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February 10, 2014  
File: 190500751

Todd Caffoe, P.E  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
**Reference: Brownfield Cleanup Program  
Monthly Progress Report #11  
Site #C828184  
Former Carriage Factory  
33 Litchfield Street  
Rochester, Monroe County, New York**

Dear Todd,

On behalf of Carriage Factory Special Needs Apartments, LP (CFSNA), Stantec Consulting Services Inc. (Stantec) has prepared this Monthly Progress Report #11 for the Brownfield Cleanup Program (BCP) at the Former Carriage Factory located at 33 Litchfield Street in the City of Rochester, Monroe County, New York (Site). This report covers activities that took place during the month of January 2014.

## **1. Actions During The Previous Month**

- *Remedial Investigation-related Activities:*
  - Preparation of the Remedial Investigation Report continued.
- *Construction and Remediation-related Activities:*
  - Continued to observe evidence of a small amount of groundwater leaching through the western basement wall near where the water service enters the building. The project architects continue to consider engineering controls to prevent groundwater from entering the building. The Liquid Boot membrane that has been damaged will be repaired once engineering controls are established and implemented.
  - From January 2 through January 14, Catenary, the masonry contractor, poured the basement slab in the western areas and the northern addition as shown on Figure 1. One area, located directly opposite the northeastern corner of the atrium, had to be mended by Catenary on the day the slab was poured in that location because the Liquid Boot material had sloughed off the wall slightly. The repair was made with trowel-grade material. Two rectangular areas in the southwest area of the basement were isolated during the slab pour. They are the locations of foundation pads for proposed



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building ramps. The forms built to isolate these areas involved rebar stakes that were driven through the Liquid Boot material. These penetrations will be repaired by the vapor intrusion mitigation system (VIMS) contractor prior to the pouring of the pads.

- Developed groundwater monitoring well RW-2 after sediment was removed from it and it was repaired during December. Since a small amount impacted soil was believed to have entered the well when it was damaged by the contractor, nearly ten well volumes were removed during the January development event.
- During the period January 24 to January 31, the existing elevator pit slab and sub-slab materials were removed to meet proposed design grades. A total of approximately 5 cubic yards (cy) of concrete, 16 cy of soil, and 10 cy of bedrock were removed from the pit and staged on site together on and under plastic in the southwestern yard area for future off-site disposal at a secure landfill. Readings taken with a photoionization detector (PID) ranged from 5 ppm to 110 ppm throughout all stages of material removal. A very limited amount of dark brown, viscous oil was observed floating on groundwater during soil removal. During bedrock removal, a measurable amount of reddish brown, thin oil was observed to seep into the pit from the foundation wall-bedrock interface. The floating product has been contained by absorbent pads, which were placed in a single 55-gallon drum located in the basement for future off-site disposal. Groundwater was periodically pumped into 55-gallon drums which were stored in the basement. On January 30 NYETECH removed the water from the drums and the pit with a vacuum truck, for transportation to Industrial Oil, in Oriskany, NY for treatment. After the water removal event, additional water was removed from the pit and was pumped into 55-gallon drums. The pit, once excavated to the design elevation, continued to be infiltrated by groundwater. Plans are being evaluated with regard to addressing the groundwater infiltration

## **2. Data Received or Generated in the Previous Month**

- No samples were taken and no laboratory results were received during the month of December.

## **3. Deliverables Completed and Submitted during the Previous Month**

- Submitted Monthly Progress Report No. 10 to NYSDEC on January 10.

## **4. Actions Scheduled for the Next Reporting Period**

The following activities are anticipated to occur in February 2014:

- Continued preparation of the Draft Remedial Investigation Report.



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- Conduct a groundwater sampling event to establish baseline groundwater quality conditions prior to initiating the enhanced reductive dechlorination (ERD) groundwater remediation activities.
- Ongoing monitoring of construction-related activities, which is expected to include the application of Liquid Boot and Geovent VIMS and installation of the sub-slab depressurization system in the remaining portions of the building, excluding the elevator shaft.

## **5. Completion, Delays and Future Schedule**

Submittal of the draft RI report to NYSDEC will continue. Construction delays occurred due to the need to remove bedrock for installation of the elevator and continuing construction activities during winter conditions.

## **Closing**

If you have any questions or require further information, please call me at 585-413-5266.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Michael P. Storonsky  
Managing Principal  
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## **Attachment:**

Figure 1 – Basement Floor Slab and Elevator Excavation

ec:	Bart Putzig (NYSDEC)	Al Floro (Nixon Peabody)
	James Mahoney (NYSDEC)	Jonathan Penna (Nixon Peabody)
	Justin Deming (NYSDOH)	Mark Gregor (City of Rochester)
	James Whalen (CFSNA)	James Patchett (Goldman Sachs)



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Mark Fuller (CFSNA)	Eleonora Bershadskaya (Goldman Sachs)
Gillian Conde (CFSNA)	Linda Kaiser (Goldman Sachs)
Joy Cromwell (CFSNA)	Patrick Miller (CPC)
Chris Betts (Betts Housing)	David Lent (IVI)

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## FIGURES



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## Consultants

### Legend

- ## Notes

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**Client/Project**

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Title

Revision

