



**Stantec Consulting Services Inc.**  
61 Commercial Street  
Rochester NY 14614  
Tel: (585) 475-1440  
Fax: (585) 272-1814

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**Stantec**

October 14, 2011  
File: 190500014

Mr. Todd Caffoe, P.E.  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon NY 14414-9519

**Reference:    Periodic Review Reports**  
**Ward Street Site, BCA Site No.: C828117**  
**8-28 Ward Street Site, BCA Site No.: C828136**  
**Rochester, New York**

Dear Todd:

On behalf of Germanow-Simon Corporation (Germanow-Simon), Stantec Consulting Services, Inc. (Stantec) has prepared this Periodic Review Report and completed the Institutional and Engineering Control Certification (IC/EC) Forms for Germanow-Simon to fulfill its obligation as a volunteer under the Brownfield Cleanup Agreement (BCA) for its properties known as the Ward Street Site (BCA Site #C828117) and the 8-28 Ward Street Site (BCA Site #C828136). These adjacent sites (Index #B8-0566-99-10) are located on Ward Street in the City of Rochester, Monroe County, New York.

In support of this PRR, Stantec has previously submitted to the Department our Semi-Annual Operation, Maintenance and Monitoring (OM&M) Progress Report #9 dated August 29, 2011 which provided the current status of the multi-phase vacuum extraction (MPVE) system for both Sites and the sub-slab depressurization system (SSDS) in the Building B Annex for the Ward Street Site. As previously approved by the Department, operation of the MPVE system was suspended and the SSDS is in operation. In support of this operational modification, a Remedial Program Supplement - Enhanced Reductive Dechlorination (ERD) Work Plan was submitted to the Department for review on March 25, 2011 which outlined the proposed next phase of remedial activities at the two Sites. Following receipt of Department input, the activities outlined in the ERD Work Plan are proposed to be completed later this year and therefore they will be addressed in the next PRR.

Stantec provided to the Department on April 20, 2011, notification of a proposed change of use involving construction activities at the Ward Street and 8-28 Ward Street sites involving an expansion that would connect Buildings A and C. On June 24, 2011, Stantec provided the Department with site engineering drawings and specs for the proposed project. On August 29, 2011, the Department indicated that the proposed building expansion was consistent with the Environmental Easements for both sites. The implementation of those proposed construction activities was not initiated prior to the current September 15, 2011 PRR Reporting Period end date, but they have since been initiated and as such they will be discussed in the next PRR.

As discussed, we noted what appears to be an error in the IC/EC Form for the Ward Street Site. The Description of Engineering Control Details (Box 4) indicates that a SSDS is to be operated on all six parcels that comprise the Site after the MVPE system is shutdown. Our understanding of the requirements set forth in the Environmental Easement and the related plans for this Site calls for the SSDS to be operated in the Building B Annex only, which is Parcel 160.62-01-032. To that end we have edited the IC/EC Forms to reflect the modifications we believe are appropriate.

October 14, 2011

Page 2 of 2

**Reference: Periodic Review Reports**  
**Ward Street Site, BCA Site No.: C828117**  
**8-28 Ward Street Site, BCA Site No.: C828136**  
**Rochester, New York**


Please do not hesitate to call should you have any questions or require further information.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**



Michael P. Storonsky  
Managing Senior Associate  
Tel: (585) 413-5266  
[mike.storonsky@stantec.com](mailto:mike.storonsky@stantec.com)



Michael Hopkins, P.E.  
Senior Environmental Engineer  
Tel: (585) 413-5281  
[michael.hopkins@stantec.com](mailto:michael.hopkins@stantec.com)

Attachment: Institutional and Engineering Controls Certification Forms

cc. John Dole (Germanow-Simon)

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## 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. C828117

Site Name Ward Street Site

Site Address: Corner of Ward St. & St. Paul St. Zip Code: 14603  
City/Town: Rochester  
County: Monroe  
Site Acreage: 1.8

Reporting Period: January 17, 2010 to September 15, 2011

- |   | 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? *The site did not undergo development during the reporting period, however building expansion related development has commenced in the last month.* ☒ ☐

Box 2

- |  | YES                                 | NO                       |
|--|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?<br>Commercial and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs/ECs 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

*10/14/2011*  
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. C828117		Box 3
Description of Institutional Controls		
<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
106.62-01-028	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan
106.62-01-029	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan
160.62-01-030	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan
160.62-01-031	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan
160.62-01-032	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan
106.62-01-21	Germanow-Simon Corporation	Ground Water Use Restriction Landuse Restriction O&M Plan Site Management Plan Soil Management Plan

**Box 4**

**Description of Engineering Controls**

Parcel	Engineering Control
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106.62-01-028

