22**	**140**	1.1	**66**
MW-08	6/28/2012	MW-8		**1,000**	**460**	**4,000**	**21**	**1,300**
MW-08	9/13/2012	MW-8		**9,500**	**1,900**	**8,000**	**34**	**2,100**
MW-08	12/21/2012	MW-8		**1,800**	**470**	**6,600**	<100U	**2,700**
MW-08	3/28/2013	MW-8		**800**	**380**	**9,400**	<200U	**4,300**
MW-08	6/27/2013	MW-8		**17J**	<40U	**2,100**	<40U	**2,000**
MW-08	9/26/2013	MW-8		<40U	<40U	**160**	<40U	**67**
MW-08	12/18/2013	MW-8		<40U	<40U	<40U	<40U	**110**
MW-08	3/26/2014	MW-8		<5U	<5U	**330**	<5U	**380**
MW-08	6/18/2014	MW-8		<5U	<5U	**110**	<5U	**67**
MW-08	9/29/2014	MW-8		<1U	<1U	0.46J	<1U	<1U
MW-08	12/29/2014	MW-8		<1.8U	<2.3U	<4.1U	<4.5U	<4.5U
MW-08	3/30/2015	MW-8		<40U	<40U	**2,100**	<40U	**1,300**
MW-08	6/25/2015	MW-8		<40U	<40U	**1,500**	<40U	**430**
MW-08	9/29/2015	MW-8		<10U	<10U	**310**	<10U	**160**
MW-08	3/30/2016	MW-8		<10U	<10U	**610**	<10U	**310**
MW-08	7/6/2016	MW-8		<3.6U	<4.6U	**810**	<9U	**460**
MW-08	9/22/2016	MW-8		<3.6U	<4.6U	**430**	<9U	**760**
MW-08	12/20/2016	MW-8		<0.72U	<0.92U	**96**	<1.8U	**63**
MW-08	5/31/2017	MW-8		<3.6U	<4.6U	**490**	<9U	**310**
MW-08	11/29/2017	MW-8		<0.36U	<0.46U	1	<0.9U	<0.9U
MW-08	5/31/2018	MW-8		<3.6U	<4.6U	**620**	<9U	**740**
MW-08	12/18/2018	MW-8		<1.4U	<1.8U	**120**	<3.6U	**110**
MW-08	3/8/2019	MW-8		<0.72U	<0.92U	**5.5**	<1.8U	**12U**
MW-08	11/25/2019	MW-8		<0.36U	<0.46U	**21**	<0.9U	**28**
MW-08	5/29/2020	MW-8		<0.36U	<0.46U	**48**	<0.9U	**130**
MW-08	11/19/2020	MW-8		<0.36U	<0.46U	**9.6**	<0.9U	**22**
MW-08	5/20/2021	MW-8		<0.36U	<0.46U	**18**	<0.9U	**49**
MW-08	11/19/2021	MW-8		<1.4U	<1.8U	0.91J	<3.6U	**3**
MW-8-053122	5/31/2022	MW-8		<0.36 U	<0.46 U	**6.9**	<0.90 U	**12**
MW-8	12/1/2022	MW-8		<0.36 U	<0.46 U	2.5	<0.90 U	**7.0**
11222535-WG-053123-CE-002	5/31/2023	MW-8		<0.36 U	<0.46 *+U	**9.9**	<0.90 U	**15**
11222535-WG-053123-CE-003	5/31/2023	MW-8	DUP	<0.36 U	<0.46 *+U	**10**	<0.90 U	**16**
MW-8	11/10/2023	MW-8		<0.36 U	<0.46 U	1.0	<0.90 U	1.9

				VOCs				
				Tetrachloroethene	Trichloroethene	cis-1,2-dichloroethene	trans-1,2-dichloroethene	Vinyl chloride
				µg/L	µg/L	µg/L	µg/L	µg/L
			Regulatory Standard	5	5	5	5	2
Sample ID	Date Sampled	LocCode	Sample Type					
MW-10	9/11/2011	MW-10		<0.81U	<0.62U	**93**	<0.76U	**13**
MW-10	3/30/2012	MW-10		<1U	<1U	**56**	<1U	**13**
MW-10	12/20/2012	MW-10		<1U	<1U	**90**	<1U	**13**
MW-10	6/19/2014	MW-10		<5U	<5U	<5U	<5U	<5U
MW-10	6/25/2015	MW-10		<5U	<5U	<5U	<5U	<5U
MW-10	7/7/2016	MW-10		<0.36U	<0.46U	<0.81U	<0.9U	0.98J
MW-10	11/29/2017	MW-10		<0.36U	<0.46U	<0.81U	<0.9U	<0.9U
MW-10	12/18/2018	MW-10		0	-	-	-	-
MW-10	3/8/2019	MW-10		<0.72U	<0.92U	<1.6U	<1.8U	<1.8U
MW-10	11/25/2019	MW-10		<0.36U	<0.46U	1.8	<0.9U	<0.9U
MW-10	5/29/2020	MW-10		<0.36U	<0.46U	3.6	<0.9U	**2.7**
MW-10	11/19/2020	MW-10		<0.36U	<0.46U	2.8	<0.9U	**4.6**
MW-10	5/20/2021	MW-10		<0.36U	<0.46U	<0.81U	<0.9U	1.9
MW-10	11/19/2021	MW-10		<1.4U	<1.8U	<3.2U	<3.6U	1.7
MW-10-053122	5/31/2022	MW-10		<0.36 U	<0.46 U	<0.81 U	<0.90 U	<0.90 U
MW-10	12/1/2022	MW-10		<0.36 U	<0.46 U	<0.81 U	<0.90 U	<0.90 U
11222535-WG-053123-CE-005	5/31/2023	MW-10		<0.36 U	<0.46 *+U	<0.81 U	<0.90 U	<0.90 U
MW-10	11/10/2023	MW-10		<0.36 U	<0.46 U	<0.81 U	<0.90 U	<0.90 U

				VOCs				
				Tetrachloroethene	Trichloroethene	cis-1,2-dichloroethene	trans-1,2-dichloroethene	Vinyl chloride
				µg/L	µg/L	µg/L	µg/L	µg/L
			Regulatory Standard	**5**	**5**	**5**	**5**	**2**
Sample ID	**Date Sampled**	**LocCode**	**Sample Type**					
MW-18	10/2/2010	MW-18		<0.81U	<0.62U	<0.99U	<0.76U	**2.7J**
MW-18	9/11/2011	MW-18		<0.81U	<0.62U	**13**	<0.76U	**17**
MW-18	3/30/2012	MW-18		<1U	<1U	**29**	<1U	**9.2**
MW-18	12/20/2012	MW-18		<1U	<1U	**5.5**	<1U	<1U
MW-18	6/19/2014	MW-18		<1U	<1U	**230**	<1U	**30**
MW-18	12/29/2014	MW-18		<1.8U	<2.3U	**75**	<4.5U	**9**
MW-18	6/25/2015	MW-18		<5U	<5U	**350**	<5U	**31**
MW-18	12/30/2015	MW-18		<5U	<5U	**160**	<5U	**15**
MW-18	7/7/2016	MW-18		<1.8U	<2.3U	**460**	<4.5U	**58**
MW-18	9/22/2016	MW-18		<1.8U	<2.3U	**65**	<4.5U	<4.5U
MW-18	5/31/2017	MW-18		<1.8U	<2.3U	**610**	<4.5U	**86**
MW-18	11/29/2017	MW-18		<1.8U	<2.3U	**470**	<4.5U	**92**
MW-18	5/31/2018	MW-18		<1.8U	<2.3U	**670**	<4.5U	**96**
MW-18	12/18/2018	MW-18		<1.8U	<2.3U	**940**	<4.5U	**140**
MW-18	3/8/2019	MW-18		<0.72U	<0.92U	**970**	<1.8U	**130U**
MW-18	11/25/2019	MW-18		<7.2U	<9.2U	**1,700**	<18U	**280**
MW-18	5/29/2020	MW-18		<1.8U	<2.3U	**1,700**	<4.5U	**270**
MW-18	11/19/2020	MW-18		<3.6U	<4.6U	**440**	<9U	**120**
MW-18	5/20/2021	MW-18		<3.6U	<4.6U	**1,500**	<9U	**470**
MW-18	11/19/2021	MW-18		<1.4U	<1.8U	**6,500**	<3.6U	**6,300**
MW-18-053122	5/31/2022	MW-18		<45 U	<58 U	**12,000**	<110 U	**11,000**
MW-18	12/1/2022	MW-18		<9.0 U	<12 U	<20 U	<23 U	**120**
11222535-WG-053123-CE-006	5/31/2023	MW-18		<3.6 U	<4.6 *+U	<8.1 U	<9.0 U	**60**
MW-18	11/10/2023	MW-18		<1.4 U	<1.8 U	<3.2 U	<3.6 U	**54**

