



March 11, 2026

Pittsford Canalside Properties LLC
Steve DiMarzo
301 Exchange Boulevard
Rochester, NY 14608

Re: Sub-Slab Depressurization System Work Plan
Former Monoco Oil Site
Site No.: C828137
Pittsford, Monroe (C)

Dear Mr. DiMarzo:

The New York State Department of Environmental Conservation (Department) in conjunction with the New York State Department of Health (NYSDOH) have completed a review of the Sub-Slab Depressurization System Work Plan (Work Plan) dated November 20, 2025 for the Former Monoco Oil Site (Site) located at 75 Monroe Avenue, Pittsford, Monroe County. Based on the information presented in the Work Plan, the Work Plan is conditionally approved with the following comments and concerns.

1. The Department understands that alterations to building plans result from permitting approvals, etc. that require modification to the SSDS design as presented in the Work Plan will require an amendment of the Work Plan. The amended Work Plan will need to be submitted to the Department and NYSDOH for review and approval.
2. The Department understands that the importation of non-soil material such as but not limited to pea stone, crusher run will require the submittal and approval of a Request to Import or Reuse Onsite Form with the appropriate supporting documentation. The DER project manager will be allotted 5 calendar days for review of the request.
3. The Department understands that a Qualified Environmental Professional, the NYS licensed PE of record, or an individual who is a direct report and under the supervision of the NYS licensed PE of record will be on-site during the installation of the SSDS.
4. The Department understands that the Site's Site Management Plan (SMP) will be updated at the end of the development of the Site. The updated SMP will contain but limited to SSDS as-built drawings that are PE stamped and signed, the O&M section of the SMP will provide the details associated with the operation and maintenance of the SSDS, associated inspections forms, etc. The updated SMP will be submitted to the Department and NYSDOH for review and approval.

Please place a copy of the November 20, 2025 Work Plan along with this letter in the Site's document repository within 1 week of the date of this letter. Provide electronic notification to the Department that the material has been placed in the document repository.

If you have any questions or need additional forms or need further assistance with the Site, please contact me at 585-226-5354 or e-mail: charlotte.theobald@dec.ny.gov.

Sincerely,

A handwritten signature in black ink that reads "Charlotte B. Theobald". The signature is written in a cursive style with a large initial 'C'.

Charlotte Theobald
Project Manager

ec:

Dan Noll (Labella)

Jen Gillen (Labella)

Alex Brett (Labella)

Justin Deming (NYSDOH)

Mark Sergott (NYSDOH)

Starr O'Neil (MCHD)

David Pratt (NYSDEC)



November 20, 2025

Charlotte B. Theobald
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: Sub-Slab Depressurization System Work Plan
Former Monoco Oil
75 Monroe Avenue
Pittsford, New York
NYSDEC BCP Site C828137
LaBella Project No. 2232102

Dear Ms. Theobald,

LaBella Associates, D.P.C. (LaBella) is pleased to submit this Sub-Slab Depressurization System (SSDS) Work Plan associated with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP ID No. C828137) known as Former Monoco Oil located at 75 Monroe Ave, Pittsford, New York herein after referred to as “the Site.” This letter work plan is to seek approval on the design of the SSDS.

PROJECT BACKGROUND

The Site is comprised of an approximately 7.386 acre tax parcel which is currently undergoing development with plans to construct seven (7) apartment buildings, a clubhouse/restaurant and several garage/storage buildings. The eastern portion of the site was initially developed in the mid-1920s for storage and distribution of petroleum products. Petroleum storage and distribution operations occurred from the early 1930s through to about 1980. The site was reconfigured for the storage and distribution of liquid asphalt and fertilizer during the mid-1980s.

Subsequent to the mid-1980s the handling of petroleum products ceased with the exception of the storage of fuel for the on-site boiler systems, machines/equipment, and vehicles. Rail lines were constructed on the southern portion of the site in the mid-1960s. Operations at the site ceased in 2000. Remediation at the Site was conducted through the Brownfield Cleanup Program and included excavation of impacted soils, backfill with clean fill, and installation of a product monitoring trench and site cover system. Although source areas were removed, there is a potential for localized, residual contamination to be present at the Site.

