

July 27, 2017

Frank Sowers, P.E.
Division of Environmental Remediation
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: Groundwater Pump and Treat System Room Modifications
Brownfield Cleanup Program Site #C828159
690 Saint Paul Street, City of Rochester, New York
LaBella Project No. 209280

Dear Mr. Sowers:

LaBella Associates, D.P.C. ("LaBella") is submitting this letter on behalf of Genesee Valley Real Estate Company, LLC ("GVRE") to document the modifications to the groundwater pump and treat system (GPTS) room to prevent off-gassing of volatile organic compounds (VOCs) from entering the adjacent occupied building spaces. Elevated concentrations of VOCs above the NYSDOH Air Guidance Values were detected in ambient air samples collected during the annual air monitoring event on April 18, 2017 at Building 14B. The elevated VOC concentrations were determined to be related to off-gassing of chemicals of concern that are associated with the operation of the GPTS based on an air sample collected within the GPTS room.

Subsequent to the receipt of the April 18, 2017 air monitoring results, the GPTS was shut down and the remaining liquid contents were removed and discharged to the sanitary sewer system and the system was flushed with water. In accordance with the Interim Site Management Plan, an additional sampling event of the indoor air was conducted on June 5, 2017 within Building 14B. The results of the June 5, 2017 sampling event indicated targeted VOCs were detected at concentrations below the NYSDOH Air Guideline Values.

To prevent potential future off gassing of chemicals of concern into the occupied building space, GVRE constructed a wall to segregate the GPTS from the adjacent occupied space and installed a fan on the building roof to vent the GPTS room. In addition, poly sheet was placed along doorway that connects to the adjacent stairwell area. Exiting duct work was used to vent the GPTS to the roof. The modifications were completed on June 8, 2017. On June 19, 2017, LaBella utilized a manometer to measure the pressure differential between the GPTS room and the adjacent air space. The manometer measured - 0.011 inches of water column, indicating the GPTS room is under negative pressure in comparison to the adjacent areas.. Attached is the specification of the fan used to vent the GPTS room and a figure showing the location of the exhaust vent and fan location. The fan installed will perform approximately four air changes per hour of the GPTS room.

LaBella intends to sample the indoor ambient air within 14 to 21 days subsequent to restart of the GPTS at Building 14B rooms #112 and #107A only. In addition and at one outdoor ambient air sample will be collected. Ambient air samples will be collected using the same methods, procedures, and detection limits in accordance with the Interim Site Management Plan. The sample results will be forwarded to the NYSDEC within 48 hours of receipt.

If the results of the samples are below the NYSDOH Air Guidelines, the GPTS will continue to operate. Conversely, if the results are above the NYSDOH Air Guidelines, the GPTS will be shut down and the remaining liquid will be disposed of, the system will be flushed with potable water, and additional mitigation measures will be implemented and discussed with the NYSDEC prior to restarting the GPTS.

If you have any questions, please do not hesitate to contact me at (585) 295-6611.

Sincerely,

LABELLA ASSOCIATES, P.C.



Daniel P. Noll, P.E.
Project Manager

Attachments:

Figure 1: GPTS Room Modifications
Fan Specifications

cc: Dante Gullace – GVRE (e-copy only)
Chris Gullace – GVRE (e-copy only)
Bridget Boyd – NYSDOH (e-copy only)
Stacey Darbey – RCSD (e-copy only)
John Frazer – MCDOH (e-copy only)

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
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September 26, ~~2016~~ 2017 FS

Genesee Valley Real Estate Co., LLC
Mr. Dante Gullace, Member
160 Despatch Drive
East Rochester, NY 14445

Dear Mr. Gullace:

**Subject: 690 St. Paul Street, Site #C828159
Groundwater Pump and Treat System Room Modifications
July 27, 2017
City of Rochester, Monroe County**

The New York State Departments of Environmental Conservation and Health, collectively referred to as the Departments, have completed their review of the document entitled *Groundwater Pump and Treat System Room Modifications* (the Work Plan) dated July 27, 2017 for the 690 Saint Paul Street site located in the City of Rochester. The Work Plan describes modifications that were made to the groundwater pump and treat system to prevent contaminant vapors from off-gassing to the indoor air of occupied building spaces. The Work Plan also includes a plan to sample indoor air after the pump and treat system is re-started. In accordance with 6 NYCRR Part 375-1.6, the Departments have determined that the Work Plan, with modifications, substantially addresses the requirements of the Brownfield Cleanup Agreement (BCA). The modifications are outlined as follows:

1. The first paragraph on Page 2 is replaced with the following: *"The indoor ambient air will initially be sampled within 7 days subsequent to restart of the GPTS at Building 14B rooms #112, #107B, #117, and #109 SW Stairwell only. Indoor air sampling will continue at these same locations on a weekly basis for four (4) weeks followed by monthly sampling for the next three (3) months. In addition, one outdoor ambient air sample will be collected during each event. Ambient air samples will be collected using the same methods, procedures, and detection limits in accordance with the Interim Site Management Plan. The sample results will be forwarded to the NYSDEC within 48 hours of receipt of the preliminary lab results."*
2. The second paragraph on Page 2 is revised to indicate that after the GPTS is shut down, indoor air sampling will continue until contaminant concentrations return to levels that are below NYSDOH air guidelines.

With the understanding that the above noted modifications are agreed to, the Work Plan is hereby approved. If you choose not to accept these modifications, you are required to notify this office within 20 days after receipt of this letter and prior to the start of field activities. In this event, I suggest a meeting be scheduled to discuss your concerns prior to the end of this 20-day period.



Please notify me at least 7 days in advance of the start of field activities.

We look forward to working together to bring this site back into productive use. If you have questions or concerns on this matter, please contact me at 585-226-5357.

Sincerely,

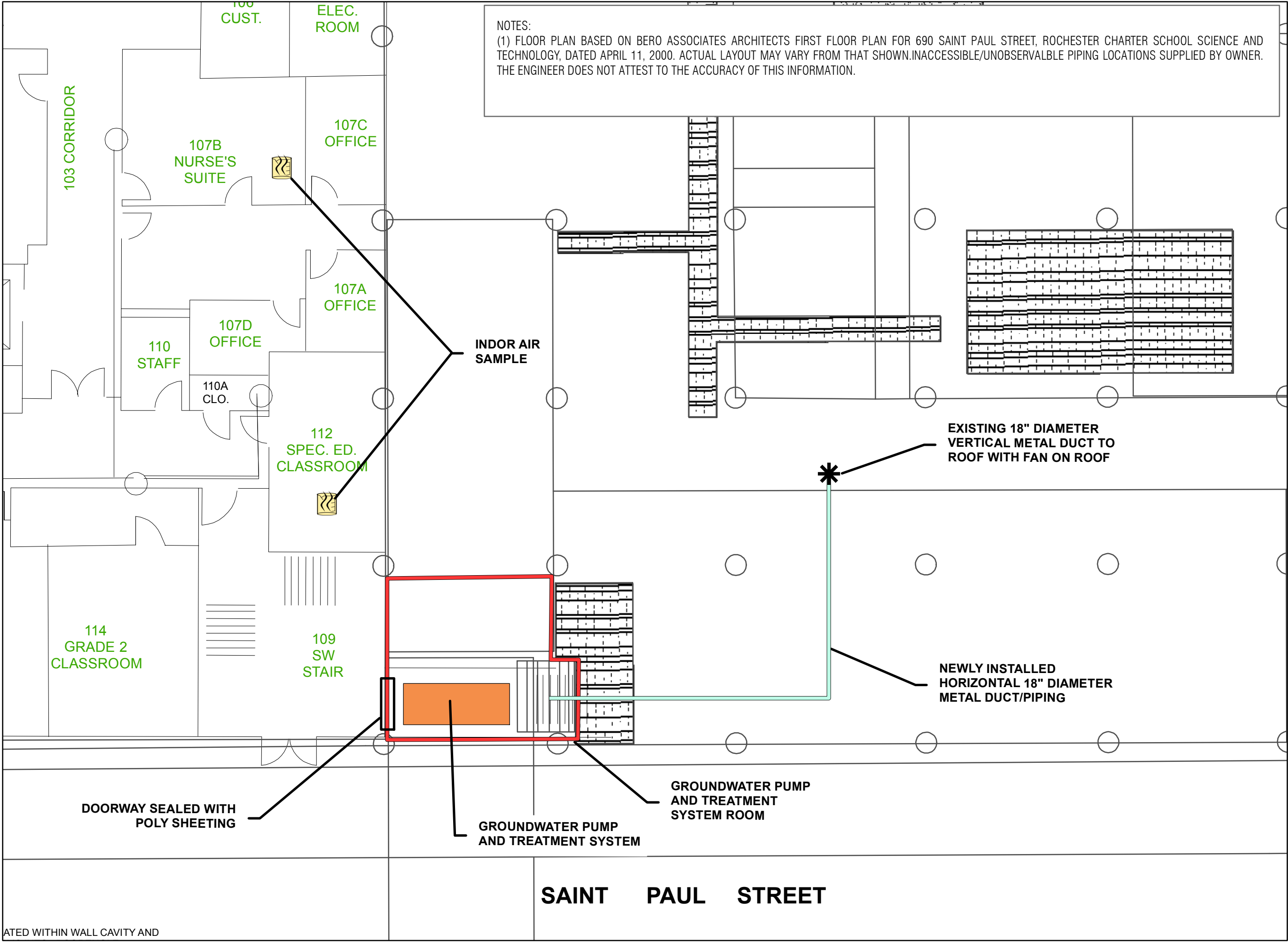
A handwritten signature in black ink, appearing to read "Frank Sowers". The signature is fluid and cursive, with a large initial "F" and "S".