Regulatory Standard - Class GA Groundwater Quality Standard or Guidance Value from New York State Department of Environmental Conservation (NYSDEC) Division of Water and Technical and Operational Guidance Series (June 1988)

U - Analyzed for but not detected above laboratory detection limits indicated

J - Indicates an estimated value

(-) - Not analyzed for

*= - LCS and/or LCSD is outside acceptance limits, high biased.

Feb-11, Mar-11, and Apr-11 data represents pilot test baseline, 1st post-pilot test sampling event, and second post-pilot test sampling event, respectively

Jun-11, Aug-11, and Sept-11 data represents full scale ISCR injection baseline, 1st post-ISCR sampling event, and 2nd post-ISCR sampling event, respectively

Bold and highlighted result indicates an exceedance of applicable Regulatory Standard

Appendices

Appendix A

Institutional and Engineering Controls 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. C734118

Site Name 110 Luther Ave. Site

Site Address: 110 Luther Avenue Zip Code: 13088
City/Town: Liverpool
County: Onondaga
Site Acreage: 1.400

Reporting Period: March 17, 2023 to March 17, 2024

	YES	NO
1. Is the information above correct?	●	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	●
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? Commercial and Industrial	●	☐
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

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	●
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	●	☐

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C734118 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
085-12-04.1	Box Capital, LLC	
		Monitoring Plan
		IC/EC Plan
		Ground Water Use Restriction
		Site Management Plan
		Landuse Restriction
		O&M Plan

Site restrictions that apply to the Controlled Property are:

- The property may only be used for Commercial or Industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted, residential, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP and the Excavation Work Plan.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed onsite, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable; and
- The Site owner is required to monitor whether there is a change in ownership of the adjacent property currently owned by The Brannock Device Company, located at 116 Luther Avenue. If a change in ownership occurs the current owner will need to be notified of the environmental conditions of the 110 Luther Avenue Site and afforded the option to evaluate the potential for soil vapor intrusion into the building. Notification must also be made to the NYSDEC if the adjacent property is sold, or ownership is transferred.

085-12-05.0	Box Capital, LLC	
		Monitoring Plan
		IC/EC Plan
		Landuse Restriction
		O&M Plan
		Ground Water Use Restriction
		Site Management Plan

Site restrictions that apply to the Controlled Property are:

- The property may only be used for Commercial or Industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted, residential, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP and the Excavation Work Plan.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed onsite, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous

certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.

- NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable; and
- The Site owner is required to monitor whether there is a change in ownership of the adjacent property currently owned by The Brannock Device Company, located at 116 Luther Avenue. If a change in ownership occurs the current owner will need to be notified of the environmental conditions of the 110 Luther Avenue Site and afforded the option to evaluate the potential for soil vapor intrusion into the building. Notification must also be made to the NYSDEC if the adjacent property is sold, or ownership is transferred.

085-12-06.1 Box Capital, LLC

Ground Water Use Restriction

Site Management Plan
Monitoring Plan
Landuse Restriction
O&M Plan
IC/EC Plan

Site restrictions that apply to the Controlled Property are:

- The property may only be used for Commercial or Industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted, residential, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP and the Excavation Work Plan.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed onsite, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable; and
- The Site owner is required to monitor whether there is a change in ownership of the adjacent property currently owned by The Brannock Device Company, located at 116 Luther Avenue. If a change in ownership occurs the current owner will need to be notified of the environmental conditions of the 110 Luther Avenue Site and afforded the option to evaluate the potential for soil vapor intrusion into the building. Notification must also be made to the NYSDEC if the adjacent property is sold, or ownership is transferred.

085-12-08.0 Box Capital, LLC

IC/EC Plan

Landuse Restriction
Monitoring Plan
O&M Plan
Ground Water Use Restriction
Site Management Plan

Site restrictions that apply to the Controlled Property are:

- The property may only be used for Commercial or Industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted, residential, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved

by the NYSDEC;

- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP and the Excavation Work Plan.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed onsite, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable; and
- The Site owner is required to monitor whether there is a change in ownership of the adjacent property currently owned by The Brannock Device Company, located at 116 Luther Avenue. If a change in ownership occurs the current owner will need to be notified of the environmental conditions of the 110 Luther Avenue Site and afforded the option to evaluate the potential for soil vapor intrusion into the building. Notification must also be made to the NYSDEC if the adjacent property is sold, or ownership is transferred.

085-12-09.0 Box Capital, LLC

Ground Water Use Restriction
Monitoring Plan
Site Management Plan

Landuse Restriction
O&M Plan
IC/EC Plan

Site restrictions that apply to the Controlled Property are:

- The property may only be used for Commercial or Industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted, residential, or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP and the Excavation Work Plan.
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed onsite, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable; and
- The Site owner is required to monitor whether there is a change in ownership of the adjacent property currently owned by The Brannock Device Company, located at 116 Luther Avenue. If a change in ownership occurs the current owner will need to be notified of the environmental conditions of the 110 Luther Avenue Site and afforded the option to evaluate the potential for soil vapor intrusion into the building. Notification must also be made to the NYSDEC if the adjacent property is sold, or ownership is transferred.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
085-12-04.1	Vapor Mitigation Cover System

A sub-slab depressurization system (SSDS) was installed in the existing Site building in 2011. The SSDS is a high vacuum system utilizing fourteen (14) suction points positioned at locations shown on Figure 9 of the SMP.

Maintain existing cover system comprised of asphalt parking area, concrete sidewalks, and concrete slab inside the building.

085-12-05.0	Cover System Vapor Mitigation

A sub-slab depressurization system (SSDS) was installed in the existing Site building in 2011. The SSDS is a high vacuum system utilizing fourteen (14) suction points positioned at locations shown on Figure 9 of the SMP.

Maintain existing cover system comprised of asphalt parking area, concrete sidewalks, and concrete slab inside the building.

085-12-06.1	Vapor Mitigation Cover System

A sub-slab depressurization system (SSDS) was installed in the existing Site building in 2011. The SSDS is a high vacuum system utilizing fourteen (14) suction points positioned at locations shown on Figure 9 of the SMP.

Maintain existing cover system comprised of asphalt parking area, concrete sidewalks, and concrete slab inside the building.

085-12-08.0	Cover System Vapor Mitigation

A sub-slab depressurization system (SSDS) was installed in the existing Site building in 2011. The SSDS is a high vacuum system utilizing fourteen (14) suction points positioned at locations shown on Figure 9 of the SMP.

Maintain existing cover system comprised of asphalt parking area, concrete sidewalks, and concrete slab inside the building.

085-12-09.0	Vapor Mitigation Cover System

A sub-slab depressurization system (SSDS) was installed in the existing Site building in 2011. The SSDS is a high vacuum system utilizing fourteen (14) suction points positioned at locations shown on Figure 9 of the SMP.

Maintain existing cover system comprised of asphalt parking area, concrete sidewalks, and concrete slab inside the building.