The Site is currently undergoing the first phase of this development consisting of the construction of three (3) of the apartment buildings designated as buildings 1, 2 and 3. Buildings 1 and 2 have a subgrade parking area that comprises the entire footprint of the building with the exception of two stairwells, and two trash and electrical room areas. The subgrade parking area will have a garage opening that allows for air flow between the outdoor air and the garage. Additionally, the subgrade parking area will have a continuously running fan operating at a designed flow rate of approximately

2,300 cubic feet per minute (CFM) to ventilate the space which provides an air exchange rate of approximately 1 air turnover every 2 hours. In addition to the continuously running fan, an additional fan capable of moving 34,150 CFM will operate if CO/NO₂ levels become elevated. Based on discussions with the NYSDEC, the ventilation systems in the underground parking area were determined to be sufficient and therefore, no SSDS was required in buildings 1 and 2. The stairwells and the electrical and trash rooms in the subgrade garage will not be continuously occupied and the NYSDEC also did not require SSDS in these spaces; however, vapor barriers were required by the NYSDEC. Vapor barriers will be installed in these areas during building construction. A SSDS will be installed across the building 3 footprint during construction activities.

A separate SSDS Work Plan will be developed for additional buildings at the Site as the project development continues.

SSDS DESIGN

Design drawings and specifications for the SSDS are attached. If any alterations to building plans result from permit approvals, etc. that warrant substantial changes to the SSDS, an amendment will be made to this document detailing necessary changes.

Building 3 plans indicate the building will be constructed with a basement on the southern portion of the building and the slab on grade on the northern portion of the building. The SSDS will be installed across the entire building 3 footprint (total of approximately 5,055-square feet), including the ground level (approximately 2,150-square feet) and the basement (approximately 2,905-square feet).

Two (2) separate systems are planned to be installed; one (1) in the basement and one (1) on the ground level. The piping layout is shown on SSDS 100.3 through SSDS 105.3, attached. Each system will consist of a network of horizontal 4-inch diameter perforated HDPE pipes placed a minimum of 3-inches beneath the bottom of where the finished concrete slab will be poured. The layout of horizontal piping is shown on Figures SSDS 100.3 and SSDS 101.3. Trenches will be backfilled with peastone; with a minimum of 3-inches of peastone on the sides, above and below all perforated SSDS piping as shown on SSDS-200. The horizontal vapor collection piping will be connected to a solid schedule 40 PVC header pipe which will be connected to a schedule 40 pvc riser that will penetrate the floor. The solid PVC risers will be routed through the building to above the roofline, a minimum of 10-feet from any air intake or building opening.

A 15-mil vapor barrier will be installed beneath the slab prior to pouring the slab. All seams and penetrations will be sealed per manufacturer specifications.

Fantech RN 4EC-4 fans (or equivalent) will be installed on the roof and activated. Alarms (RadonAway Checkpoint IIA Mitigation System Alarm, or equivalent) and manometers will be installed on each of the two (2) riser pipes in accessible locations to alert if a loss of pressure occurs. Labels will be attached to the vertical risers indicating the piping is for a SSDS. Refer to Figure SSDS-001 for general system notes and specifications.

Three (3) monitoring points will be installed consisting of 1/4-in stainless still tubing that will be in routed beneath the slab for permanent pressure monitoring of the sub-slab while the system is active. The layout of monitoring point tubing is show on Figures SSDS 100.3 and 101.3. Monitoring point locations in the building slab are shown on Figures SSDS-101.3 and 102.3. Details of the



monitoring point construction can be found on Figures SSDS-200.

Following installation of the system, the system fans and alarms will be confirmed to be operating within manufacturers specifications. Pressure field extension (PFE) of the system will be tested using a manometer to measure differential pressure at the monitoring points to verify a minimum of -0.004 inches of water column at each monitoring point. The SMP will be updated with operation, maintenance and monitoring requirements of the SSDS.

CERTIFICATION

I Dan Noll certify that I am currently a NYS registered professional engineer and that this Sub-Slab Depressurization System Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remedial (DER-10).



