

PERIODIC REVIEW REPORT

For

Monroe Oaks LLC
P.O. Box 431
Fishers, New York

Location

Speedy's Cleaners
Site Number C828109
3130 Monroe Avenue
Rochester, New York

December 2024

Prepared by:



10 Jones Avenue
Rochester, New York 14608
585-313-9683

Table of Contents

	<u>Page</u>
1.0 INTRODUCTION	1
2.0 INDOOR AIR SAMPLING.....	2
3.0 SEMI-ANNUAL GROUNDWATER SAMPLING	3
4.0 SURFACE COVER CONDITIONS.....	4
5.0 SSDS INSPECTION.....	5
6.0 BCP COMPLIANCE	6

Figures

Figure 1: Sub-Slab Depressurization System

Figure 2: Groundwater Monitoring Wells

Appendices

Appendix A: Site Inspection Form

Appendix B: SSDS OM&M Form

Appendix C: Institutional Control/ Engineering Control (IC/EC) Certification

Appendix D: Photographs

Section 1

NEU-VELLE LLC

Introduction

1.0 INTRODUCTION

The subject Site is the former Speedy's Cleaners located at 3130 Monroe Avenue in the Town of Pittsford, New York (the "Site"). 3130 Monroe Avenue Associates, LLC (MAA) entered into the Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) to develop and implement a remedial program at the Site on October 14, 2004. After completing the remedial program, NYSDEC issued a Certificate of Completion (COC) on December 31, 2012. MAA filed an Easement, and a Site Management Plan (SMP), was developed. The requirements of the SMP are incorporated into the Easement. The SMP, approved by the NYSDEC on December 31, 2012, requires the owner of the Site, to manage and maintain institutional and engineering controls which includes annual sampling of indoor air and groundwater. The current owner of the Site is Monroe Oaks, LLC.

This annual Periodic Review Report (PRR) is provided to certify that all institutional and engineering controls remain in place, are performing properly, and continue to be effective.

Section 2

NEU-VELLE LLC

Indoor Air Sampling

2.0 INDOOR AIR SAMPLING

In accordance with the NYSDEC letter dated February 27, 2024, indoor air sampling will be performed on a semi-annual basis coinciding with the groundwater sampling. Therefore, indoor air sampling was not performed during 2024. Indoor air sampling will be conducted in 2025 in accordance with the Site Management Plan.

Section 3

NEU-VELLE LLC

Semi-Annual Groundwater Sampling

3.0 SEMI-ANNUAL GROUNDWATER SAMPLING

In accordance with the NYSDEC letter dated March 18, 2022, groundwater sampling will be performed on a semi-annual basis. Therefore, groundwater sampling was not performed during 2024. Groundwater sampling will be conducted in 2025 in accordance with the Site Management Plan.

Section 4

NEU-VELLE LLC

Surface Cover Conditions

4.0 SITE INSPECTION

NEU-VELLE LLC (NEU-VELLE) performed a visual inspection of the site on December 20, 2024. The inspection was conducted in accordance with the SMP to assess the following.

- Compliance with all IC's, including site usage;
- Evaluation of the condition and continued effectiveness of EC's;
- General site conditions at the time of the inspection;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- Compliance with permits and schedules included in the Operation and Maintenance Plan; and
- Confirmation that site records are up to date.

Based on the inspection, the site is in conformance with the requirements of the SMP. The site inspection form is included in Appendix A.

Section 5

NEU-VELLE LLC

SSDS INSPECTION

5.0 SSDS INSPECTION

NEU-VELLE LLC (NEU-VELLE) performed an inspection of the SSDS system on December 20, 2024. The inspection was conducted in accordance as follows:

- A visual inspection of the complete system (i.e. vent fan, piping, warning device or indicator, labeling, etc.)
- Identification and repair of leaks, and
- Inspection of the exhaust or discharge points to verify that no air intakes have been located nearby.

Based on the inspection, the system is operating in accordance with the requirements of the SMP. The SSDS OM&M Inspection Form is included in Appendix B.

