

Periodic Review Report

NYSDEC Site #C828115

October 12, 2021 to October 12, 2022

Location:

Rochester Drug Cooperative Building
320 North Goodman Street
Rochester, New York

Prepared for:

Stern Properties
274 North Goodman Street
Rochester, New York 14607

LaBella Project No. 211352

November 11, 2022



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1.0 INTRODUCTION

LaBella Associates, D.P.C. (LaBella) is pleased to submit this October 12, 2021 through October 12, 2022 Periodic Review Report (PRR) for the property located at 320 North Goodman Street, City of Rochester, Monroe County, New York, herein after referred to as the “Site”. The Site is identified as New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site #C828115. A Site Location Map is included as Figure 1.

The Site is located in the County of Monroe, New York and is identified as Block 084 and Lot 0001 on the City of Rochester Tax Map # 106. The Site is situated on an approximately 2.7-acre area bounded by the CSX Goodman Street Yards and railroad tracks to the north and east, the Village Gate Square Mall to the south, and residential properties are located adjacent to the west of the Site, across North Goodman Street (see Figure 2).

LaBella was retained by Stern Properties to assist in the monitoring and reporting requirements associated with the Site Management Plan (SMP) prepared for the Site.

2.0 BACKGROUND

Previous environmental investigations at the Site identified the nature and extent of contamination to be limited to petroleum contamination in soil, groundwater, and soil vapor. The apparent source of the petroleum impacts was four (4) petroleum underground storage tanks (USTs) that were formerly located in the eastern portion of the Site. Two (2) additional USTs were reportedly removed by others in the early 1970s, and another UST was removed by others in 1998. There was no closure documentation for the tanks removed from the Site.

There are two (2) NYSDEC Spills associated with the Site (#9506933 and #0106407). Both spills have been closed by the NYSDEC, however, the investigation and remediation of the petroleum impacts were performed as part of the BCP project that are associated with NYSDEC Spill #0106407. The Site was entered into the NYSDEC BCP on May 18, 2004.

A Remedial Investigation (RI) was conducted by GeoQuest Environmental, Inc. (GeoQuest) in September 2003 to complete the delineation of the horizontal and vertical extent of petroleum-impacted soil and groundwater at the Site. This RI consisted of advancing seven (7) direct-push soil borings (designated MW-13 through MW-17 and B-18 and B-19) of which five (5) were converted into temporary groundwater monitoring wells (designated MW-13 through MW-17). GeoQuest's RI concluded that:

- the source of the petroleum impacts at the 320 North Goodman Street Site emanated from on-site petroleum storage tanks that had previously been removed from the Site;
- there were no current or reasonably foreseeable exposure pathways since the impacted area was to remain a parking lot; and,
- conditions at the Site required remediation in order to meet the NYSDEC BCP requirements.



In April 2005, GeoQuest conducted an Interim Remedial Measure (IRM) Soil Removal program at the Site. As part of the IRM, an ex-situ treatment biocell was constructed, on the easterly adjacent Village Gate Square property, to treat approximately 2,103 cubic yards of petroleum-impacted soil that was excavated from the Site. This petroleum-impacted soil was placed in a “biocell” for remediation over time. Subsequent to screening and sampling the biocell soils, NYSDEC approved, in 2009, grading of the biocell soils into an existing soil berm to the east of the on-site building and covered with one (1) foot of clean soil at the former location shown on Figure 2 and subsequently the soil berm was graded and placed underneath an asphalt paved parking lot at the location shown on Figure 4.

An active Sub-Slab Depressurization System (SSDS) was installed beneath the concrete slab of the on-site building in November 2006. The SSDS was designed to depressurize the subsurface immediately below the concrete floor slab, thus restricting soil vapor intrusion into the on-site building from beneath the floor slab. Additional sub-slab depressurization fans were installed in the on-site building in 2009. Subsequent testing of these monitoring points (i.e. radius of influence testing) indicated negative pressures beneath the floor slab throughout the on-site building. The location of the SSDS components are depicted on Figure 3.