Handwritten signature of Daniel P. Noll in black ink.

10/27/2025

Daniel P. Noll, PE
Vice President

Date

If you have any questions, or require additional information, please do not hesitate to contact me at (585) 770-2552.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Handwritten signature of Alexander Brett in black ink.

Alexander Brett
Project Manager



Attachments:

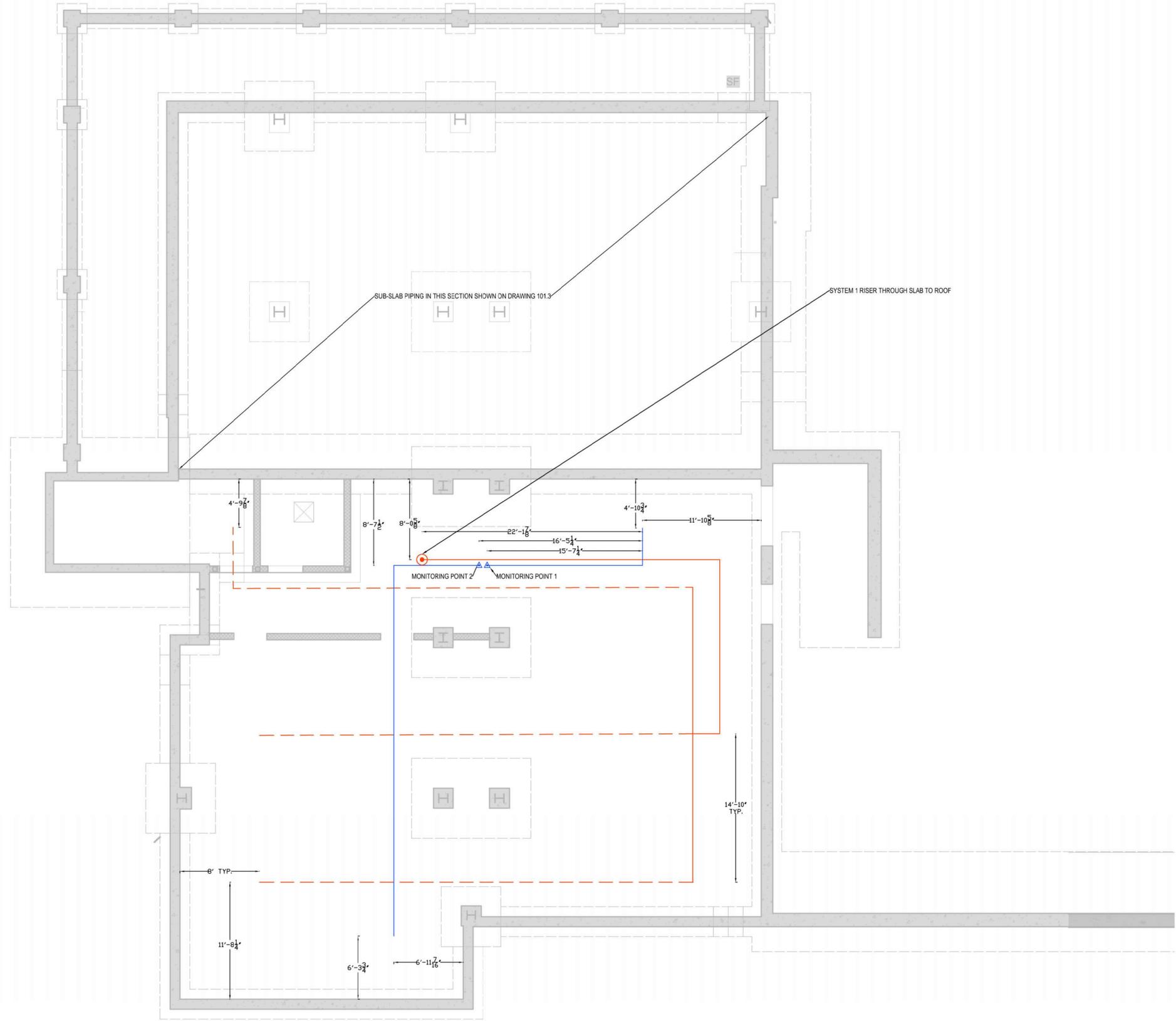
- SSDS-001: Sub-Slab Depressurization System General Notes
- SSDS-100.3: Building 3 Sub-Slab Depressurization System Below Grade Foundation
- SSDS-101.3: Building 3 Sub-Slab Depressurization System Below Slab On Grade Foundation and Basement Plan
- SSDS-102.3: Building 3 Sub-Slab Depressurization System Below First Floor Plan
- SSDS-103.3: Building 3 Sub-Slab Depressurization System Below Second Floor Plan
- SSDS-104.3: Building 3 Sub-Slab Depressurization System Below Third Floor Plan
- SSDS-105.3: Building 3 Sub-Slab Depressurization System Below Roof Plan
- SSDS-200: Sub-Slab Depressurization System Details