Section 6

NEU-VELLE LLC

BCP Compliance

6.0 BCP COMPLIANCE

The current status of the Site is as follows:

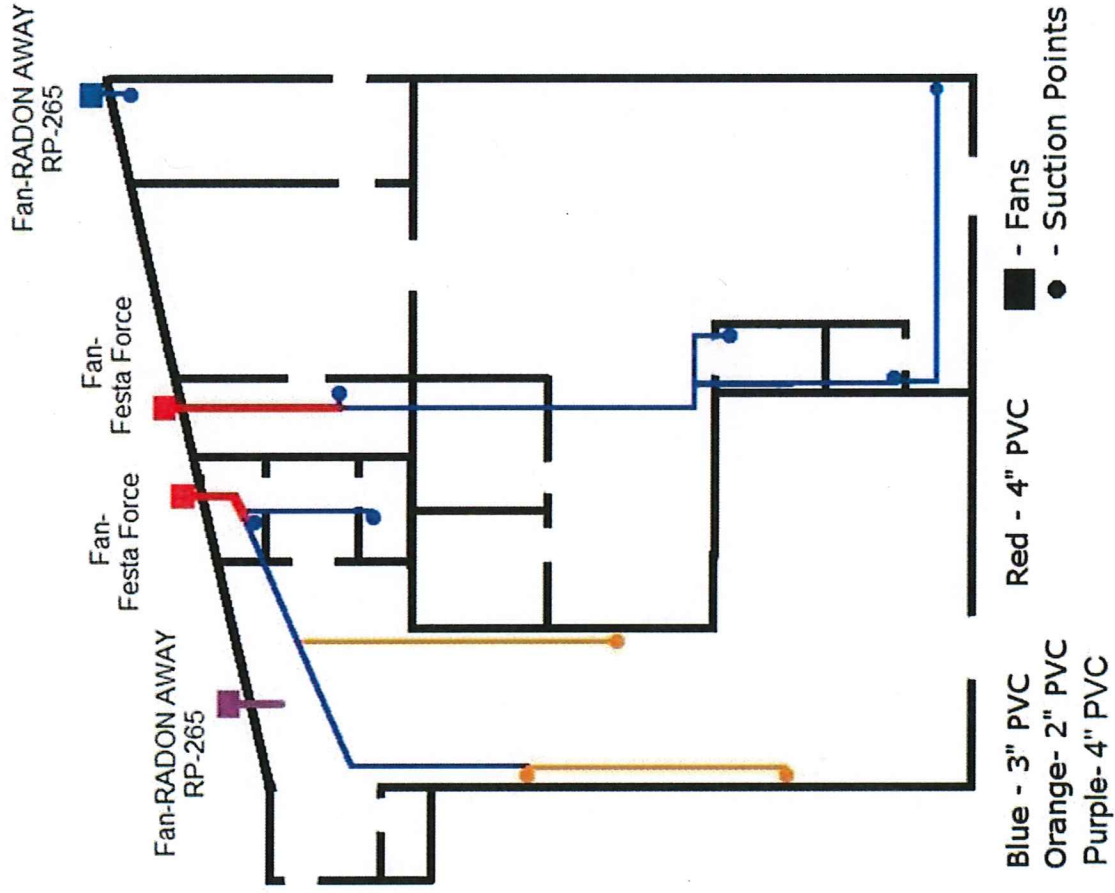
- The Site is in compliance with the BCA, and as such, no further investigations or modifications are warranted.
- The Institutional Control/Engineering Control (IC/EC) certification included as Appendix C documents that the IC/EC controls remain in place and are functioning as designed.
- Groundwater and indoor air sampling will continue to be performed in compliance with the SMP. A Periodic Review Report (PRR) will be prepared to document future compliance with the BCA and SMP.