A Final Engineering Report (FER) dated December 2009 by LaBella documented the remedial work. A SMP dated December 2009 by LaBella provides the required monitoring and reporting for the Site. Based on the remedial work completed a certificate of completion was issued for the Site in 2009.

3.0 PURPOSE AND SCOPE OF WORK

The purpose of this report is to present the monitoring work completed at the Site since the last PRR. This work was completed in accordance with the provisions identified in the SMP. As required in the SMP, this report includes the following information:

- Identification, assessment and certification of all Engineering Controls/Institutional Controls (ECs/ICs) required by the remedy for the Site;
- Results of the required annual Site inspections and severe condition inspections, if applicable;
- All inspection forms and other records generated for the Site during the reporting period in electronic format (included in report);
- A summary of any discharge monitoring data and/or information generated during the reporting period with comments and conclusions; and
- A site evaluation, which includes the following:
 - The compliance of the remedy with the requirements of the site-specific RAWP;
 - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored;
 - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
 - The overall performance and effectiveness of the remedy.



The NYSDEC has approved revisions to the operations, maintenance, and monitoring of the Site in a letter dated February 10, 2015. The NYSDEC approved to discontinue the groundwater monitoring program at the Site based on the last three monitoring events indicated that volatile organic compounds (VOCs) in wells MW-15R and MW-14R have decreased to levels below the New York State groundwater standard and VOC levels in wells MW-16R and MW-17R have decreased to non-detectable levels.

4.0 ANNUAL MONITORING

The SMP indicated monitoring of the performance of the remedy and overall reduction in contamination on-site will be conducted for the first two (2) years, via semi-annual sampling of four (4) existing groundwater monitoring wells, and the frequency thereafter will be determined by NYSDEC. The trend in contaminant levels in groundwater in the affected area was evaluated to determine if the remedy continues to be effective in achieving remedial goals. As noted above, the NYSDEC approved the discontinuation of the groundwater portion of the monitoring as the contaminants of concerns are below New York State groundwater standards. The current monitoring program is summarized in the following table and was included in the SMP:

Monitoring/Inspection Schedule

Monitoring Program	Frequency	Matrix	Status
Groundwater Monitoring	Semi-annual	Groundwater	Discontinued
Site Wide Inspection/Soil Cover	Annual	Soil	Ongoing
Soil Berm (former biocell)	Annual	Soil	Discontinued
SSDS	Monthly	Vapor/Air	Ongoing

A summary of the monitoring work completed is provided below.

4.1 Sub Slab Depressurization System Monitoring

The sub-slab depressurization system was inspected on October 18, 2022 in order to verify proper operation of the system. There are six fans that operate the SSDS at the locations shown on Figure 3. At each fan location, the following inspections were made:

- the in-line U-tube manometer on the suction side of the piping system was observed to determine a pressure differential that would indicate the fan was operating properly.
- the piping condition was observed to determine if any portion of the piping required repair;
- labeling of the system was intact; and,
- descriptions of actions taken to address any concerns of the SSDS (if applicable).

Based on the inspection, the SSDS appeared to be in good working order (e.g. each manometer indicated the SSDS was working, the fan was observed to be working, and the piping appeared in good condition). Copies of the inspection forms and photographs of pertinent portions of the system are included in Appendix A.



4.2 Site Wide Inspection

A site-wide inspection of the property was conducted on October 18, 2022 to assess the general condition of the site (e.g. commercial use, residential use, etc.) as well as asphalt paved areas located over the remedial excavations. Based on the results of the general site conditions inspection, the site remains utilized for commercial use only, and the asphalt paved areas over the remedial excavations remain in good condition. Photos of the asphalt paved area are included in Appendix A.