Cover System  
Vapor Mitigation

106.62-01-029

Cover System  
Vapor Mitigation

160.62-01-030

Cover System  
Vapor Mitigation

160.62-01-031

Cover System  
Vapor Mitigation

160.62-01-032

Cover System  
Vapor Mitigation

106.62-01-21

Cover System  
Vapor Mitigation

**Engineering Control Details for Site No. C828117**

**Parcel: 106.62-01-028**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown. MEH

~~Operate a sub-slab depressurization system after shutdown of the MPVE system.~~ Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006 H

**Parcel: 106.62-01-029**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown. MEH

~~Operate a sub-slab depressurization system after shutdown of the MPVE system.~~ Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006 H

**Parcel: 106.62-01-21**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown. MEH

~~Operate a sub-slab depressurization system after shutdown of the MPVE system.~~ Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006 H

**Parcel: 160.62-01-030**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown. MEH

~~Operate a sub-slab depressurization system after shutdown of the MPVE system.~~ Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006 H

**Parcel: 160.62-01-031**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown. MEH

~~Operate a sub-slab depressurization system after shutdown of the MPVE system.~~ Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006 H

**Parcel: 160.62-01-032**

Operate a multiphase extraction system until cleanup goals are achieved or DEC approves shutdown.

Operate a sub-slab depressurization system after shutdown of the MPVE system. Maintain asphalt and concrete surfaces in the area of contamination. Restrict site usage to commercial or industrial. Any on-site soil excavation shall comply with the approved Soil Management Plan; and maintain Environmental Easement Agreement made on December 19, 2006

**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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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

12/14/2011  
\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C828117

Box 6

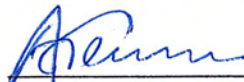
**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

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 Andy Germanow at Germanow - Simon Corp.  
print name print business address  
408 St. Paul Street Rochester, NY 14603

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

10/14/2011  
Date

IC/EC CERTIFICATIONS

Box 7

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 Michael Hopkins at Stantec Consulting Services Inc.  
print name 61 Commercial Street Rochester, NY 14614  
print business address

am certifying as a Owner  
Qualified Environmental Professional



M. S. H.  
Signature of , for the Owner or Remedial Party,  
Rendering Certification

10/4/11  
Date



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.** C828136

**Site Name** 8-28 Ward Street

Site Address: 8-28 Ward Street Zip Code: 14603-1061  
City/Town: Rochester  
County: Monroe  
Site Acreage: 1.2

Reporting Period: May 16, 2010 to September 15, 2011

- |   | 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.

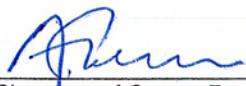
5. Is the site currently undergoing development? *The site did not undergo development during the reporting period, however building expansion related development has commenced in the last month.*
- ☒ YES    ☐ NO

**Box 2**

- |  | YES                                 | NO                       |
|--|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?<br>Commercial and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs/ECs 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

*10/14/2011*  
\_\_\_\_\_  
Date

**Box 2A**

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.**

YES    NO

☐    ☒

☒    ☐

**SITE NO. C828136**

**Box 3**

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
106.63-1-16	Germanow-Simon, Corporation	Ground Water Use Restriction Landuse Restriction Site Management Plan Soil Management Plan

**Box 4**

**Description of Engineering Controls**

<u>Parcel</u>	<u>Engineering Control</u>
106.63-1-16	Cover System Vapor Mitigation

**Engineering Control Details for Site No. C828136**

**Parcel: 106.63-1-16**

A multi-phase vacuum extraction system ("MPVE") shall be operated beneath on-site and beneath off-site within the right-of-way for Ward Street;

Groundwater use is prohibited;

A Site Management Plan (SMP) must be implemented;

Soils shall be managed in accordance with the SMP;

Existing surface and near surface soils, asphalt-paved surfaces, concrete-paved surfaces, and any existing buildings act as a cover system and must be maintained;

The potential for vapor intrusion for any new buildings must be evaluated and mitigated as necessary;

Periodic review is required to certify all controls are in place.

**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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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

10/14/2011  
Date

IC CERTIFICATIONS  
SITE NO. C828136

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 Andrew Germanow at Germanow - Simon Corp.  
print name print business address  
408 St. Paul Street, Rochester, NY 14603

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

10/14/2011  
Date

IC/EC CERTIFICATIONS

Box 7

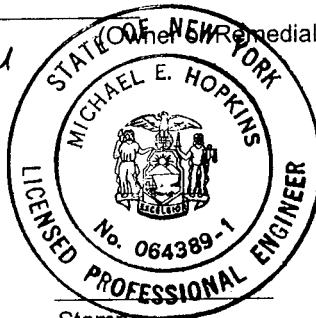
Signature

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 Michael Hopkins at Stantec Consulting Services Inc.  
print name 61 Commercial Street, Rochester, NY 14614  
print business address

am certifying as a Owner (Owner or Remedial Party)  
Qualified Environmental Professional

MSK  
Signature of, for the Owner or Remedial Party,  
Rendering Certification



Stamp  
(Required for PE)

10/4/11  
Date