Figures

NEU-VELLE LLC



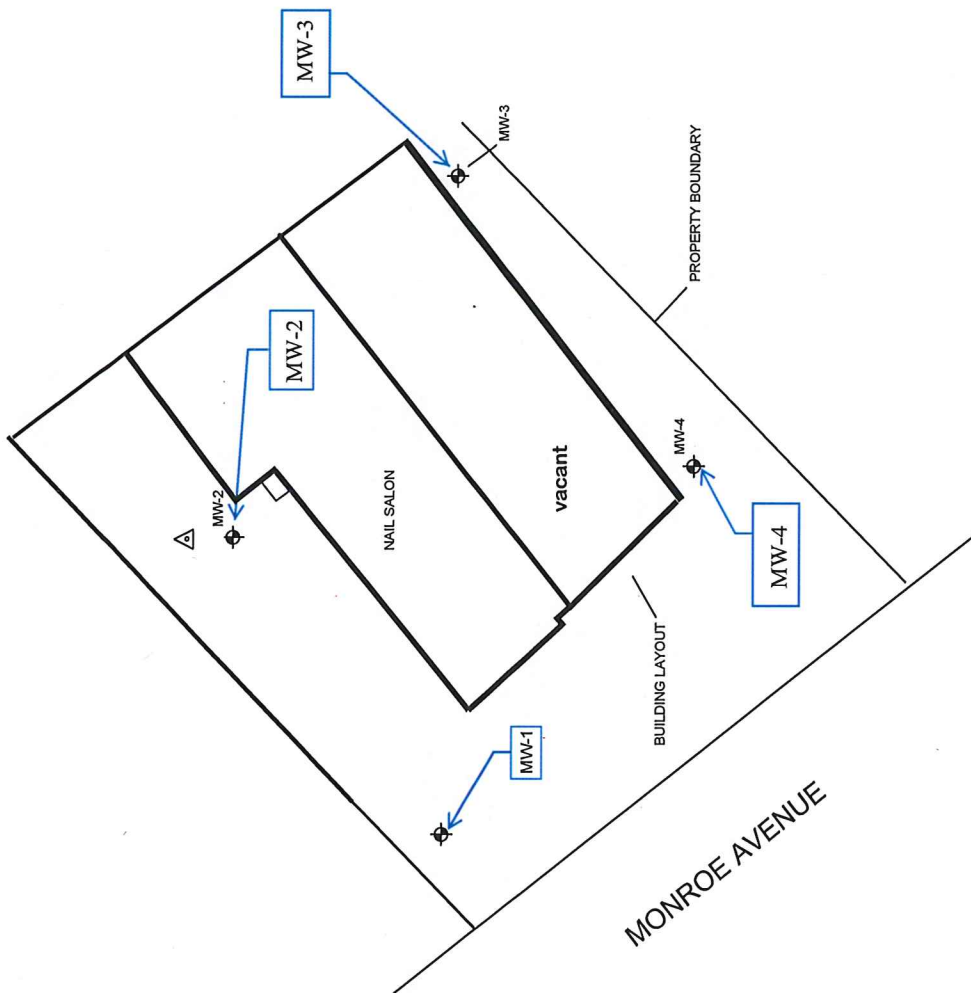
SSDS – 3130 Monroe Ave., Rochester, NY



Sub-Slab Depressurization System

3130 Monroe Avenue
 Rochester, NY 14618
 NYSDEC Site No. C828109

N ↑



- LEGEND**
- ⊕ MW LOCATION
 - △ INJECTION WELL LOCATION

<h2 style="text-align: center;">Groundwater Monitor Wells</h2> <p style="text-align: center;"> SPEEDY'S CLEANERS 3130 MONROE AVENUE PITTSFORD, NEW YORK </p>		
DWG #	Figure 2	DATE
		DRAWN BY

Appendix A

NEU-VELLE LLC

Site Inspection Form

Site-Wide Inspection Form

Date: 12/20/24

Site Address: 3130 MONROE AVE, Rochester, NY, SPEEDY'S Cleaners

Inspector: Albert G. Lyons, Jr

Is the Site in compliance with all Industrial Controls, including Site usage?