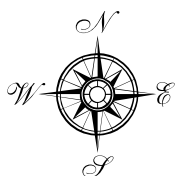
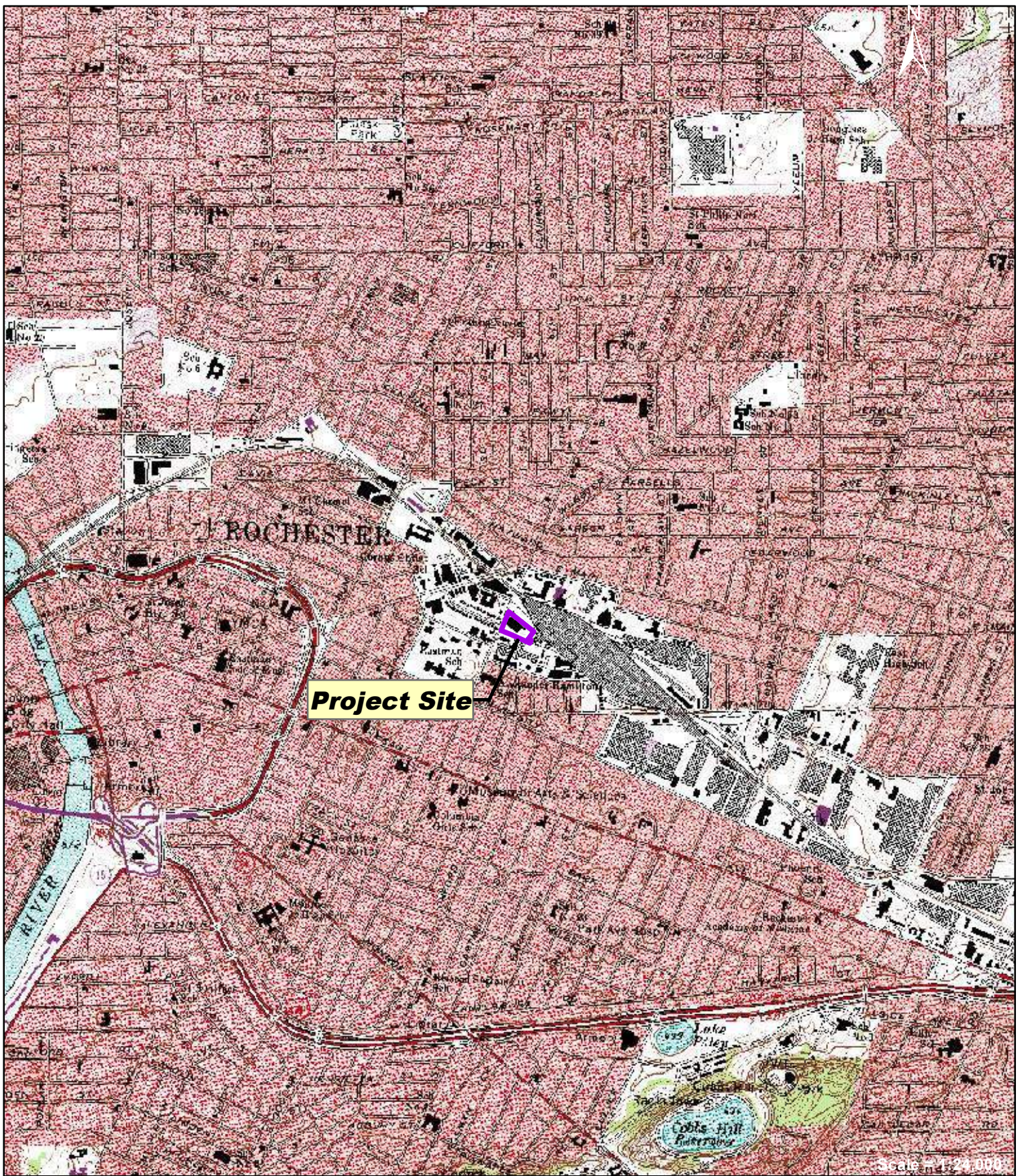
5.0 INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION

The NYSDEC Institutional and Engineering Controls Certification Form is included in Appendix B.