Frank Sowers, P.E.
Professional Engineer 1

ec:

Dan Noll
Jennifer Gillen
Bernette Schilling
Dennis Harkawik

Stacie Darbey
Bridget Boyd
Wade Silkworth



**GROUNDWATER PUMP AND
TREATMENT SYSTEM ROOM
MODIFICATIONS**

**BROWNFIELD CLEANUP
PROGRAM**

**690 SAINT PAUL STREET
ROCHESTER, NEW YORK**

**VOLUNTEER:
GENESEE VALLEY
REAL ESTATE COMPANY**



0 5 10 Feet

1 inch = 10 feet
Intended to Print on 11"x17"

[209280]

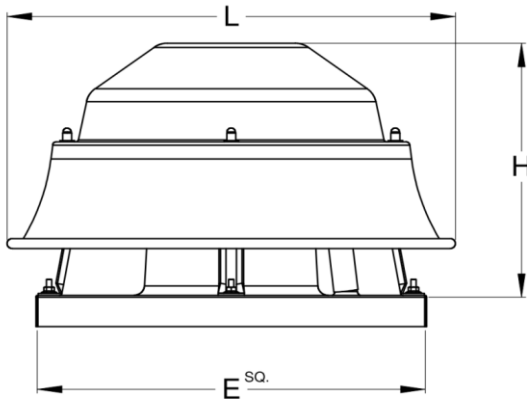
[FIGURE 1]

DX11Q

Aluminum Exhaust Roof Ventilator

Quantity: 1
Special: None

Dimensions



Unit Size	Motor Tap	E	H	L
11	Q	18.5	13.38	20.88

Ro	Weight
11.5	40

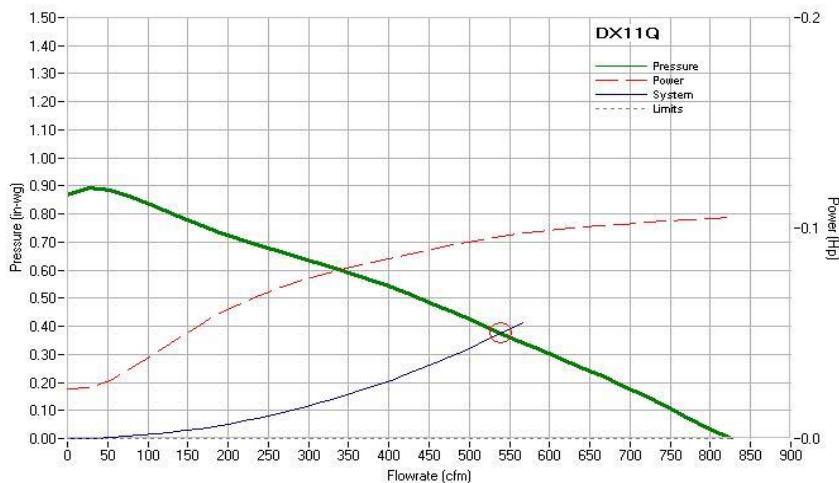
Standard Construction Features

- Spun aluminum housing
- Backward inclined centrifugal aluminum wheel
- Birdscreen
- Aluminum pre-punched curb cap with welded corners
- Oversized electrical conduit
- Plug-Disconnect and pre-wired junction box (1-speed ODP motors up to 3/4 HP)
- Direct drive (Open/TE) motors include overload protection as standard
- Corrosion resistant fasteners