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
●	☐

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

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

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

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

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

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

YES	NO
●	☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C734118

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 Paul Roux (print name) at 200 Stewart Drive, North Syracuse, NY 13212 (print business address),

am certifying as Remedial Party (Owner or Remedial Party)

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

Paul A Roux — Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

4/30/2024 — Date

EC CERTIFICATIONS

Box 7

Professional Engineer 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 Damian J. Vanetti (print name) at GHD Consulting Services Inc. 5788 Widewaters Parkway, Syracuse, NY (print business address),

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

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		4/30/2024

Appendix B

Property Ownership Information for Adjoining Property

Property Description Report For: 116 Luther Ave, Municipality of Town of Salina

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	314889
		Tax Map ID #:	085.-12-10.0
		Property #:	
		Property Class:	710 - Manufacture
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	710 - Manufacture
		Zoning Code:	06
		Neighborhood Code:	48005
Total Acreage/Size:	90 x 90	**School District:**	Liverpool
Land Assessment:	2023 - $18,000	**Total Assessment:**	2023 - $150,000
Full Market Value:	2023 - $168,539		
Equalization Rate:	----	**Property Desc:**	Buckley Gardens Lts 434 435 & 436
Deed Book:	4013	**Deed Page:**	42
Grid East:	610957	**Grid North:**	1125115

Owners

Leonardi Salvatore A Jr
116 Luther Ave
Liverpool NY 13088-6726

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/12/1995	$125,000	710 - Manufacture	Land & Building	Masterpol Nicholas J	Yes	Yes	No	4013/42
1/4/1995	$75,000	710 - Manufacture	Land & Building	Krull Duane	Yes	Yes	No	3977/76

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	**Overall Condition:**	Normal
Overall Grade:	Economy	**Overall Desirability:**	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
67	0	0	0		1960		Normal	Average	4113	1	1

Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	24.00 sq ft	Economy	Fair	1960
Pavng-asphlt	3900 × 4	Average	Fair	1970

Special Districts for 2023

Description	Units	Percent	Type	Value
CDR50-Beartrap l c drg co	0	0%		0
CWR40-County water	0	0%		0
EM003-Salina ambulance	0	0%		0
FP014-Liverpool fire prot	0	0%		0
SX208-Buckley 7th n sew om	1	0%		0
SX243-Cons Sewer 3 Galevll	1	0%		0
WT044-Salina cons wat sup	1	0%		0
CSW18-County Sewer (Indst)	1	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %

Taxes

Year	Description	Amount

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Appendix C

Sub-Slab Depressurization System Inspection Checklists / Annual Inspection Form and Representative Photographs

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 3-31-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSP

Inspector Initials: PM

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.0
S-5	4.0
S-6	3.5
S-7	2.0
S-8	5.0
S-9	2.0
S-10	3.5
S-11	3.0
S-12	3.5
S-13	3.75
S-14	3.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ____ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NO

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 4-28-23

Insepctors Name: PAUL MUMFORD

Company: SYRACUSA

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	4.0
S-3	6.0
S-4	5.0
S-5	4.0
S-6	3.5
S-7	3.0
S-8	5.0
S-9	2.0
S-10	3.5
S-11	3.0
S-12	3.5
S-13	3.0
S-14	2.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ___
2. Fan/Controls Clear of obstructions? Y ✓ N ___
3. Rapair needs? Y ___ N ✓

A. Observations/comments:

SEE ATTACHED DOCUMENT

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

WE MAKE YOU MORE COMPETITIVE
SYRACUSE LABEL & SURROUND PRINTING
201 Sigwan Drive • North Syracuse, NY 13212 • (315) 422-1037 • (800) 777-2571
www.SYRLSP.com

RE: 2023 PRR Site Inspection
4/28/23

Remount manometer at S-12 riser.

Clean roof drain scupper at fan area 2.

Sincerely,

Paul Mumford

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 5-31-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSP

Inspector Initials: PM

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.0
S-3	6.0
S-4	5.0
S-5	3.5
S-6	3.5
S-7	3.5
S-8	4.5
S-9	1.5
S-10	3.0
S-11	2.0
S-12	2.5
S-13	3.0
S-14	2.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y) or N)
2. Are floor/wall penetrations sealed? (Y) or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 6-23-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSP

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.6
S-2	3.5
S-3	6.0
S-4	5.0
S-5	4.0
S-6	3.5
S-7	3.0
S-8	4.5
S-9	2.0
S-10	3.5
S-11	3.0
S-12	3.0
S-13	3.5
S-14	3.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ___
2. Fan/Controls Clear of obstructions? Y ✓ N ___
3. Rapair needs? Y ___ N ✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 7/27/23

Insepctors Name: PAUL MUMFORD

Company: SYRCSD

Inspector Initials: pm

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.0
S-5	4.0
S-6	3.5
S-7	2.0
S-8	5.0
S-9	2.0
S-10	4.0
S-11	3.5
S-12	3.0
S-13	3.5
S-14	3.0

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ____ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 8-31-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSA

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.5
S-2	3.5
S-3	6.0
S-4	5.0
S-5	3.5
S-6	3.5
S-7	3.0
S-8	5.0
S-9	2.0
S-10	3.0
S-11	3.0
S-12	2.75
S-13	3.0
S-14	3.0

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ____ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 9-29-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSP

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.0
S-5	3.5
S-6	3.5
S-7	2.5
S-8	4.5
S-9	1.5
S-10	3.0
S-11	2.5
S-12	2.5
S-13	3.0
S-14	2.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ___
2. Fan/Controls Clear of obstructions? Y ✓ N ___
3. Rapair needs? Y ___ N ✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 10/30/23

Insepctors Name: PAUL MUMFORD

Company: SMALSP

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.5
S-5	4.0
S-6	3.5
S-7	3.0
S-8	5.0
S-9	2.0
S-10	3.0
S-11	3.0
S-12	3.0
S-13	3.0
S-14	3.0

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ____ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 11-30-23

Insepctors Name: PAUL MUMFORD

Company: SYALSP

Inspector Initials: PM

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.5
S-5	4.0
S-6	3.0
S-7	2.0
S-8	5.0
S-9	2.0
S-10	3.0
S-11	3.0
S-12	3.0
S-13	3.0
S-14	2.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?	Y	✓	N	
2. Fan/Controls Clear of obstructions?	Y	✓	N	
3. Rapair needs?	Y		N	✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

UNIFIRST HAS MOVED OUT. LEASE ENDS @ END OF YEAR.

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 12-28-23

Insepctors Name: PAUL MUMFORD

Company: SYRLSP

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	5.0
S-2	4.0
S-3	7.0
S-4	6.0
S-5	5.0
S-6	4.5
S-7	3.0
S-8	6.0
S-9	5.0
S-10	4.5
S-11	4.5
S-12	4.5
S-13	4.2
S-14	4.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ____
2. Fan/Controls Clear of obstructions? Y ✓ N ____
3. Rapair needs? Y ____ N ✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ____ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 1-31-24

Insepctors Name: PAUL MUMFORD

Company: EARLSP

Inspector Initials:

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.5
S-2	3.5
S-3	6.0
S-4	5.5
S-5	4.0
S-6	3.5
S-7	3.0
S-8	5.0
S-9	2.5
S-10	3.75
S-11	3.8
S-12	3.5
S-13	4.0
S-14	3.5

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ___
2. Fan/Controls Clear of obstructions? Y ✓ N ___
3. Rapair needs? Y ___ N ✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y) or N)
2. Are floor/wall penetrations sealed? (Y) or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 2-29-24

Insepctors Name: PAUL MUMFORD

Company: SYRCSA

Inspector Initials: PM

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)
S-1	4.0
S-2	3.5
S-3	6.0
S-4	5.5
S-5	4.0
S-6	3.5
S-7	2.5
S-8	5.0
S-9	2.0
S-10	3.0
S-11	3.0
S-12	3.0
S-13	3.0
S-14	3.0

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational? Y ✓ N ___
2. Fan/Controls Clear of obstructions? Y ✓ N ___
3. Rapair needs? Y ___ N ✓

A. Observations/comments:

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

Do any of the pressure gages require repair or replacement? Y ___ N ✓

If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

NONE

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

Sub-Slab Depressurization System

Inspection Checklist Annual

Syracuse Label, 110 Luther Avenue, Liverpool, NY

Date: 3-14-24

Insepctors Name: D Varetti

Company: GHD

I. Pressure Readings

Suction Riser Identification	Pressure Reading (inWC)	Baseline Pressure (in WC)
S-1	4.5	3.0
S-2	3.5	3.2
S-3	6.0	5.5
S-4	5.5	5.7
S-5	4.0	3.5
S-6	3.5	3.0
S-7	2.2	2.1
S-8	5.0	2.0
S-9	2.25	4.5
S-10	3.5	2.2
S-11	3.0	2.0
S-12	3.1	2.1
S-13	3.7	2.1
S-14	3.25	2.1

Notes:

Locations of suction risers can be found on attached Figure.