J:\STERN FAMILY LIMITED PARTNERSHIP (GARY & MARCIA)\211352\REPORTS\2022 PERIODIC REVIEW REPORT\RPT.2022-11.11.C828115.2022 PRR 320 NORTH GOODMAN ST.DOCX



FIGURES



1 inch = 2,000 feet

FIGURE 1

Site Location Map
NYSDEC BCP Site #C828115
Former Rochester Drug Cooperative Building
320 North Goodman Street
Rochester, New York

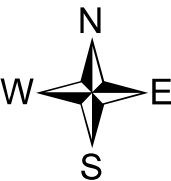





Periodic Review Report
NYSDEC BCP Site #C828115
Former Rochester Drug
Cooperative Building
Rochester, New York

Client:
The Gary and Marcia Stern
Family Limited Partnership

Title:
Site Area Map



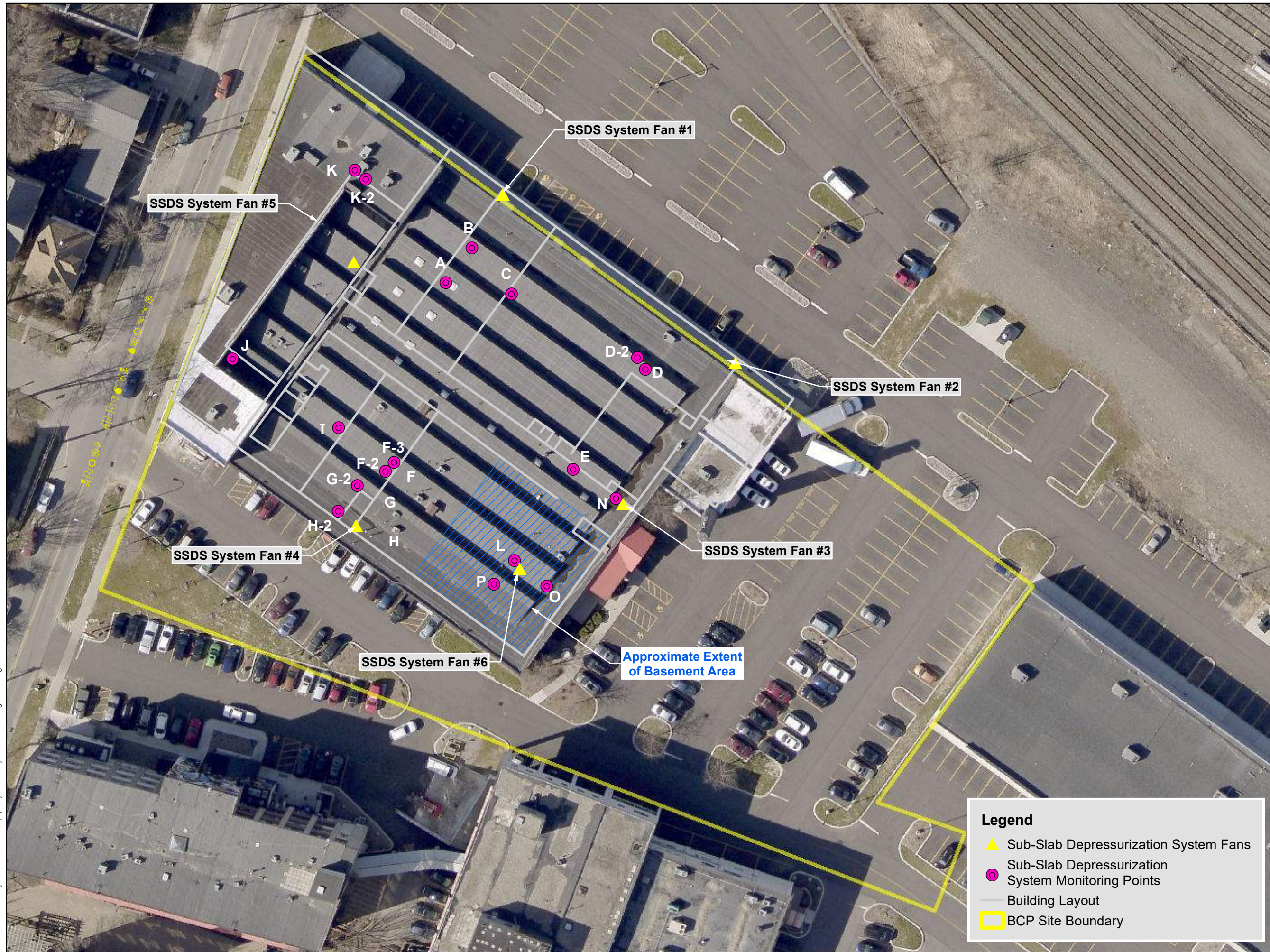
Legend

 Approximate Area of Remedial Excavations

[211352]