B:\GLOBAL\PROJECTS\PITTSFORD CANALSIDE PROPERTIES\2232102 - 75 MONROE AVE EXCAVATION WORK PLAN\11_REPORTS\SSDS
WP - PHASE 1\C828137 FORMER MONOCO OIL SSDS WORK PLAN.DOC



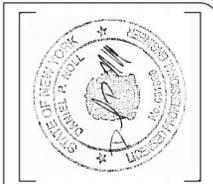
ATTACHMENTS

© LaBella Project/Pittsford Canal Side Properties/2232102 - 75 Monroe Ave Excavation Area/06_Drawing/Environmental/SSDS/100322.dwg



1 BUILDING 3 BELOW GRADE FOUNDATION - SSDS
SCALE: 3/16" = 1'

NO.	REVISION	BY	DATE
1			
2			
...			
...			

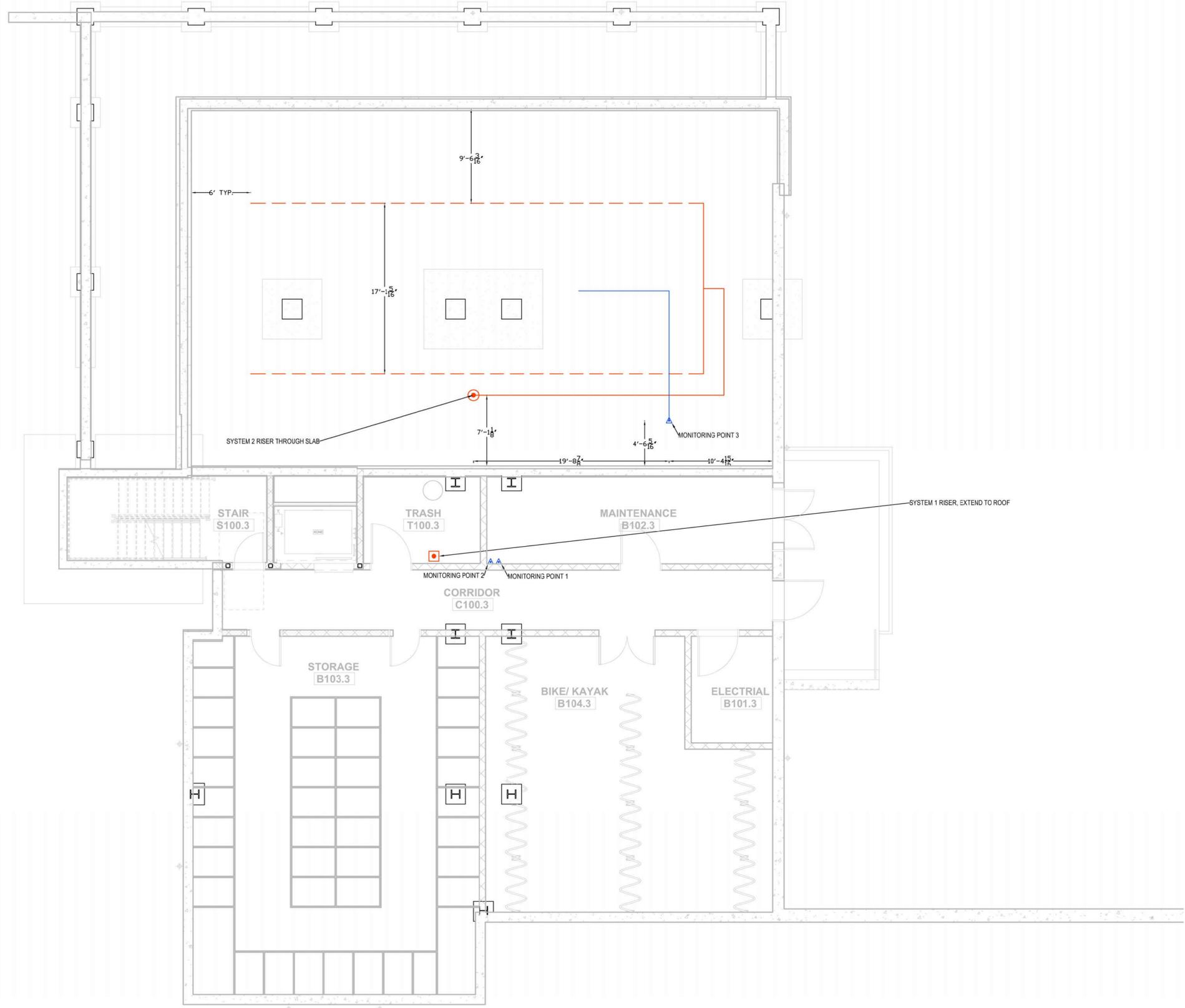


PROJECT/CLIENT
WESTPORT CROSSING
 75 MONROE AVENUE
 PITTSFORD, NY 14534
PITTSFORD CANALSIDE PROPERTIES, LLC
 301 EXCHANGE BLVD
 ROCHESTER, NY 14608

DRAWING TITLE		ISSUED FOR	DESIGNED BY	DRAWN BY	REVIEWED BY
BUILDING 3 SUB-SLAB DEPRESSURIZATION SYSTEM BELOW GRADE FOUNDATION		SSDS DESIGN	AB	AB	DN
DATE:	MAY 5, 2023				

PROJECT/DRAWING NUMBER
 2232102
SSDS-100.3

© LaBella Project/Client/Consultant/Project/2232102 - 75 Monroe Ave Excavation Area Part 06_Drawing/Environmental/SSDS/0101/2232102.dwg



1 BUILDING 3 SLAB ON GRADE FOUNDATION AND BASEMENT - SSDS
 SCALE: 3/16" = 1'-0"

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			



PROJECT/CLIENT
WESTPORT CROSSING
 75 MONROE AVENUE
 PITTSFORD, NY 14534
PITTSFORD CANALSIDE PROPERTIES, LLC
 301 EXCHANGE BLVD
 ROCHESTER, NY 14608

DRAWING TITLE
 BUILDING 3
 SUB-SLAB DEPRESSURIZATION SYSTEM
 SLAB ON GRADE FOUNDATION AND BASEMENT PLAN
 ISSUED FOR
 SSDS DESIGN
 DATE: MAY 5, 2023
 DESIGNED BY: AB
 DRAWN BY: AB
 REVIEWED BY: DN

PROJECT/DRAWING NUMBER
 2232102
SSDS-101.3

It is a violation of New York Education Law Article 145, Sec. 7206, for any person, unless authorized by law, to prepare, issue, or use any professional engineering drawing or other document in any way, or on behalf of an architect, engineer, or contractor, which does not bear the name and seal of an architect, engineer, or contractor. Any person who violates this section shall be liable to the State for a civil penalty of up to \$500 per violation. The State may also seek an injunction to prevent the person from repeating the violation. The State may also seek an order of specific performance of the violation.