Accessories

Drive Type: D - Direct
Motor RPM: 1 - Single Speed
Efficiency: S - Standard
AMCA Classification: C - "C" AL LN/PL
Screen: B - Bird Screen
Aluminum Base: A - Aluminum Base
Speed Controller: L - Loose (not mounted)

Performance



Operating Point

Volumne (CFM)	540
Static Pressure (in. wg)	0.38
Fan RPM	1428
Horse Power (BHP)	0.10
Elevation (ft)	0
Temperature (°F)	70
Drive Los (%)	N/A

Motor Information

Motor HP	0.20 - 1/5 HP
Volt/Ph/Hz	115V /1/ 60
Enclosure	O - ODP
NEC FLA*	0
Weight+ (lbs)	C/F

* NEC FLA - based on tables 430.248 or 430.250 of National Electrical Code 2014. Actual motor FLA may vary depending on motor manufacturer.
+ Motor weight may vary depending on supplier

(continued)

SOUND POWER

OCTAVE POWER CENTER FREQUENCY (hz)

63	125	250	500	1000	2000	4000	8000
68	75	66	57	56	54	48	39

LWA	DbA	Sones
64	52.5	6.8

LwA - Weighted sound power, based on ANSI S1.4, dBA - Weighted sound pressure, based on 11.5 dB attenuation per Octave band at 5 ft. Sones - calculated using AMCA 301 at 5 ft.



UG12

Prefabricated Heavy-gauge steel Roof Curbs

Quantity:

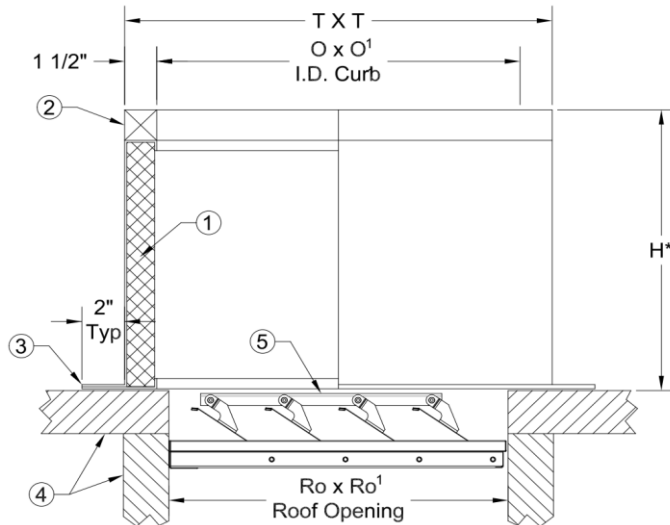
1

Special:

None

Product Image

UG12



- Heavy-gauge steel with welded corner seams shall cover
- 1-1/2" thick 3 lb. density fiberglass insulation.
- A 1-1/2" wide wood nailer (Unibeam) with top surface is provided for fan installation and/or roofing paper.
- Flat (single or double pitch optional) curb fastening flange shall be Cantless.
- Optional vented sides available without fiberglass insulation.

T	T1	O	O1	H	RO	RO1
17	17	14	14	12	11.5	11.5

Options or Accessories Listing

Curb Parent DX11Q

Wood Nailer W - Wooden Nailer

Product Notes

1. 1 1/2" Rigid Fiberglass Insulation
2. Wood Nailer
3. Curb Fastening Flange
4. Roof Structure - By Others
5. Backdraft Damper – Optional

Schedule

ID	Quantity	Tag	Curb Dim1	Curb Dim2	Roof Pitch Dim by 12
1	1	EF-1	17	17	0