[FIGURE 2]

Path: J:\Stern Family Limited Partnership (Gary & Marcia)\211352\Drawings\2018\Figure 3 SSDS.mxd



Legend

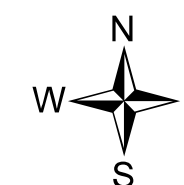
- ▲ Sub-Slab Depressurization System Fans
- Sub-Slab Depressurization System Monitoring Points
- Building Layout
- BCP Site Boundary



Periodic Review Report
NYSDEC BCP Site #C828115
Former Rochester Drug
Cooperative Building
Rochester, New York

Client:
The Gary and Marcia Stern
Family Limited Partnership

Title:
Site Area Map and
Sub Slab Depressurization
System



10 0 50
1 inch = 50 feet

[211352]
[FIGURE 3]

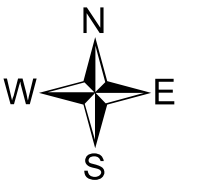
Path: J:\Stern Family Limited Partnership (Gary & Marcia)\211352\Drawings\2018\Figure 4 Biocell Soil Placement Location.mxd



Periodic Review Report
NYSDEC BCP Site #C828115
Former Rochester Drug
Cooperative Building
Rochester, New York

Client:
The Gary and Marcia Stern
Family Limited Partnership

Title:
Biocell Soil
Placement Location



0 75
1 inch = 75 feet

Legend

- Biocell Soil Placement Location
- Former Remedial Soil Berm of Biocell Soil
- Approximate BCP Site Boundaries
- Monroe County Parcels

Notes:
[1] Location of Biocell Soil is approximate and based on construction contractor estimate.
[2] Aerial photo may not represent current site conditions.

[211352]
[FIGURE 4]