SYSTEM 1 RISER, EXTEND TO ROOF
SYSTEM 2 RISER, EXTEND TO ROOF



1 BUILDING 3 THIRD FLOOR - SSDS
SCALE: 3/16" = 1'0"



PROJECT/CLIENT
WESTPORT CROSSING
75 MONROE AVENUE
PITTSFORD, NY 14534
PITTSFORD CANALSIDE PROPERTIES, LLC
301 EXCHANGE BLVD
ROCHESTER, NY 14608

DRAWING TITLE
**BUILDING 3
SUB-SLAB DEPRESSURIZATION SYSTEM
THIRD FLOOR PLAN**

ISSUED FOR
SSDS DESIGN

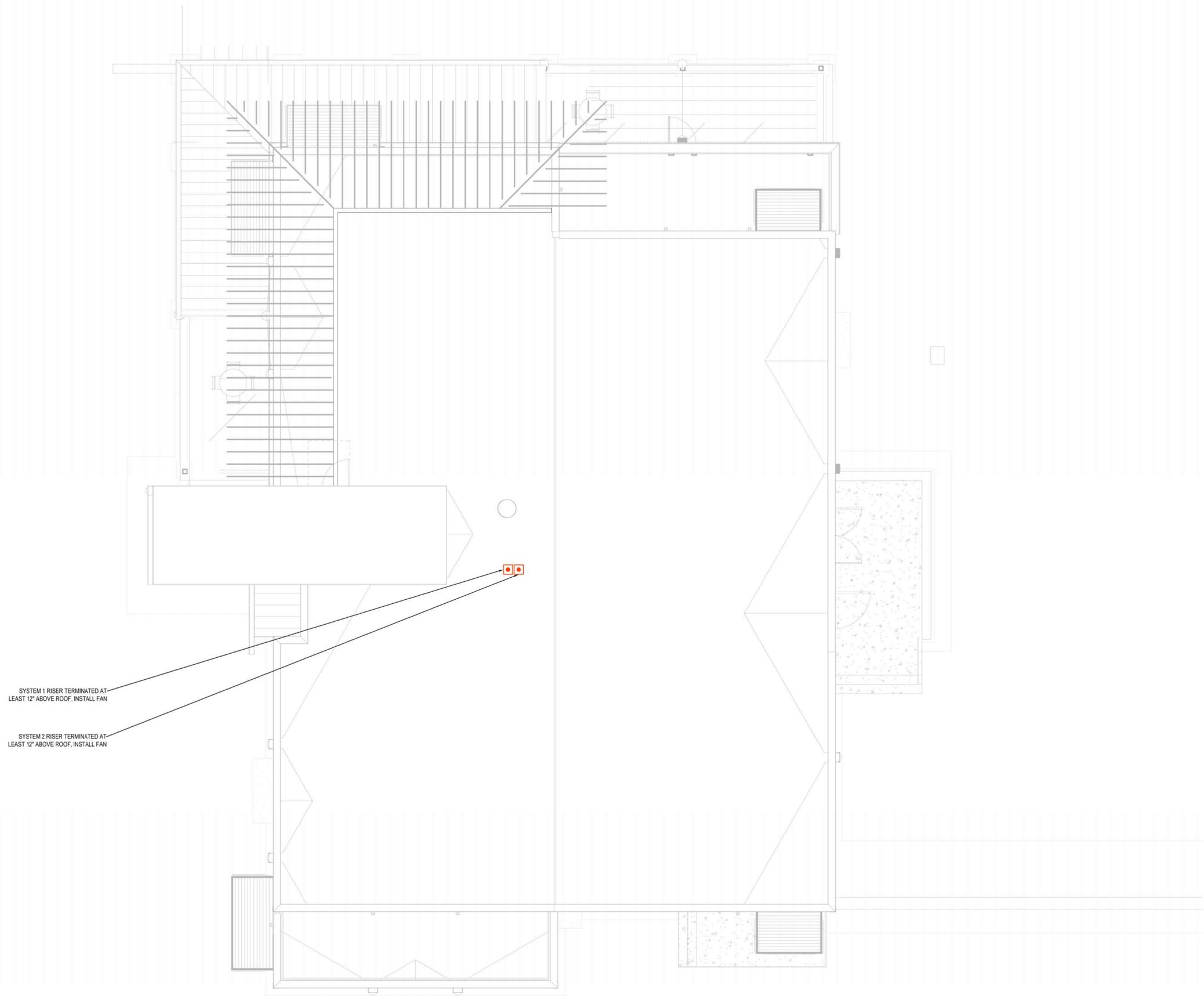
DATE: MAY 5, 2025

DESIGNED BY: AB
DRAWN BY: AB
REVIEWED BY: DN

PROJECT/DRAWING NUMBER
2232102
SSDS-104.3

NO.	REVISION	BY	DATE
1			
2			
...			
...			
...			