System details are included in Appendix B.

II. Fan Inspection

1. Operational?					
	Fan 1	Y	X	N	___
	Fan 2	Y	X	N	___
2. Fan/Controls Clear of obstructions?					
	Fan 1	Y	X	N	___
	Fan 2	Y	X	N	___
3. Rapair needs?					
	Fan 1	Y	___	N	X
	Fan 2	Y		N	X

A. Observations/comments:

S-14 knockout ~ 1 cup water
Drained out.
. Knockout adjacent to S-10 - no water

Attach photographs as appropriate

III. Piping/Penetrations

1. Is piping intact? (Y or N)
2. Are floor/wall penetrations sealed? (Y or N)

If 'No' to either of the above, provide observations and describe corrective actions taken

B. Actions taken:

C. Recommended Maintenance/Repairs:

None noted

Do any of the pressure gages require repair or replacement? Y ___ N X
If so, indicate locations, and actions taken:

IV. Building Modifications: Have building modifications been made that could affect the operation of the SSD System? (Describe)

The Eastern Area side of building is vacant. No modifications

Additional Comments:

Report all maintenance/repair needs immediately to building facility manager

APPENDIX H
110 LUTHER AVENUE SITE INSPECTION FORM

Inspections should be done at a minimum of once a year.
More frequent inspections may be required in accordance with approved work plans in specific areas undergoing construction, and following any construction-related work that may expose site soils or affect the operation of the SSDS.
Inspections must be completed if an incident or accident occurs that may require corrective measures (i.e. damage to the SSDS or emergency actions that require soil removal).

Inspection Data Annually ☒ Construction ☐ Post-Construction ☐

Location: 110 Luther Ave BCP Site

Inspection Date: 3-14-24

Inspected By: D Vanetti GHD

		Y or N	Comments or Problem Identified/Action Taken
1.	**Condition of pavement**: Are there areas of pavement where sub-soil is exposed?	N	some minor surface cracks in asphalt pavement
2.	**Conditions of concrete slab:** Is the concrete slab of the manufacturing facility intact? Are there cracks or gaps through which underlying soil is exposed?	Y N	
3.	**Sediment/Erosion Control**: Are erosion/storm water control devices in place in accordance with Stormwater Pollution Prevention Plan?		NA
4.	**Excavation/Backfill**: Has Excavation been completed in accordance with the site Excavation Work Plan?		NA
5.	**Stockpiled Materials**: Are temporary soil stockpiles or construction materials protected from erosion?		NA
6.	**Dust Control**: Have dust control measures been implemented as needed during the conduct of construction work?		NA
7.	**CAMP:** Has Community Air Monitoring been conducted in accordance with the CAMP?		NA
8.	**SSDS:** Has an inspection of the SSDS been completed?	Y	None.

NA - Not Applicable

Site Photographs

Photo 1 *View looking southwest of grass and pavement areas located at northwest side of building.*

Photo 2 *View looking at access door to facility along northwestern wall.*

Photo 3 ***Typical view of riser with magnehelic gauge in warehouse area.***

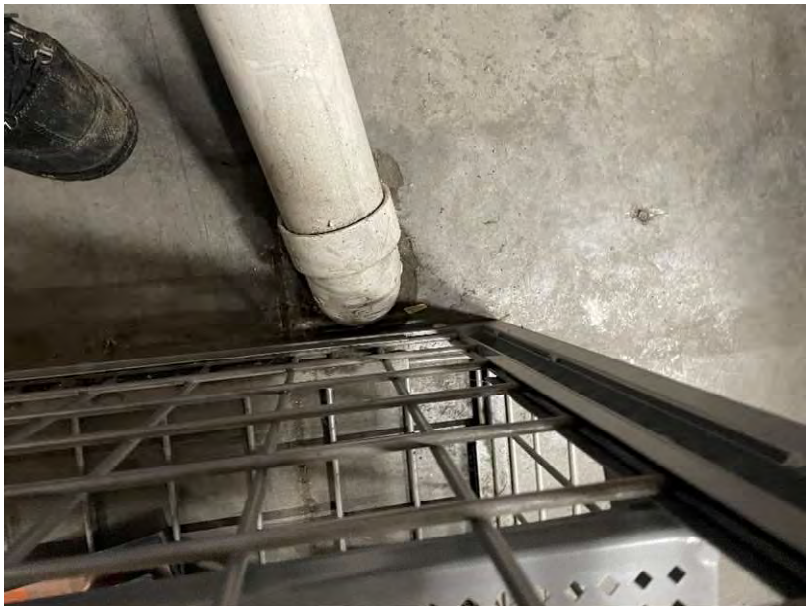

Photo 4 ***Typical view of riser connection with floor slab.***

Photo 5 Typical view of riser wall penetration to exterior roof mounted fan.

Photo 6 Typical view of header pipe and exhaust fan located on the roof.

Photo 7 View of riser piping showing bollard and potential leak at knockout from condensation or water intrusion into exhaust fan.

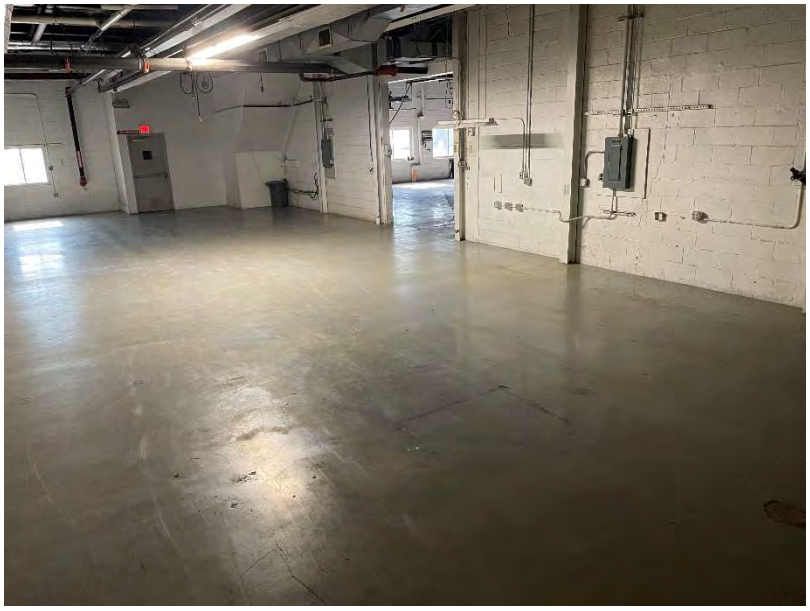

Photo 8 Interior portion of building formerly occupied by UniFirst (currently vacant).