APPENDIX A

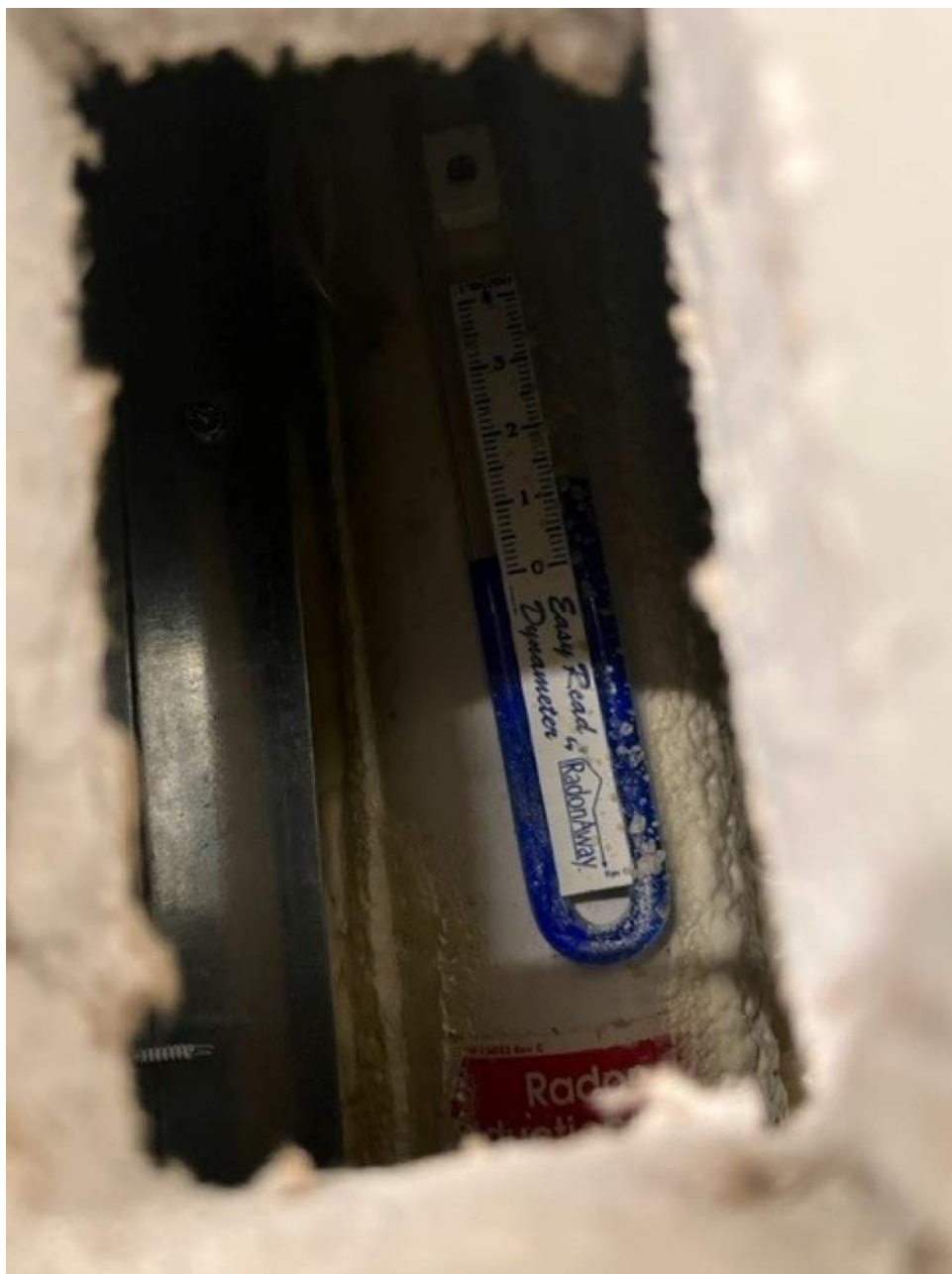


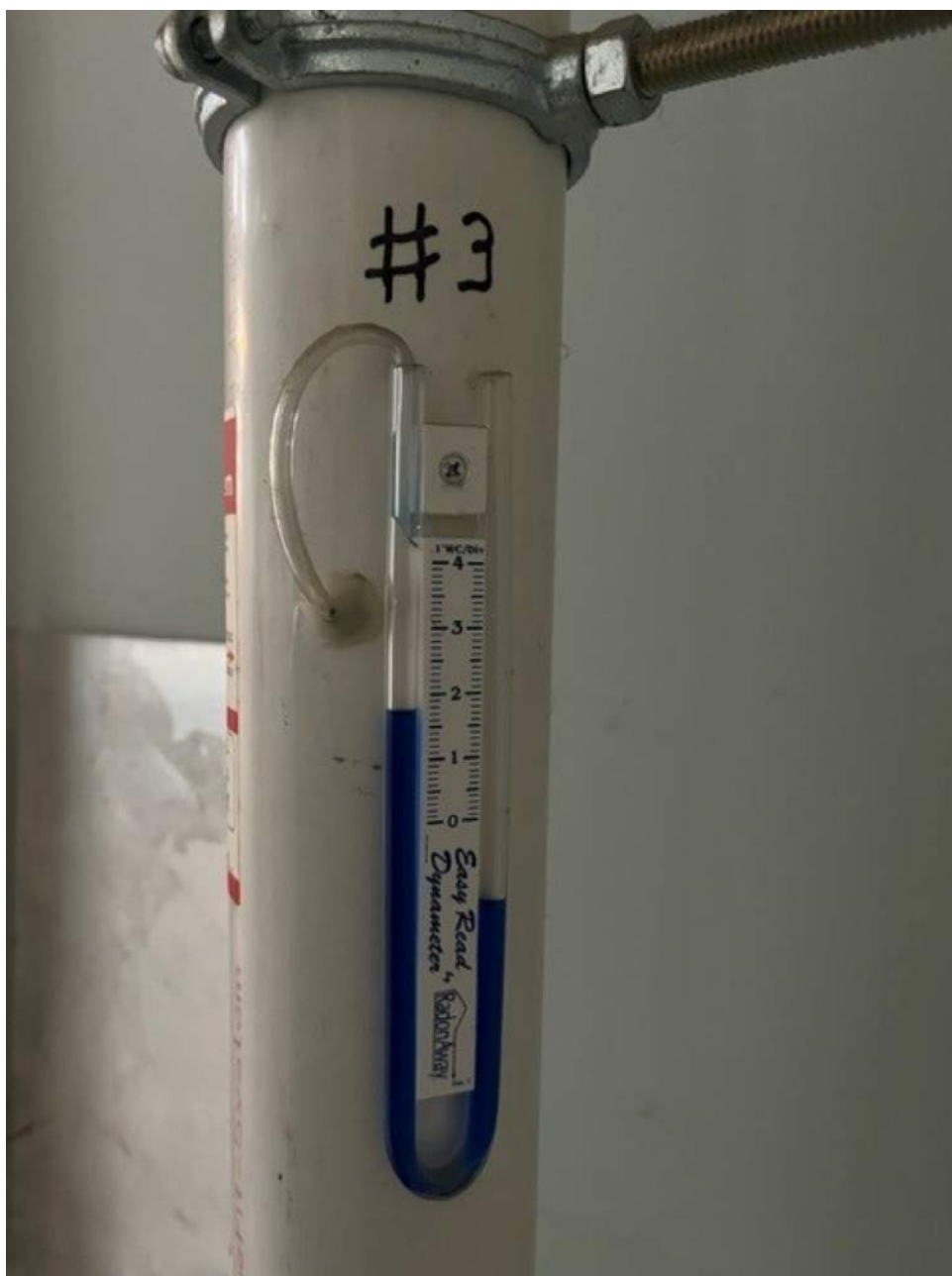
300 STATE STREET, SUITE 201
ROCHESTER, NEW YORK 14614
PHONE: (585) 454-6110
FAX: (585) 454-3066

