

September 19, 2017

Mr. Todd Caffoe
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

RE: Remedial Investigation Work Plan Amendment
Ellicott Station: C819021
40-52 Ellicott Street
Batavia, New York

Dear Mr. Caffoe:

LaBella Associates, D.P.C. (LaBella) is submitting this amendment letter to the New York State Department of Environmental Conservation (NYSDEC) on behalf of Ellicott Station, LLC. This letter describes a proposed amendment to the Remedial Investigation Work Plan (RIWP) approved by the NYSDEC on July 21, 2016, for the Ellicott Station Brownfield Cleanup Program facility (C819021) located at 40-52 Ellicott Street, Batavia, New York.

Implementation of the RIWP is tentatively planned to begin on September 29, 2017. The investigation will be implemented in accordance with the approved RIWP with the exception of the addition of the following tasks:

Limited Test Pitting Evaluation: A manhole was discovered at the Site in May of 2017 which had previously been reported to be access to an electrical vault. However, after removing the manhole, LaBella personnel identified piping and apparent valves which could be associated with an underground storage tank (UST). As such, LaBella proposes the completion of test pitting in the vicinity of this manhole to attempt to identify the purpose of this piping. Attached Figure A depicts the approximate location of the manhole. This work will include excavating trenches in the vicinity of the manhole to trace the piping to apparent end points. If an abandoned UST is identified, LaBella will attempt to excavate alongside the tank to the bottom of the tank to assess for impacts. LaBella will also attempt to open the tank to determine the volume and nature of tank contents. If impacts are identified as part of the proposed test pitting, additional soil borings may be advanced as part of Task 3 of the previously approved RIWP to delineate such impacts.

Geotechnical Study: Ellicott Station, LLC plans to complete a geotechnical study as part of the planned redevelopment project. During the completion of geotechnical borings, LaBella personnel will be on-site to screen soils for evidence of impairment and complete the Community Air Monitoring Program (CAMP) in accordance with the RIWP. One (1) geotechnical boring at the Site is anticipated to be advanced approximately 5-feet into the top of bedrock.

As always, please do not hesitate to contact me with any questions, comments or concerns.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

A handwritten signature in black ink, appearing to read "J. Gillen", with a long horizontal flourish extending to the right.

Jennifer M. Gillen
Brownfield Remediation Program Manager

Remedial Investigation
 Work Plan Amendment

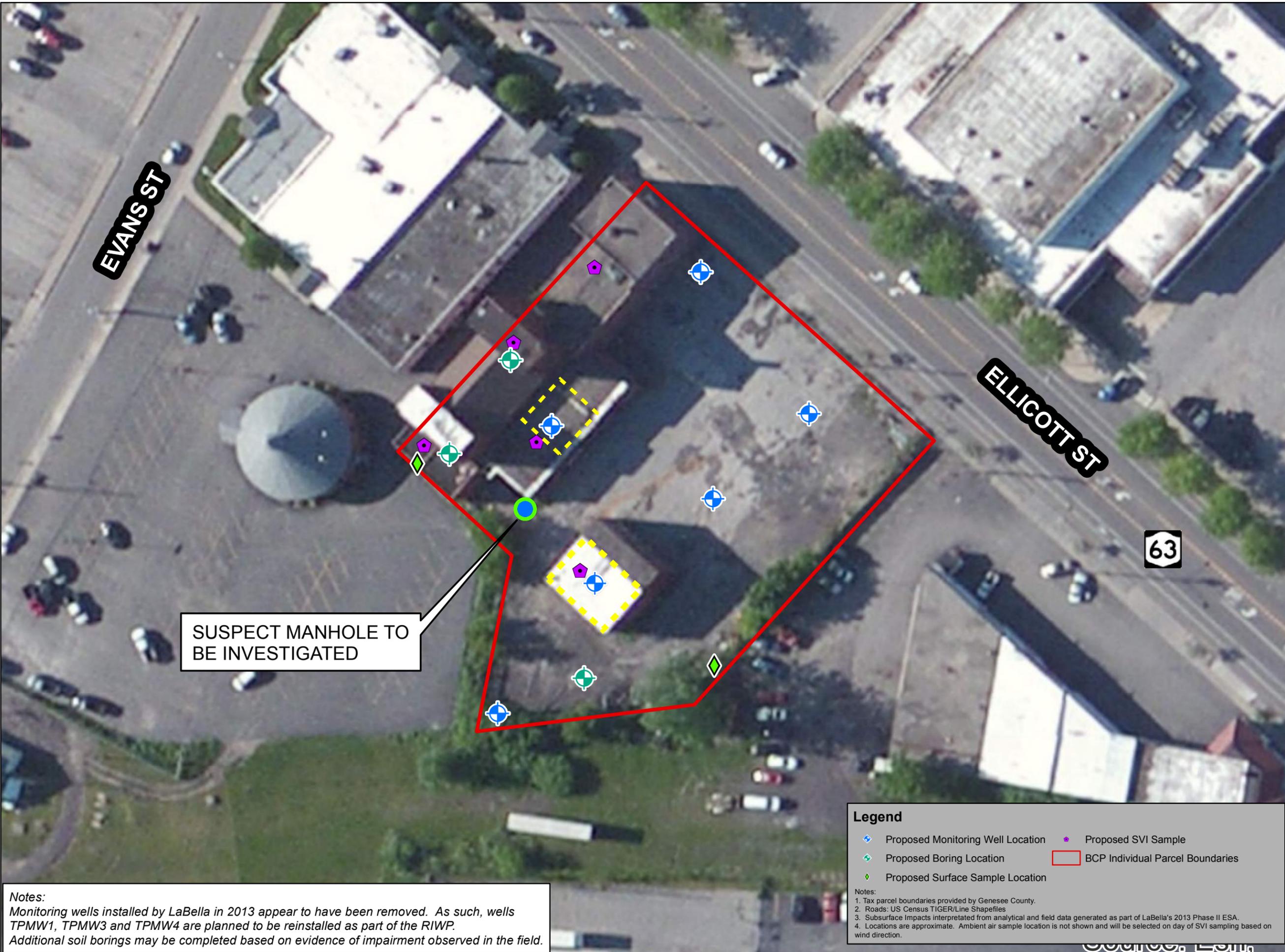
Ellicott Station
 40-52 Ellicott Street
 Batavia, NY

NYSDEC BCP #C819021

Proposed Remedial
 Investigation Locations



1 inch = 50 feet
 Intended to print as 11" x 17".



SUSPECT MANHOLE TO
 BE INVESTIGATED

Legend

	Proposed Monitoring Well Location		Proposed SVI Sample
	Proposed Boring Location		BCP Individual Parcel Boundaries
	Proposed Surface Sample Location		

Notes:
 1. Tax parcel boundaries provided by Genesee County.
 2. Roads: US Census TIGER/Line Shapefiles
 3. Subsurface Impacts interpreted from analytical and field data generated as part of LaBella's 2013 Phase II ESA.
 4. Locations are approximate. Ambient air sample location is not shown and will be selected on day of SVI sampling based on wind direction.

Notes:
 Monitoring wells installed by LaBella in 2013 appear to have been removed. As such, wells TPMW1, TPMW3 and TPMW4 are planned to be reinstalled as part of the RIWP. Additional soil borings may be completed based on evidence of impairment observed in the field.

[2151319]
 [FIGURE A]

Path: L:\Ellicott Station, LLC\2151319 - BCP RIWP and CPP Development\Drawings\RIWP Amendment\Figure A - Proposed Inv.mxd