It is a violation of New York Education Law Article 145 Sec.7206, for any person, unless authorized by law, to practice as a professional engineer or architect in this state without being duly licensed as such in this state. In any way, if an item bearing the seal of an architect, engineer, or contractor is altered, the calling architect, engineer, or land surveyor shall refer to the item as "noted" and shall not be held responsible for the alteration. The seal of a professional engineer or architect shall not be used for any other purpose and date of each alteration.



1 BUILDING 3 ROOF - SSDS
SCALE: 3/16" = 1'-0"

NO.	REVISION	BY	DATE
1			
2			
...			
...			

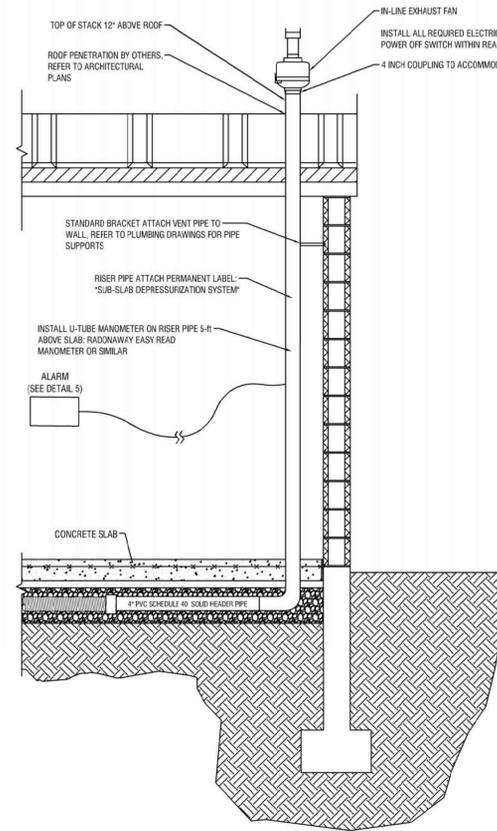
It is a violation of New York Education Law Article 145 Sec. 7206, for any person, unless such person is duly licensed as an architect, engineer, or contractor, to prepare, seal, or issue any drawings, specifications, or reports, or any other document, in any way, or on any item bearing the seal of an architect, engineer, or contractor, or to cause any such drawings, specifications, or reports, or any other document, to be prepared, sealed, or issued, or to be used, or to be relied upon, or to be presented as the work of such person, or to be used, or to be relied upon, or to be presented as the work of such person, unless such person is duly licensed as an architect, engineer, or contractor, and a specific description of the violation.



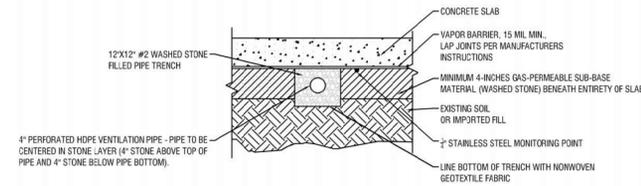
PROJECT/CLIENT
WESTPORT CROSSING
 75 MONROE AVENUE
 PITTSFORD, NY 14534
PITTSFORD CANALSIDE PROPERTIES, LLC
 301 EXCHANGE BLVD
 ROCHESTER, NY 14608

DRAWING TITLE	
BUILDING 3 SUB-SLAB DEPRESSURIZATION SYSTEM ROOF PLAN	
ISSUED FOR	DESIGNED BY
SSDS DESIGN	AB
DATE	REVIEWED BY
MAY 5, 2023	DN