PROJECT NAME: Rochester Drug Cooperative
LOCATION: C828115, 320 North Goofman St, Rochester NY
PROJECT NO.: 211352
INSPECTED BY: M. Pelychaty
DATE: 10/18/2022
WEATHER: cloudy, 50 F

Soil Vent Fan & General Location	Fans Properly Operation (Yes/No)	Piping in Good Conditions (Yes/No)	Comments or Actions Taken
Fans #1 to #6 operational	Yes	Yes	None
General Site Conditions	Current Use of Site	Site Records Up to Date	Comments or Actions Taken
Good	Commerical office space	Yes	None















APPENDIX B



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. C828115

Site Name Rochester Drug Cooperative Building

Site Address: 320 N. Goodman Street Zip Code: 14607
City/Town: Rochester
County: Monroe
Site Acreage: 2.699

Reporting Period: October 12, 2021 to October 12, 2022

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?

☐☒

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☐☒

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. C828115**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**106.84-01-01**

Gary and Marcia Stern Fam. Ltd Partnersh

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Site Management Plan
O&M Plan
IC/EC Plan

- Compliance with the environmental easement and the SMP;
- All asphalt surfaces and the on-site building are considered a cover system to prevent direct contact with residual contamination in soil and must be maintained;
- The SSDS must be monitored and operate on a continuous basis;
- Any future building must be evaluated for soil vapor intrusion;
- Groundwater use as a potable source is prohibited;
- The Site is restricted to commercial and/or industrial uses; and
- Periodic certification that all institutional and engineering controls are in place and that the SMP is being implemented.

Box 4**Description of Engineering Controls**ParcelEngineering Control**106.84-01-01**

Vapor Mitigation
Cover System

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. C828115

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 ALLAN Stern at 274 N. Goodman St. ROCHESTER, NY 14607
print name print business address

am certifying as owner (Owner or Remedial Party)

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


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

11/15/22
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 Daniel P. Noll at LaBella Associates, DPC, 300 State St,
print name print business address
Rochester, NY 14614,

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



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

Stamp
(Required for PE)

11/11/2022
Date