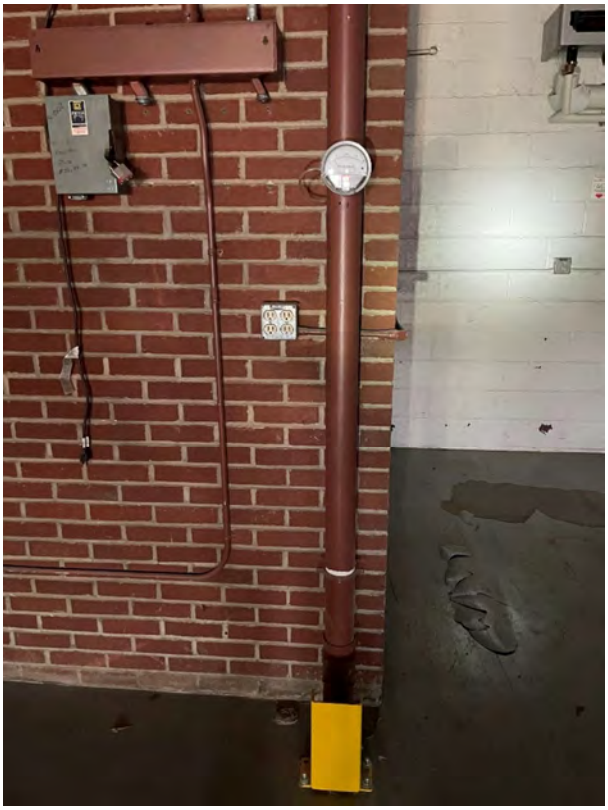

Photo 9 Typical view of riser piping with bollard and magnehelic gauge.

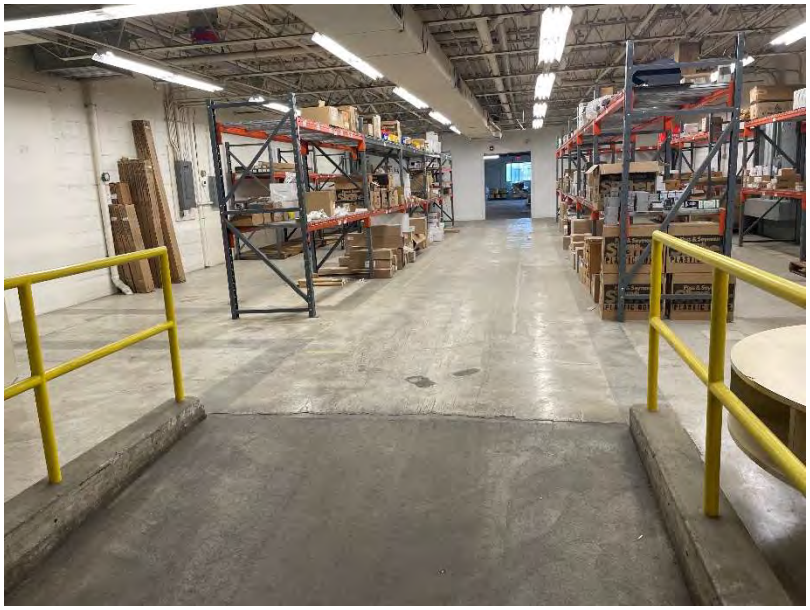

Photo 10 View of interior building area used for storage by current tenant.

Photo 11 View looking northeast along Luther Avenue.

Appendix D

Approval Notifications for NYSDEC EQuIS Database Submittals

From:	dec.sm.NYENVDATA
To:	Katherine Galanti
Cc:	Mannes, Christopher (DEC); Ian McNamara
Subject:	RE: 11222535: 110 Luther Avenue BCP Site #C734118, Spring 2023 GW Monitoring Event, EDDs
Date:	Tuesday, June 27, 2023 12:49:14 PM
Attachments:	image006.png image007.png image008.png image009.png image010.png image011.png

---

Katherine,

Thank you for your EDD submission. NYSDEC has successfully uploaded the data from the EDDs "Chemistry 20230619 1137.C734118.NYSDEC_MERGE" and "Field Activities 20230619 1228.C734118.NYSDEC_MERGE" to 110 Luther Ave. Site in the NYSDEC EQuIS database and the data is available for use within the system.

Aaron
NYSDEC EIMS Team

NEW YORK STATE | Department of Environmental Conservation

From: Katherine Galanti <Katherine.Galanti@ghd.com>
Sent: Monday, June 19, 2023 4:18 PM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Mannes, Christopher (DEC) <christopher.mannes@dec.ny.gov>; ian.mcnamara@ghd.com
Subject: 11222535: 110 Luther Avenue BCP Site #C734118, Spring 2023 GW Monitoring Event, EDDs

The attached .zip files contain the EDDs related to the spring 2023 groundwater monitoring that was conducted at the above-referenced site on May 31, 2023. As requested, two separate files have been provided (field data and analytical data). Please let me know if these need any edits or are acceptable for import.

Thank you,
Kathy

Katherine B. Galanti
Project Manager

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285 Delaware Avenue Suite 500 Buffalo New York 14202 USA
D 716 362 8839 **M** 716 583 5720 **E** katherine.galanti@ghd.com

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From:	dec.sm.NYENVDATA
To:	Ian McNamara
Cc:	Belveg, Michael J (DEC); Katherine Galanti; Sarah King
Subject:	RE: 11222535: 110 Luther Avenue BCP Site #C734118, Fall 2023 GW Monitoring Event, EDDs
Date:	Friday, January 5, 2024 12:33:51 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

Ian,

Thank you for your EDD submission. NYSDEC has successfully uploaded the data from the EDDs "Chemistry 20231213 1127.C734118.NYSDEC_MERGE" and "Field Activities 20231213 1143.C734118.NYSDEC_MERGE" to 110 Luther Ave. Site in the NYSDEC EQuIS database and the data is available for use within the system.

Aaron
NYSDEC EIMS Team

NEW YORK STATE | Department of Environmental Conservation

From: Ian McNamara <ian.mcnamara@ghd.com>
Sent: Wednesday, December 13, 2023 1:30 PM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Belveg, Michael J (DEC) <michael.belveg@dec.ny.gov>; Katherine Galanti <Katherine.Galanti@ghd.com>; Sarah King <Sarah.King2@ghd.com>
Subject: RE: 11222535: 110 Luther Avenue BCP Site #C734118, Fall 2023 GW Monitoring Event, EDDs

Hi Aaron,
Please use the attached revised EDDs for upload of the Fall 2023 groundwater monitoring event at the above referenced site.
Thanks,
Ian

Ian McNamara (he/him)
Senior Project Manager – Environment
Northeast Quality & Project Delivery Lead

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D 315 802 0312 | **M** 315 368 8432 | **E** ian.mcnamara@ghd.com

---

From: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Sent: Tuesday, December 12, 2023 10:16 AM
To: Sarah King <Sarah.King2@ghd.com>
Cc: Ian McNamara <ian.mcnamara@ghd.com>; Katherine Galanti <Katherine.Galanti@ghd.com>
Subject: RE: 11222535: 110 Luther Avenue BCP Site #C734118, Fall 2023 GW Monitoring Event, EDDs

Of course, Sarah. We will not add this morning's C734118 data package to our review queue next week. I've moved it out of the way.

Aaron
NYSDEC EIMS Team

From: Sarah King <Sarah.King2@ghd.com>
Sent: Tuesday, December 12, 2023 9:18 AM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: ian.mcnamara@ghd.com; Katherine Galanti <Katherine.Galanti@ghd.com>
Subject: Re: 11222535: 110 Luther Avenue BCP Site #C734118, Fall 2023 GW Monitoring Event, EDDs

Hello all,

Please disregard the previous email. Some errors were identified and will need to be corrected before resubmitting. Apologies for the inconvenience.