PROJECT/DRAWING NUMBER
 2232102
SSDS-105.3

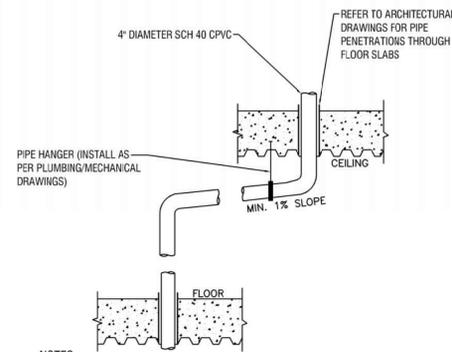


1 WALL SECTION
SCALE: NONE



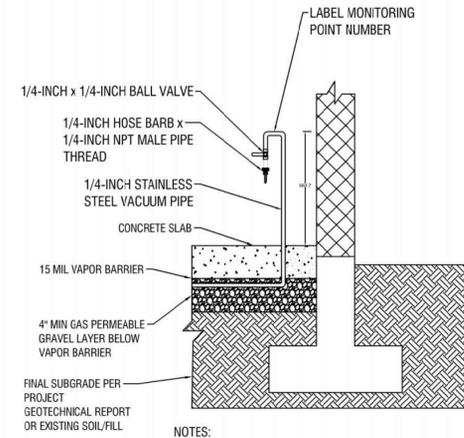
- NOTES:
- NOT INTENDED TO PROVIDE STRUCTURAL DETAILS. REFER TO STRUCTURAL DRAWINGS.

2 MATERIAL PROFILE
SCALE: NONE



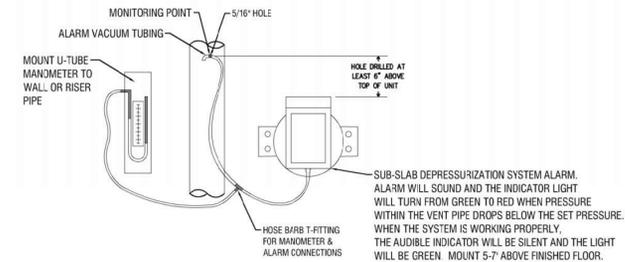
- NOTES:
- EXTEND RISER FROM THE FLOOR PENETRATION TO CEILING
 - INSTALL HORIZONTAL PIPING BENEATH CEILING AT 1% SLOPE DOWNWARDS TOWARD SUB-SLAB PIPING.

4 TYPICAL PIPING OFFSET
SCALE: NONE



- NOTES:
- NOT INTENDED TO PROVIDE STRUCTURAL DETAILS. REFER TO STRUCTURAL DRAWINGS.
 - CONTRACTOR TO LABEL MONITORING POINT NUMBER AS SHOWN ON LAYOUT
 - WRAP OPEN SUB-SLAB END OF STAINLESS STEEL TUBING WITH NONWOVEN GEOTEXTILE, SECURE WITH HOSE CLAMP

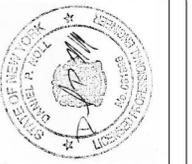
3 MONITORING POINT
SCALE: NONE



- NOTES:
- CONTRACTOR TO INSTALL ALARM ON SEPARATE CIRCUIT.
 - CONTRACTOR SHALL COMPLETE ALL CONNECTIONS SECURELY AND AIR TIGHT. BRASS BARBED FITTINGS WITH HOSE CLAMPS, OR EQUIVALENT TO BE INSTALLED WITH 1/4 ID TUBING.
 - ALARM AND MANOMETER TO BE INSTALLED ON BUILDING INTERIOR

5 SUB-SLAB DEPRESSURIZATION SYSTEM ALARM
SCALE: NONE

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			



PROJECT/CLIENT

WESTPORT CROSSING
75 MONROE AVENUE
PITTSFORD, NY 14534
PITTSFORD CANALSIDE PROPERTIES, LLC
301 EXCHANGE BLVD
ROCHESTER, NY 14608

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM
DETAILS

ISSUED FOR	DESIGNED BY	AB
SSDS DESIGN	DRAWN BY	AB
DATE: MAY 5, 2023	REVIEWED BY:	DN

PROJECT/DRAWING NUMBER

2232102

SSDS-200