Yes

Evaluation of the condition and effectiveness of all Engineering Controls (EC):

Cover system is in tact (Asphalt) with minor cracking + SSDS system is operational

Description of the general Site conditions:

Site is in very good condition with tenants on both sides.

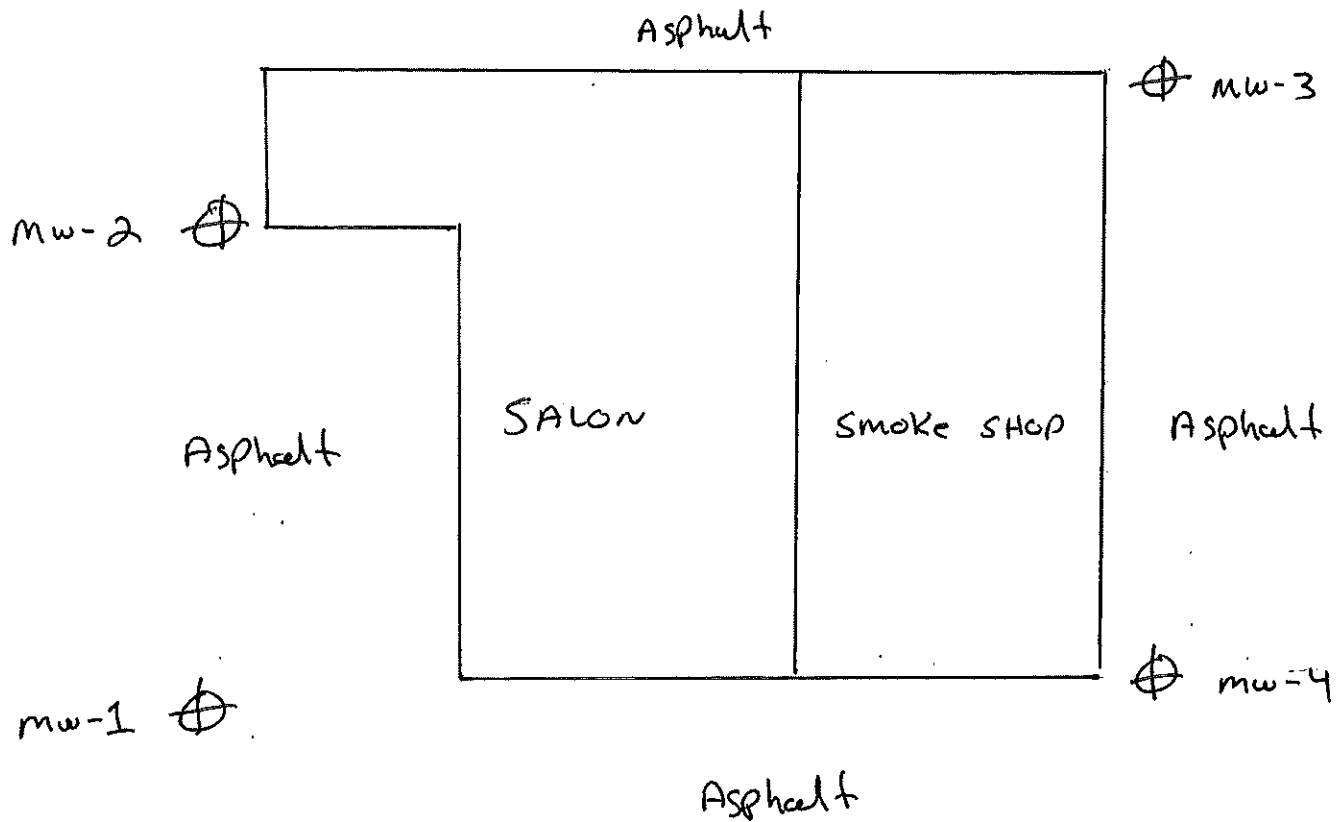
Description of the Site management activities being conducted, where appropriate, confirmatory sampling and health and safety measures:

Groundwater sampling + Indoor Air sampling is conducted on a semi-annual basis

Is the Site in compliance with permits and schedules included in the Operations and Maintenance Plan (O&MP)?