Sarah King (she/her)

Environmental Engineer – Environment

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D 315 802 0345| **M** 315 236 6198 | **E** sarah.king2@ghd.com

---

From: Sarah King
Sent: Tuesday, December 12, 2023 8:53 AM
To: dec.sm.NYENVDATA <NYENVDATA@dec.ny.gov>
Cc: Chris Mannes III (christopher.mannes@dec.ny.gov) <christopher.mannes@dec.ny.gov>; Ian McNamara <Ian.McNamara@ghd.com>; Katherine Galanti <Katherine.Galanti@ghd.com>
Subject: 11222535: 110 Luther Avenue BCP Site #C734118, Fall 2023 GW Monitoring Event, EDDs

The attached .zip files contain the EDDs related to the Fall 2023 groundwater monitoring that was conducted at the above-referenced site on November 10, 2023. As requested, two separate files have been provided (field data and analytical data). Please let me know if these need any edits or are acceptable for import.

Thank you,
Sarah

Sarah King (she/her)
Environmental Engineer – Environment

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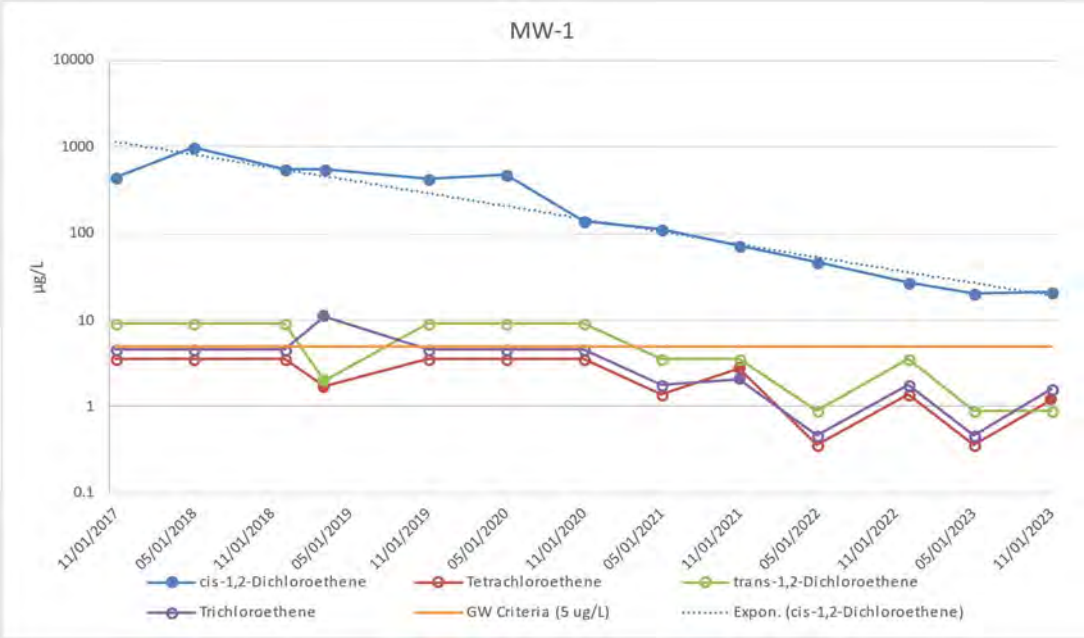
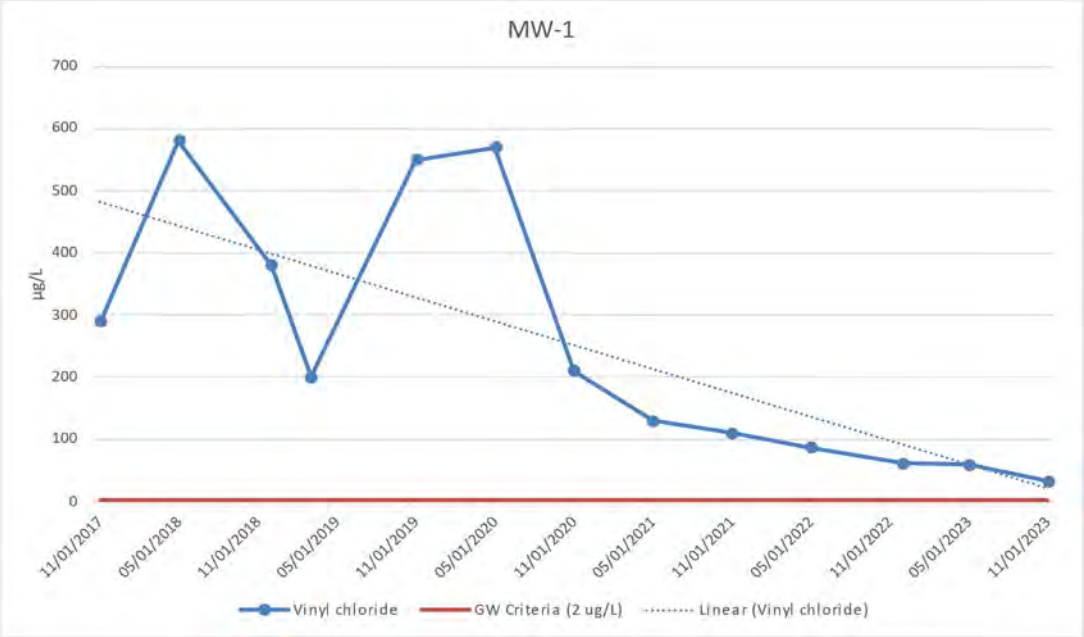
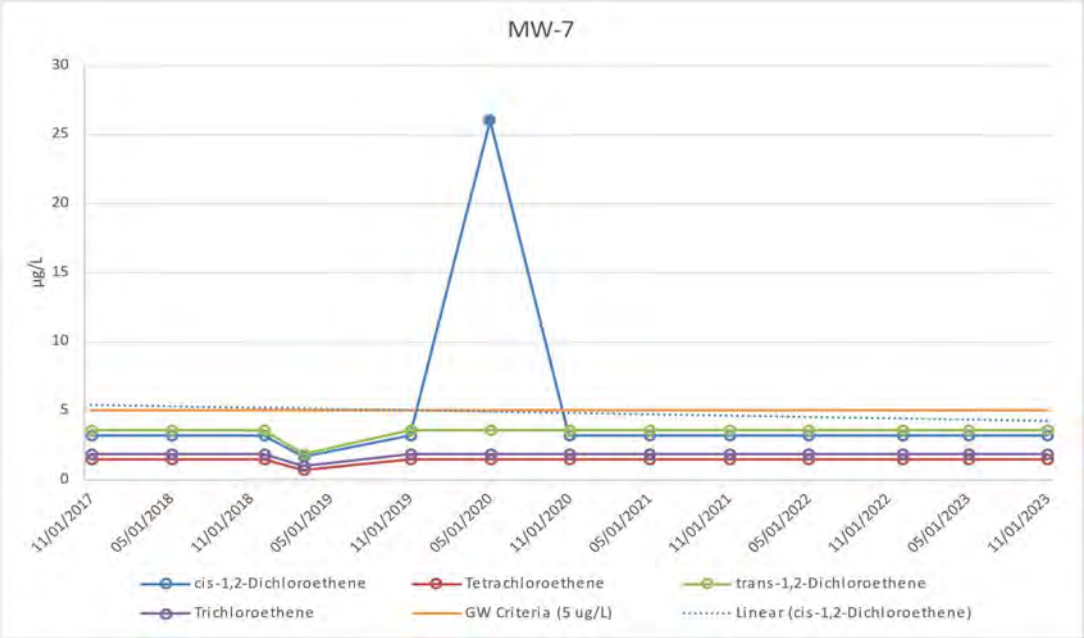
Appendix E

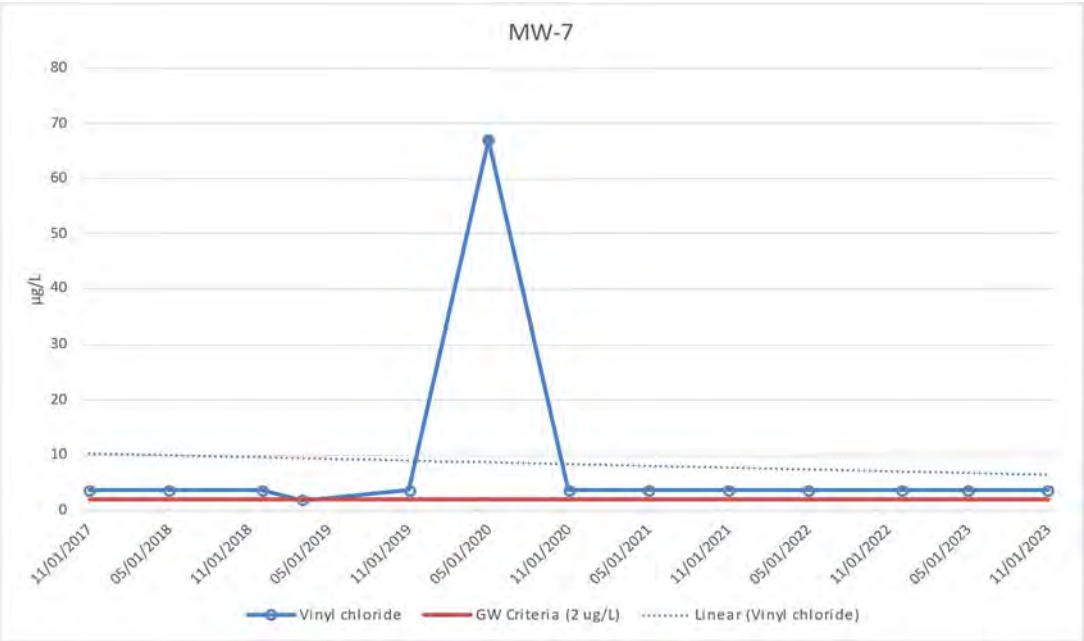
Time Series Plots



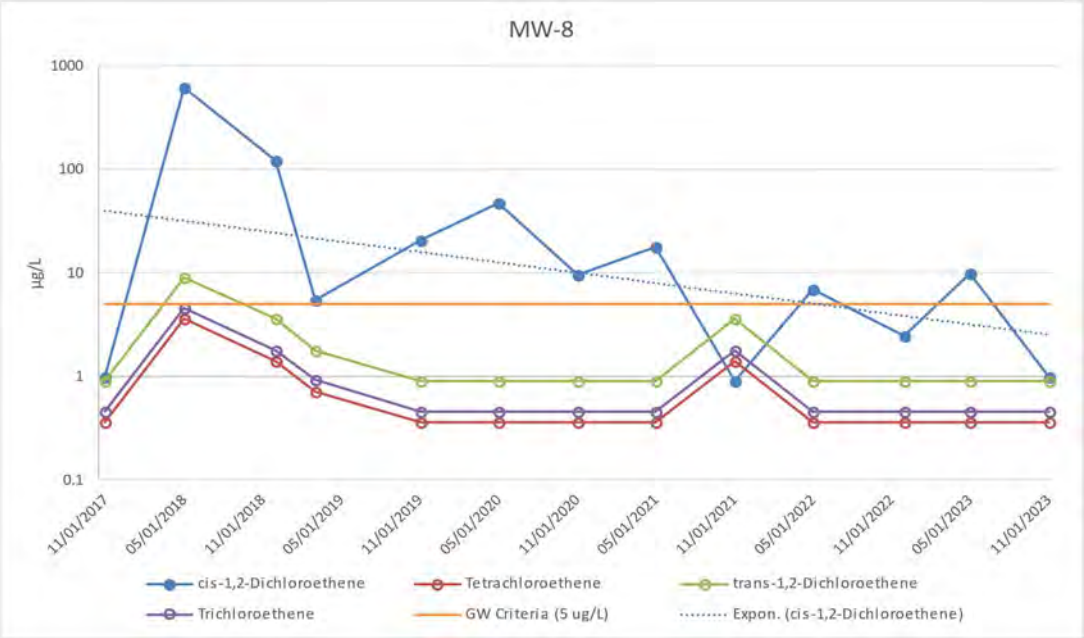


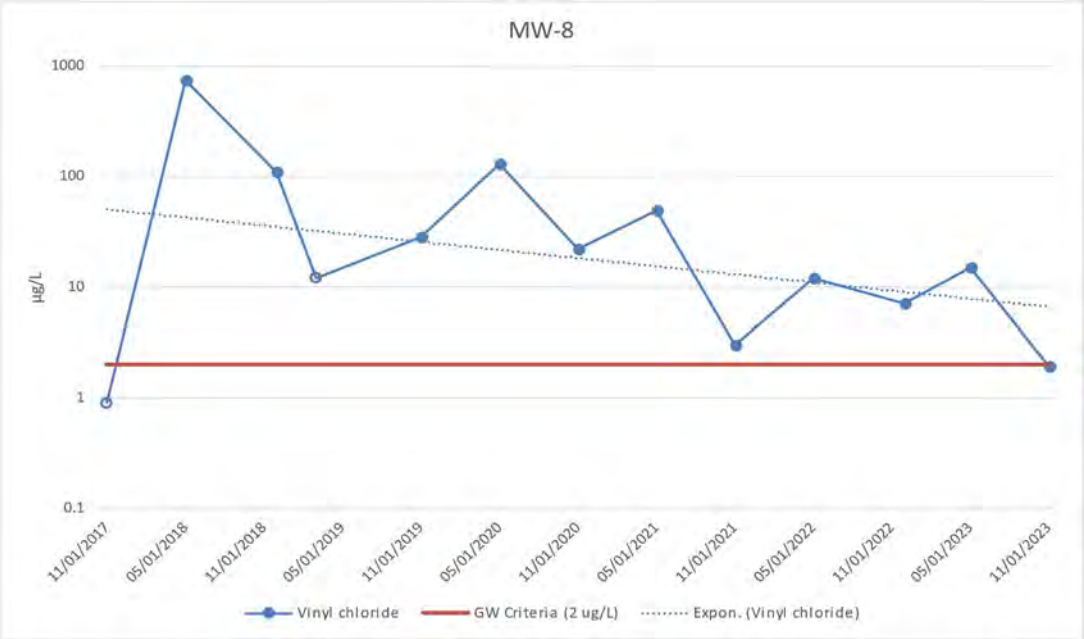
*Open markers indicate the sample was at a concentration that was non-detect at the indicated laboratory method detection limits.
**An open marker in the legend indicates that concentrations were predominantly non-detect.