Yes

Site Plan/Sketch



Signature of Inspector: Albert G. Lyons, Jr. Date: 12/30/24
Print Name: Albert G. Lyons, Jr.

Appendix B

NEU-VELLE LLC

SSDS OM&M Form

Sub Slab Depressurization System (SSDS) Monthly Inspection Form

3130 Monroe Avenue, Rochester, New York

Task Description	No	Yes	Comments
Is the system's manometer operational?		X	
Does the manometer indicate proper vacuum?		X	
What is the pressure gauge reading?			2.85" w.c.
Is the system alarm operational?		X	
Is the system blower operating?		X	
Is air being discharged from the system vent?		X	
Are clamps in system piping properly fastened and seals near the blower intact and properly sealed?		X	
Are there any holes, cracks, or other physical deficiencies in SSDS piping?	X		
Are there any blockages in SSDS piping?	X		

Signature of Inspector: Albert S Lyons, Jr

Print Name: Albert S. Lyons, Jr

Date: 12/20/24

Appendix C

NEU-VELLE LLC

Institutional Control/Engineering Control (IC/EC) Certification



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. C828109		
Site Name Speedy's Cleaners		
Site Address: 3130 Monroe Avenue Zip Code: 14618		
City/Town: Pittsford		
County: Monroe		
Site Acreage: 0.293		
Reporting Period: November 30, 2023 to November 30, 2024		
		YES NO
1. Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Box 2	
	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
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Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
150.120-1-6	Monroe Oaks LLC	Ground Water Use Restriction Soil Management Plan Building Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

The elements of the institutional and engineering controls are listed below:

1) A site cover (consisting of the building and paved parking lot) currently exists and will be maintained to allow for commercial use of the site.

2) Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- a) requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- b) allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- c) restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- d) requires compliance with the Department approved Site Management Plan.

3) A Site Management Plan is required, which includes the following:

A) An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The environmental easement discussed above.

Engineering Controls: The sub-slab depressurization system, and the site cover system discussed above.

This plan includes, but may not be limited to:

- a) an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- b) descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- c) a provision for evaluation of the potential for soil vapor intrusion for any new buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- d) a provision for the continued operation, maintenance, and monitoring of the existing sub-slab depressurization system at the on-site building;
- e) provisions for the management and inspection of the identified engineering controls;
- f) maintaining site access controls and Department notification; and
- g) the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

B) A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a) monitoring of groundwater and indoor air to assess the performance and effectiveness of the remedy;
- b) a schedule of monitoring and frequency of submittals to the Department; and
- c) monitoring for soil vapor intrusion for any buildings occupied or developed on the site, as may be

required by the Institutional and Engineering Control Plan discussed above.

Box 4

Description of Engineering Controls

Parcel

150.120-1-6

Engineering Control

Vapor Mitigation
Cover System

Box 5

Periodic Review Report (PRR) Certification Statements

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

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



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

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C828109

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 Albert G. Lyons, Jr at Lyons Engineering, DPC
print name 10 Jones Ave
Rochester, NY 14608 print business address

am certifying as Owner Representative (Owner or Remedial Party)

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

Albert G Lyons Jr
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

12/30/24
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

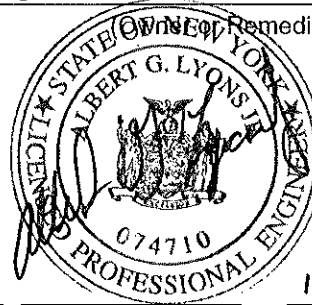
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Albert G. Lyons, Jr at Lyons Engineering, LLC
print name 10 Jones Ave
Rochester, NY 14608
print business address

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

Albert G. Lyons, Jr

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



Stamp
(Required for PE)

12/30/24

Date

Appendix D

NEU-VELLE LLC

Photographs



SSDS Alarm and Manometer



SSDS Discharge and Fan



Cover System



Cover System