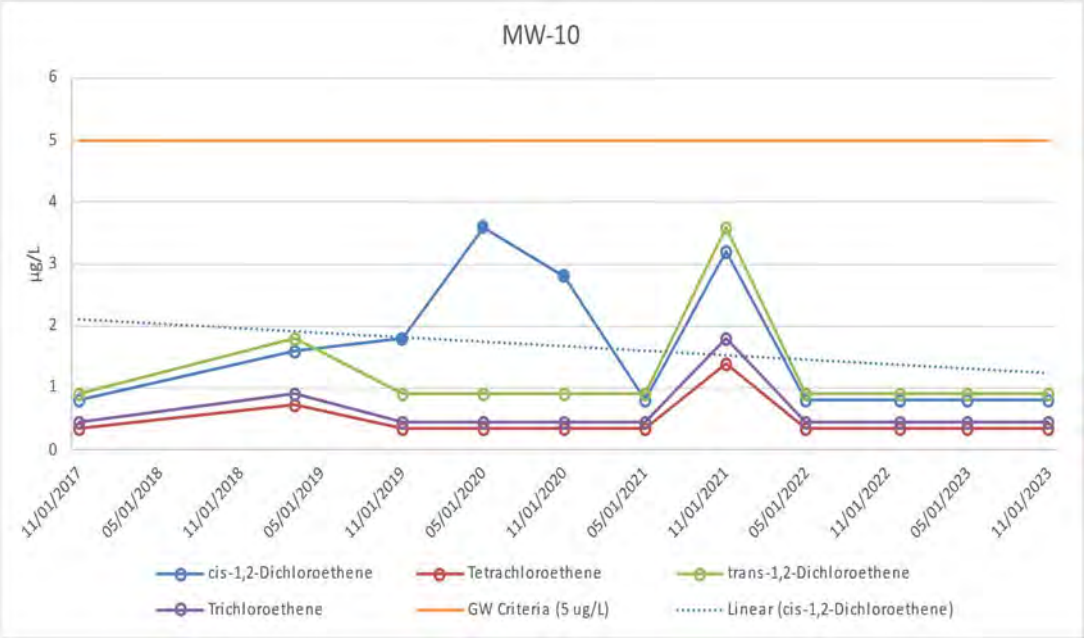


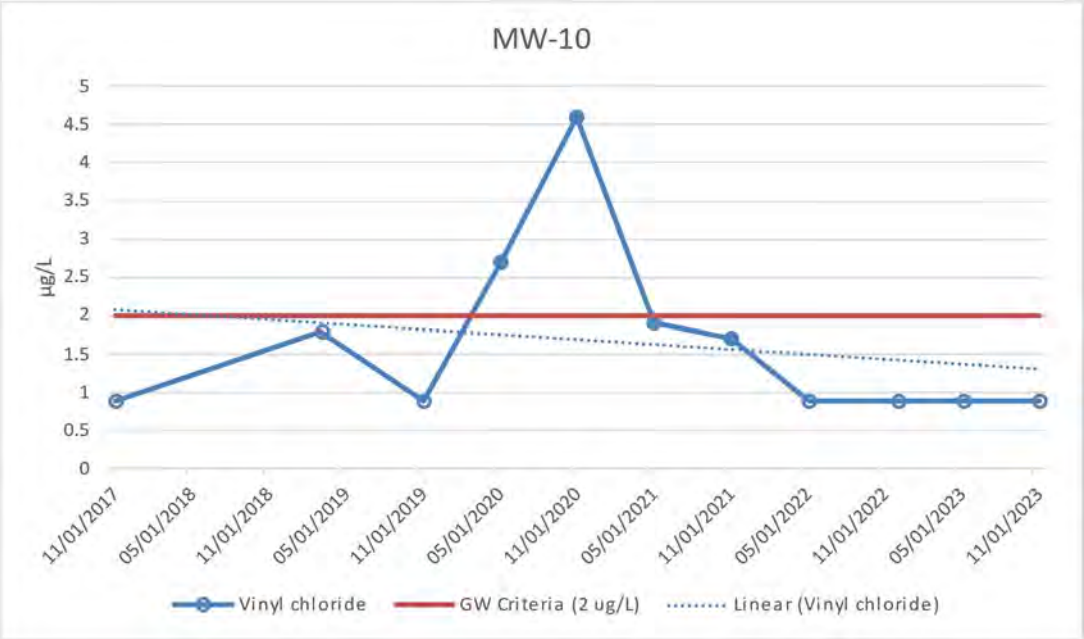
*Open markers indicate the sample was at a concentration that was non-detect at the indicated laboratory method detection limits.
**An open marker in the legend indicates that concentrations were predominantly non-detect.



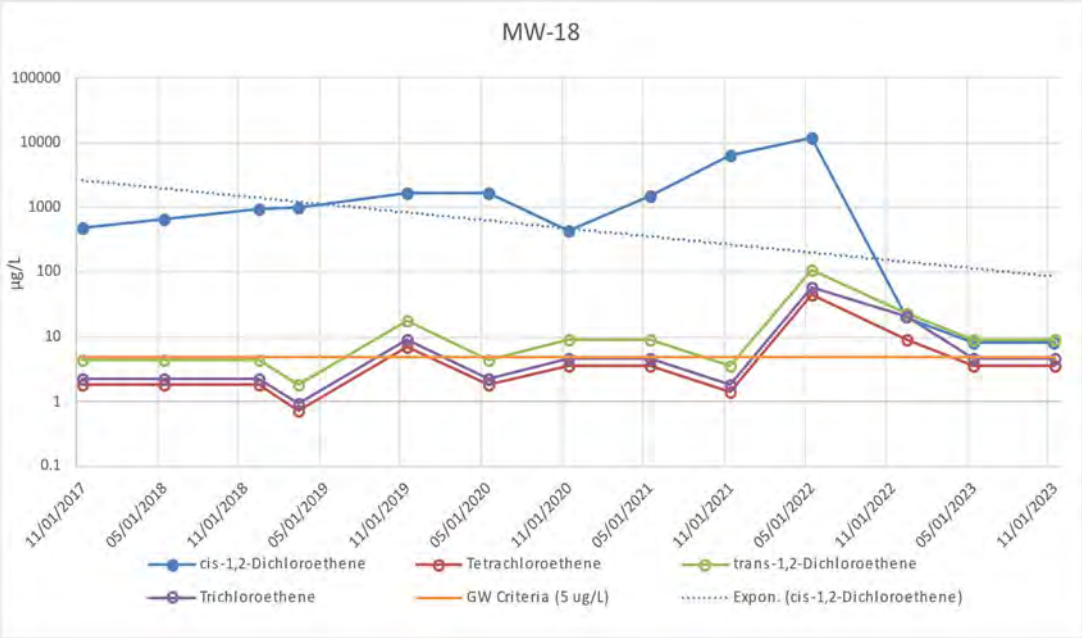


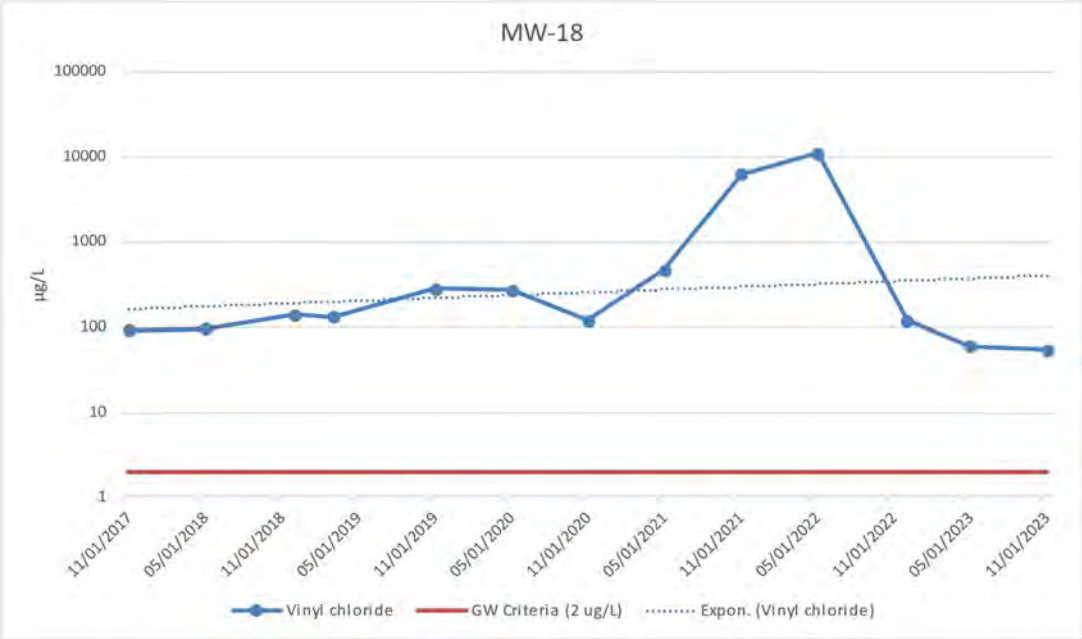
*Open markers indicate the sample was at a concentration that was non-detect at the indicated laboratory method detection limits.
**An open marker in the legend indicates that concentrations were predominantly non-detect.





*Open markers indicate the sample was at a concentration that was non-detect at the indicated laboratory method detection limits.
**An open marker in the legend indicates that concentrations were predominantly non-detect.





*Open markers indicate the sample was at a concentration that was non-detect at the indicated laboratory method detection limits.
**An open marker in the legend indicates that concentrations were predominantly non-detect.